



GA HIGHWAY 257



GA HIGHWAY 257 @ I-16 SOUTH, DUBLIN, GA **1,200,000 SF Build to Suit** Available for Sale or Lease

Property Highlights

 120 ± Acres
 1,200,000 SF
(2000' L x 600' D)

 Cross Dock

 40' Clear Ceiling Height

 262 Dock Doors

 258 Trailer Spaces

 200 Auto Spaces

- 250,000 - 1,200,000 SF
- Eligible for Georgia Tier 1 Job Tax Credits



JOB TAX CREDITS

Georgia provides a statewide job tax credit that could benefit companies located at GA Highway 257. Tier 1 County Job Tax Credits available for this location are \$4,000 per net new job* for 5 years, which can offset 100% of state income tax liability (excess may be applied against employee withholding up to \$3,500/job) with a 10-year carry forward.

*Includes \$500 Joint Development Authority bonus. A minimum of 2 net new jobs paying the minimum wage requirement is required to realize this benefit.

WHO QUALIFIES?

To qualify, the Georgia facility must be engaged in, or the headquarters of, a specified industry including:

- Manufacturing
- Warehouse, Distribution, Logistics
- Software Development
- FinTech
- Data Centers
- Contact Centers
- Telecommunications
- Research and Development Facilities

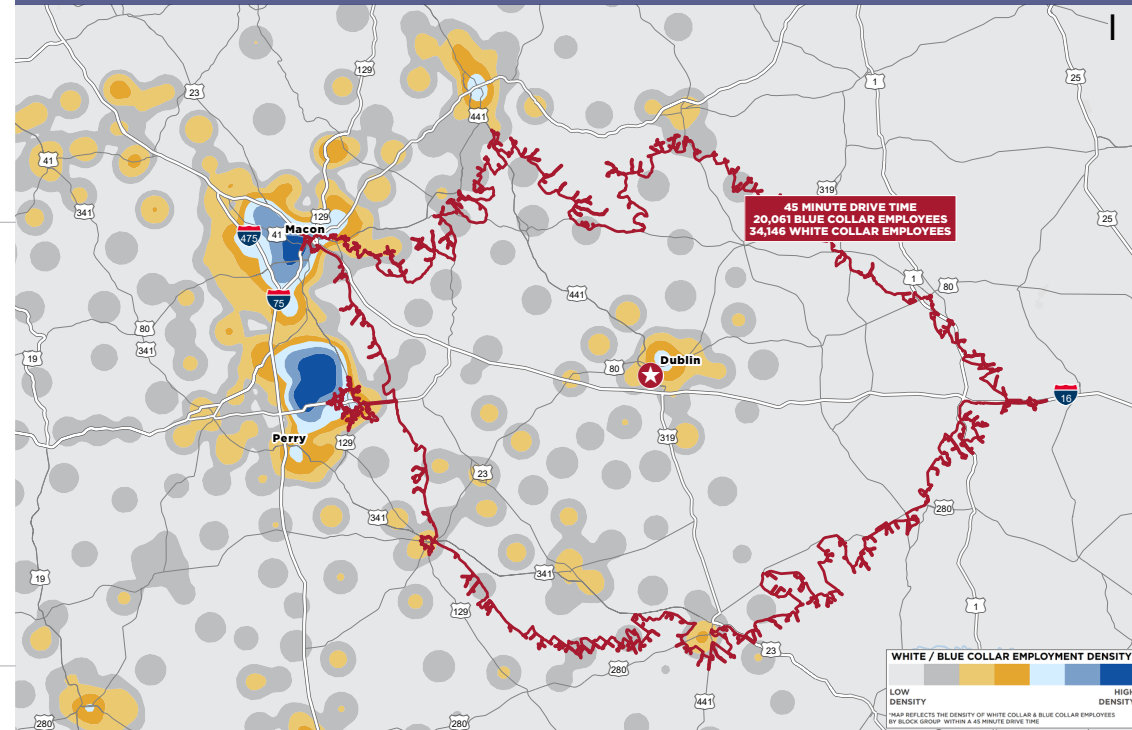
JOB TAX CREDIT CALCULATION

A manufacturing facility chooses to locate to GA Highway 257 and creates 100 jobs new to Georgia, which are maintained for 5 years.

<div style="border: 1px solid gray; border-radius: 15px; padding: 10px; width: 60px; margin: 0 auto;"> <p style="margin: 0;">TIER</p> <p style="font-size: 2em; margin: 0;">1</p> <p style="margin: 0;">JOB TAX CREDIT</p> </div>	EXAMPLE :				
	\$4,000	x	100 NEW JOBS	x	5 YEARS
	=				
	\$2,000,000 TOTAL CREDITS TO CLAIM				

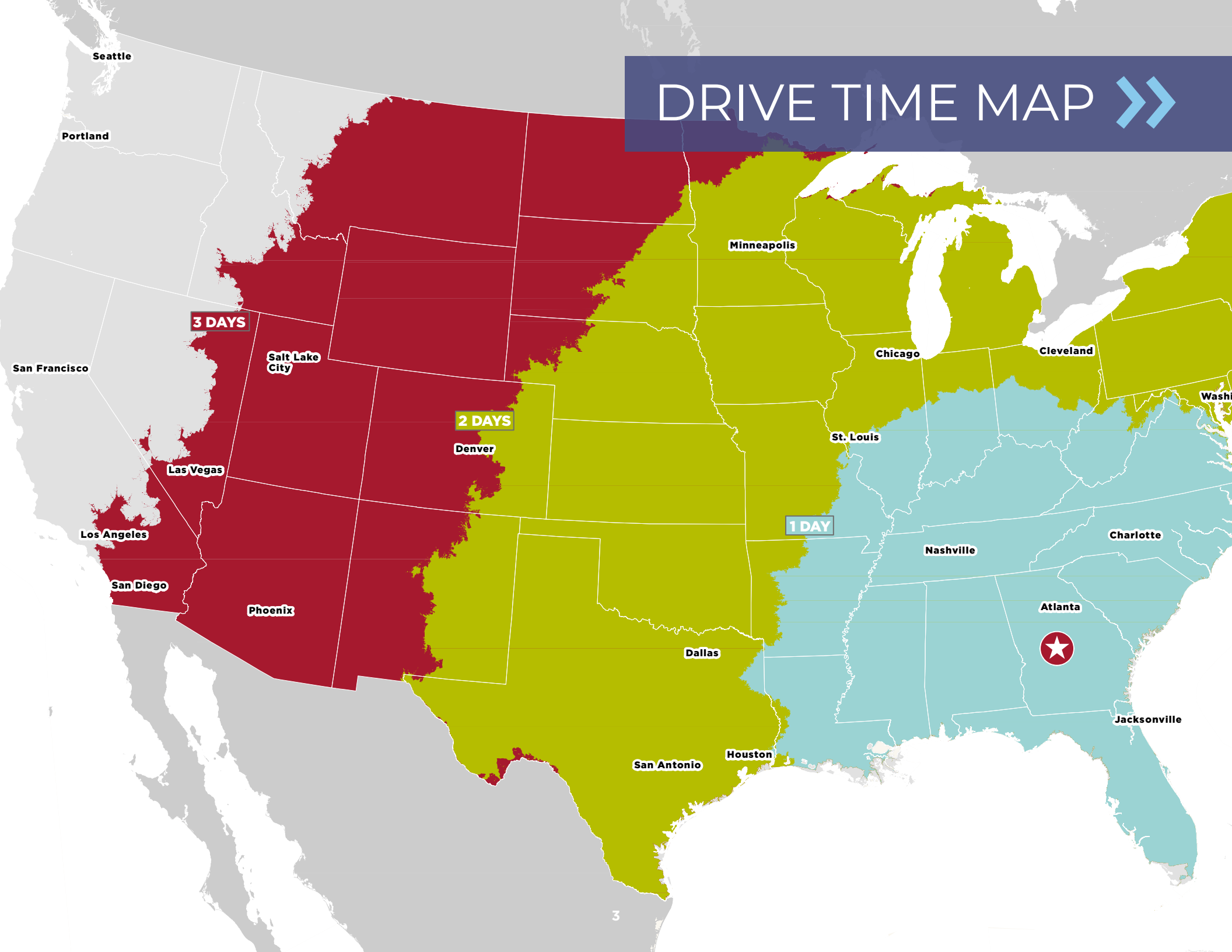
Job Tax Credits are subject to program requirements as outlined in O.C.G.A. § 48-7-40 and rules published by the Georgia Department of Community Affairs in Chapter 110-9.1 and the Georgia Department of Revenue in Regulation 560-7-8-.36.

LABOR HEAT MAP

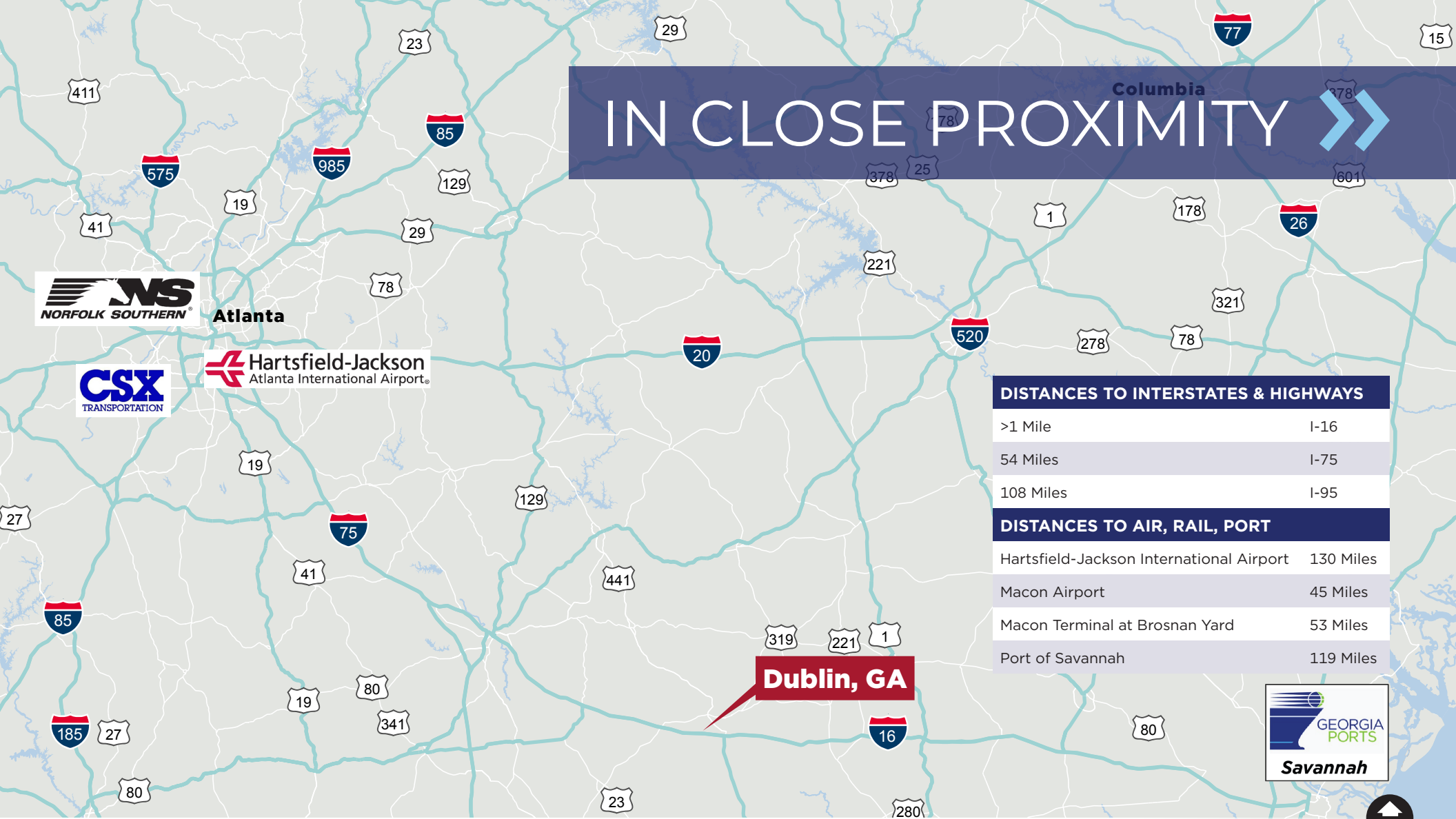


Certain Manufacturing Projects may qualify for the State Investment Tax Credit which could be more favorable than the Job Tax Credit. In addition, Laurens County also has a Freeport Exemption.

DRIVE TIME MAP



IN CLOSE PROXIMITY



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