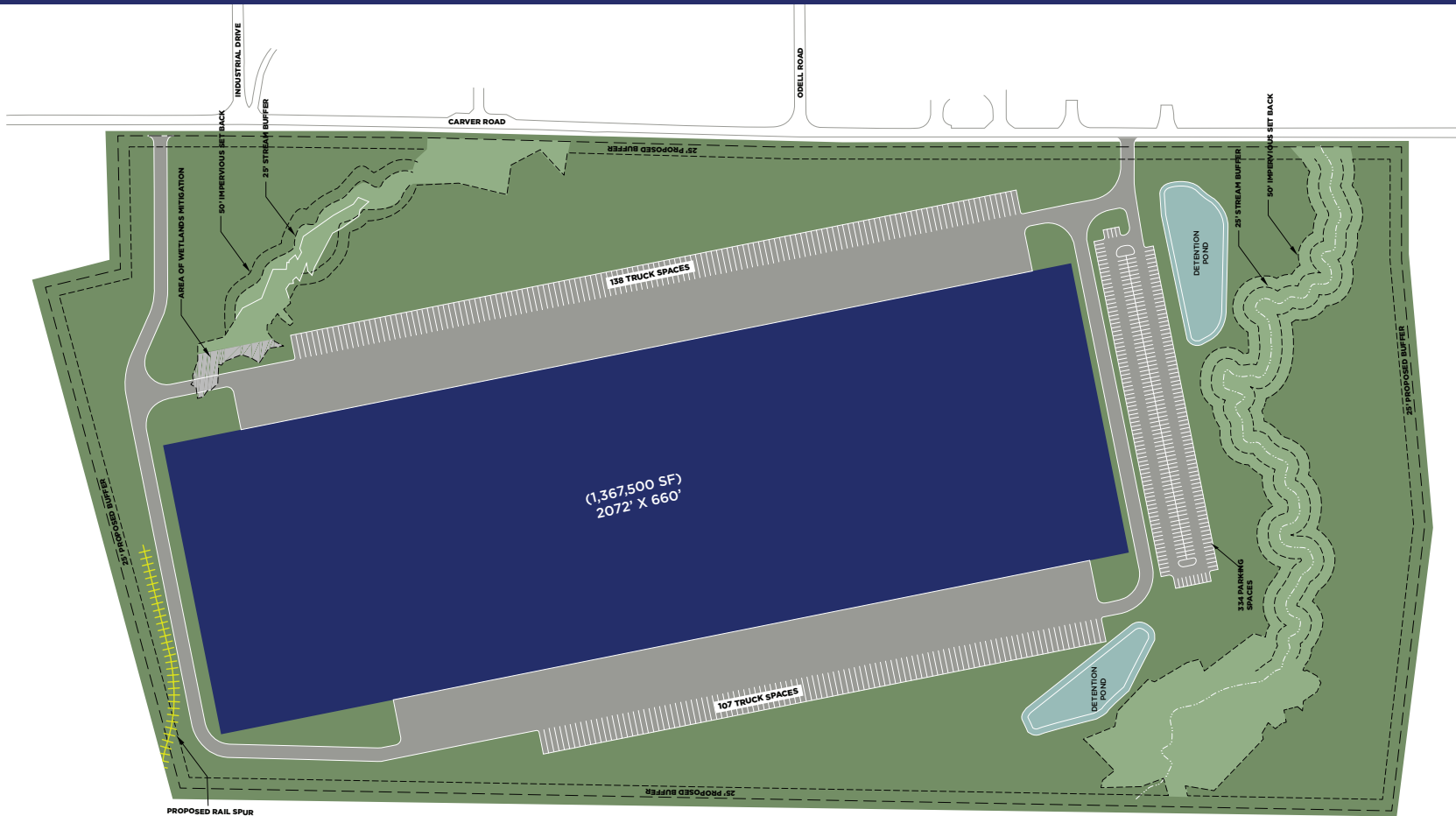


1245 CARVER RD



1245 CARVER RD, GRIFFIN, GA

➤➤ **1,367,500 SF Build to Suit** Available for Lease or Sale



➤ Key Points

 97 Acres



Zoned Heavy Industrial



Less Than A Mile To Highway 41



Eligible For Tier 1 County Job Tax Credits



500,000 SF to 1,367,500 SF BTS



Potential For Rail Spur



245 Trailer Spaces



334 Auto Spaces

JOB TAX CREDITS

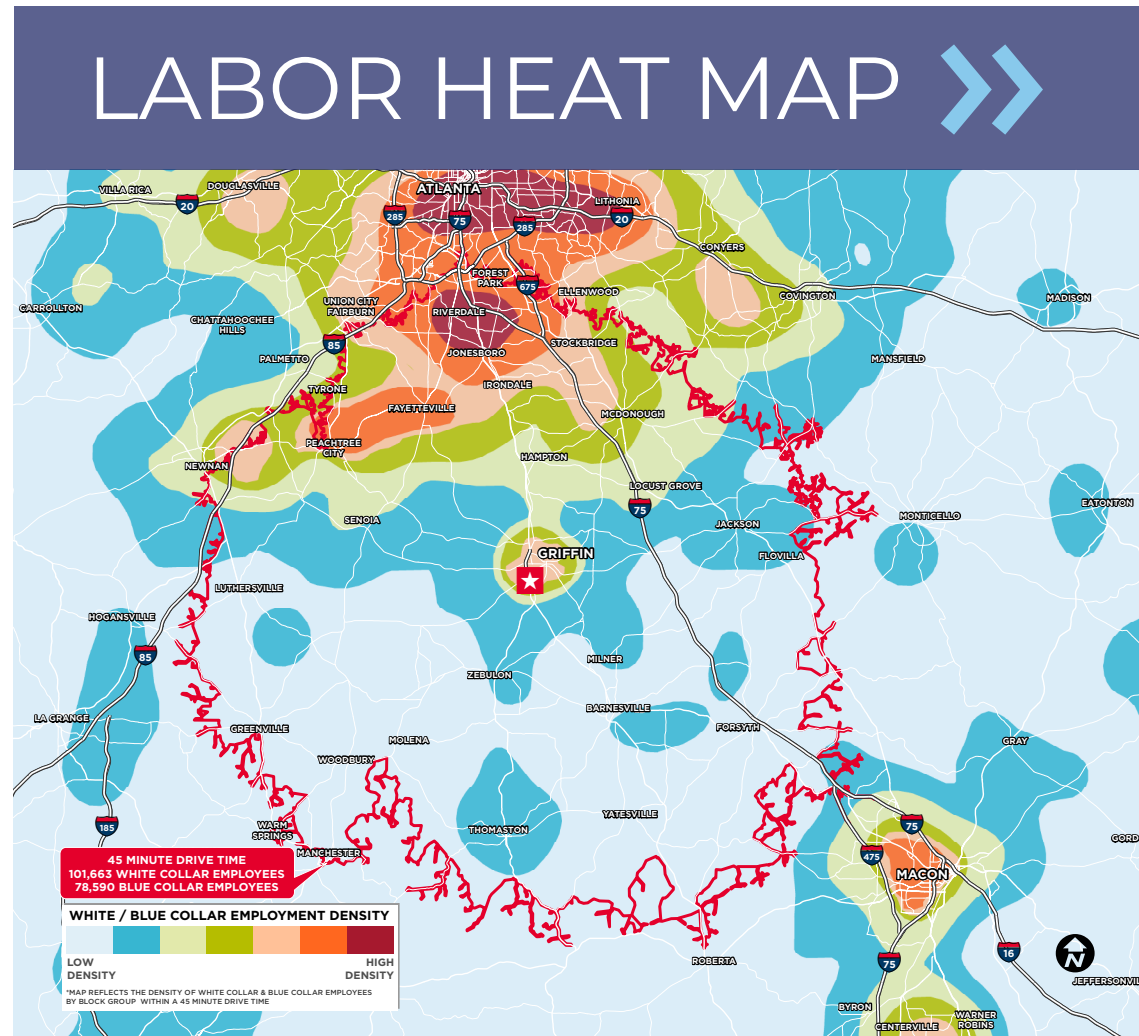
Georgia provides a statewide job tax credit that could benefit companies located at 1245 Carver Road. Tier 1 County job tax credits available for this location are \$4,000 per net new job* for 5 years, which can offset 100% of state income tax liability (excess may be applied against employee withholding up to \$3,500/job) with a 10 year carry forward.

*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 1245 Carver Road, and creates 100 jobs new to Georgia, which are maintained for 5 years.

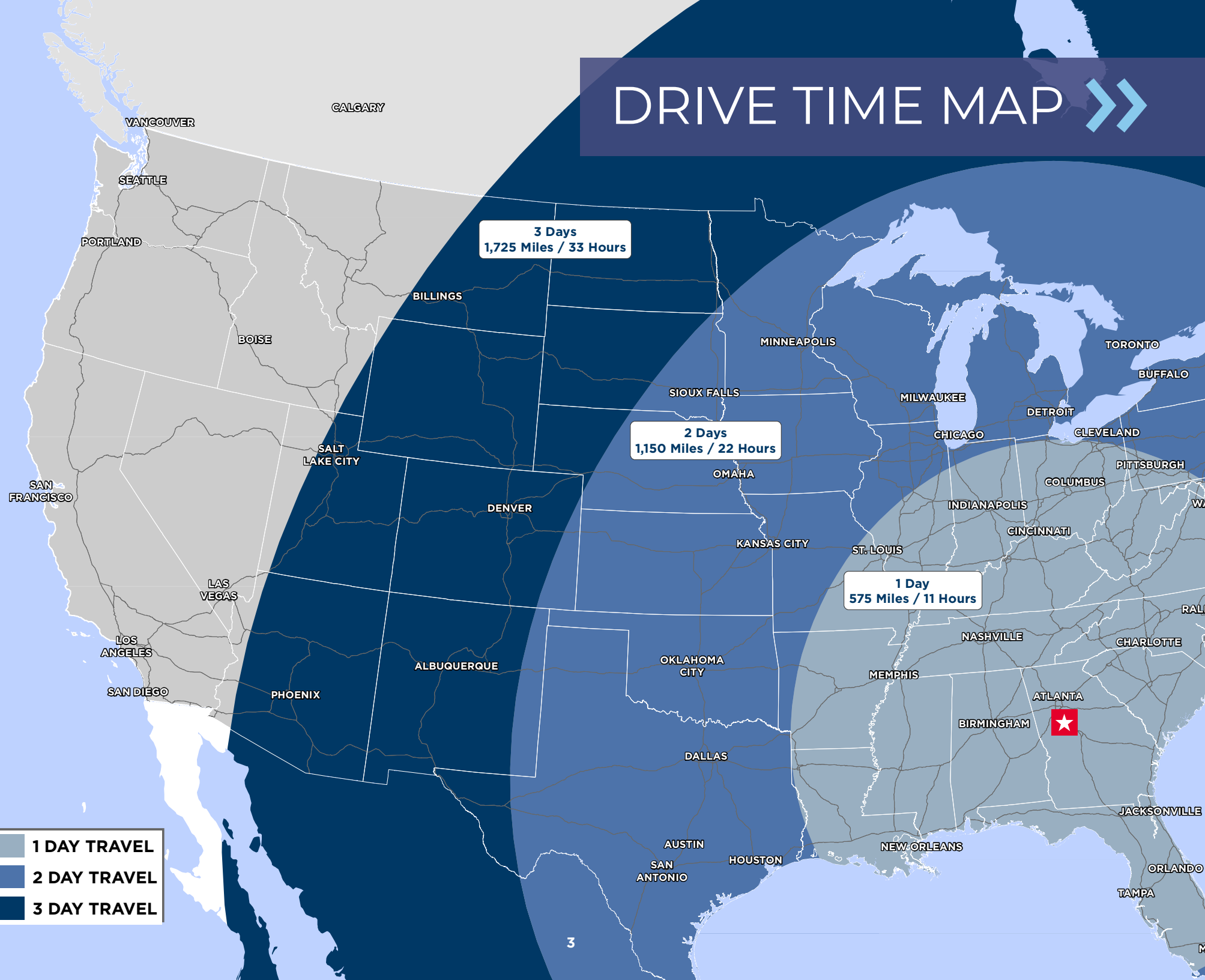
TIER
1
CREDIT

EXAMPLE :

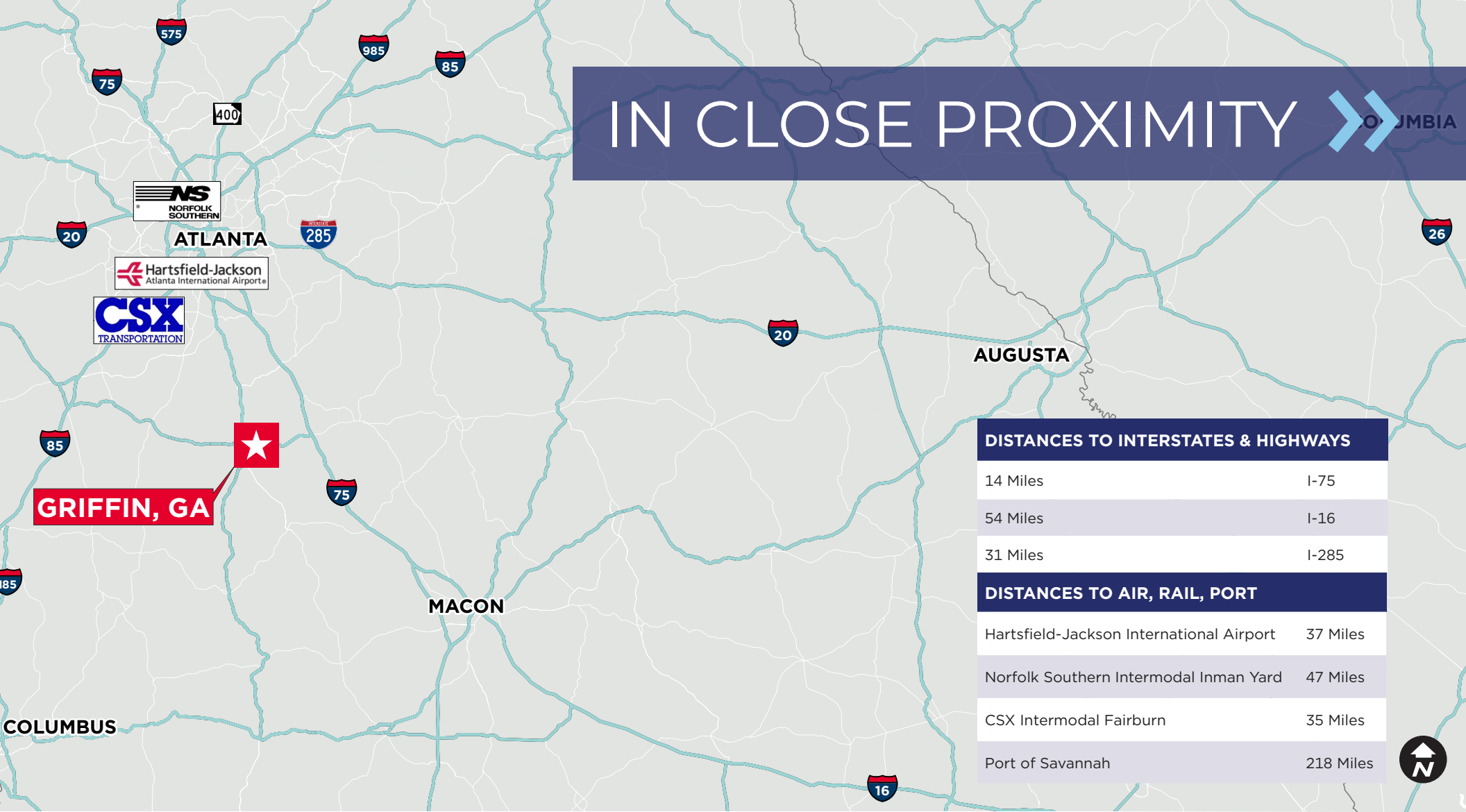
$$\begin{aligned}
 &\$4,000 \times 100 \text{ NEW JOBS} \times 5 \text{ YEARS} \\
 &= \mathbf{\$2,000,000} \\
 &= \mathbf{\text{TOTAL CREDITS TO CLAIM}}
 \end{aligned}$$

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.

DRIVE TIME MAP



IN CLOSE PROXIMITY



GRIFFIN, GA

DISTANCES TO INTERSTATES & HIGHWAYS

14 Miles	I-75
54 Miles	I-16
31 Miles	I-285

DISTANCES TO AIR, RAIL, PORT

Hartsfield-Jackson International Airport	37 Miles
Norfolk Southern Intermodal Inman Yard	47 Miles
CSX Intermodal Fairburn	35 Miles
Port of Savannah	218 Miles

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SAVANNAH