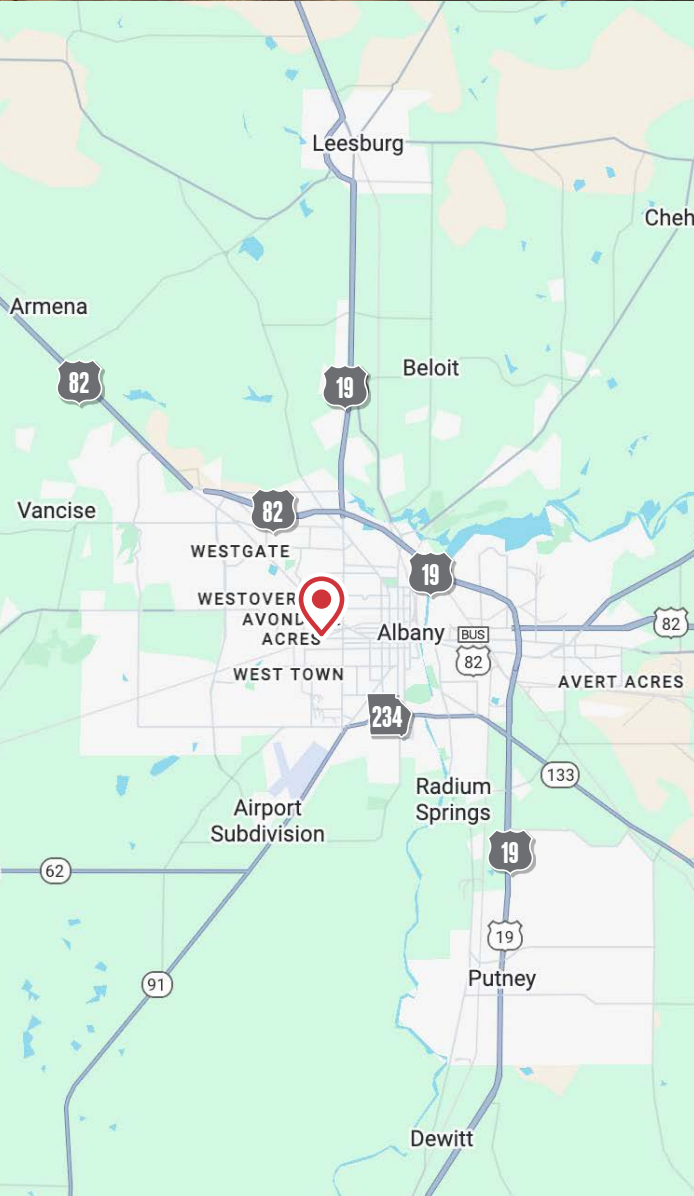




NAI BrannenGoddard

1205 GREENVALE RD.

Albany, GA 31707

**AVAILABLE
WAREHOUSE/DISTRIBUTION**

71,577 SF

OFFICE

6,015 SF

PROPERTY HIGHLIGHTS

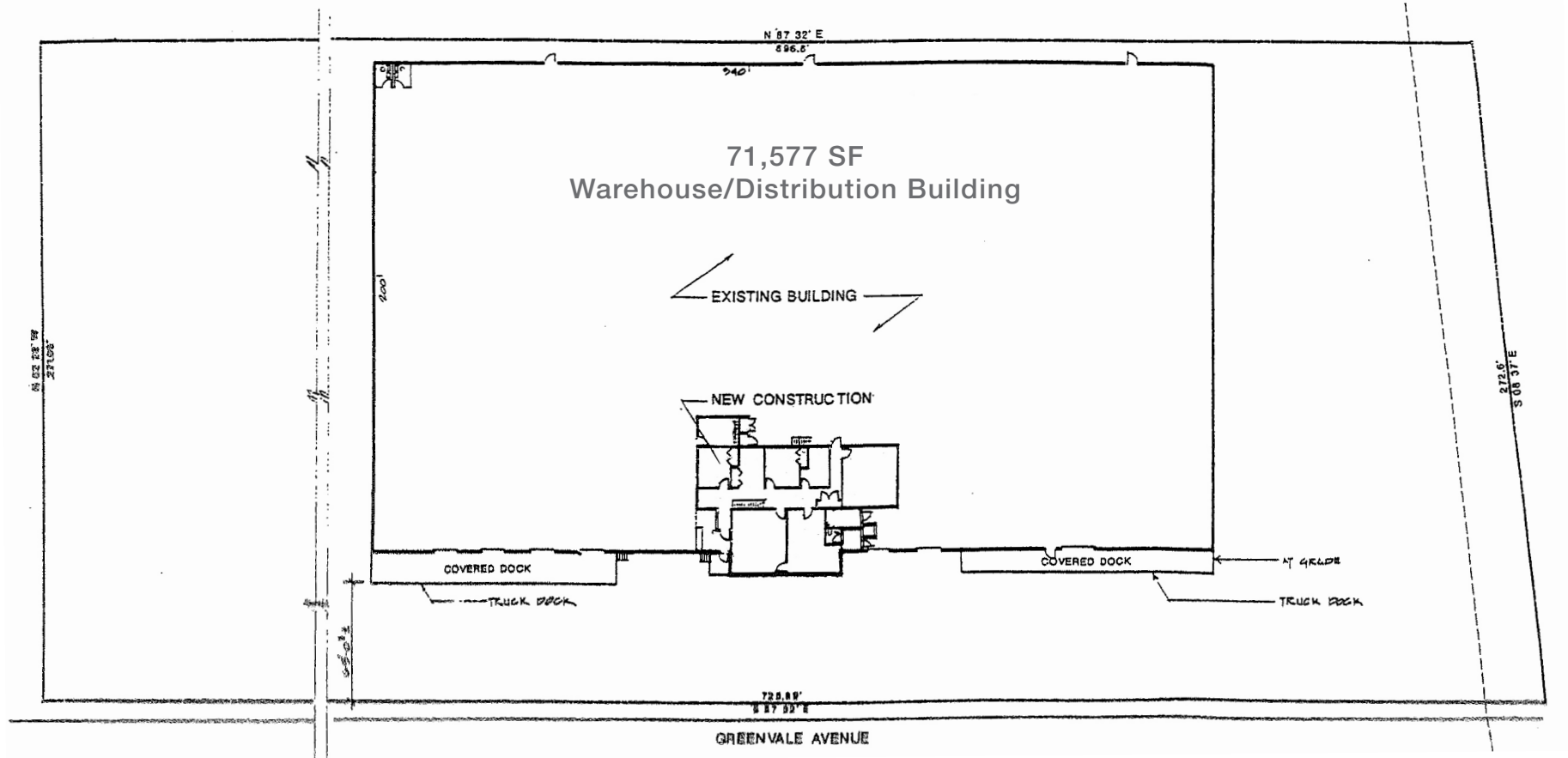
- 5.61 Acres Total on 3 Parcels
- 71,577 SF Warehouse/Distribution Building Available
- 6,015 SF Office on 2 Stories
 - 3,193 SF on 1st Floor
 - 2,822 SF Mezzanine
- 22'-24' Clear Height
- 10 Dock-High Doors, 8 with Levelers & Serve Enclosed Loading Area
- 40'x50' & 20'x30' Column Spacing
- 480 Volts, 1,200 Amps, 3-Phase Service
- Fully Sprinklered, Wet System
- Newly Installed Motion Activated LED Lighting, Older Metal Halide Fixtures Exist
- Warehouse Ceiling White Insulation Panels Installed in 48k SF
- 6" Floor Slab Sealed & Polished, 250 PSF Floor Load
- Metal Gable Roof, 60% Replaced in 2024
- Built 1963 (20,000 SF) with Additional 51,577 SF Built 1987 (including Office Area)
- Masonry Construction
- Existing Racking System Available for Purchase from Previous Tenant (4,000 lbs. per Bay Capacity)
- Fenced Outside Storage
- Conveniently Located in Central Albany off Gillionville Rd & S Slappey Blvd
- Additional 1,512 SF Industrial Building Available with Outside Storage (New Roof June 2023)

Mike Powell

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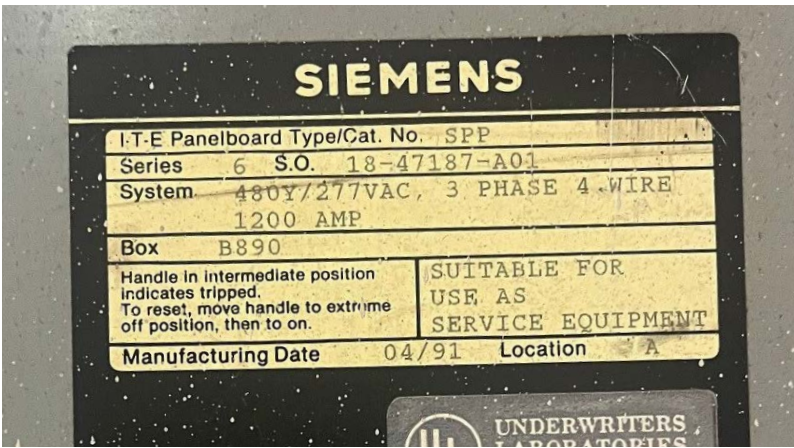
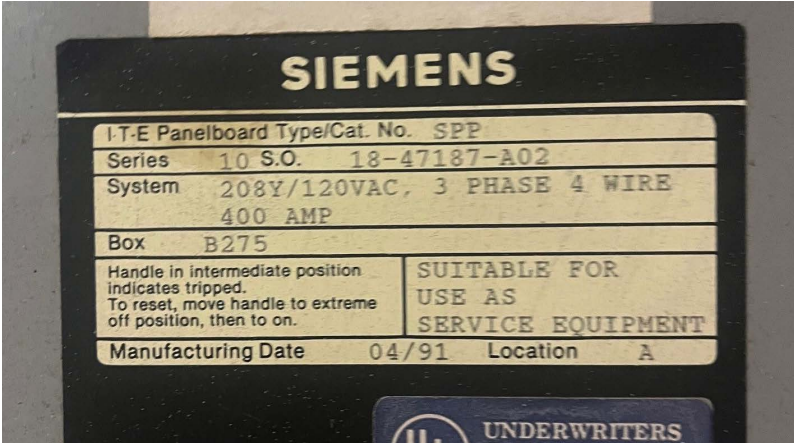
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1205 GREENVALE RD.



1	1205 Greenvale Rd	4.97 Acres
2	202 Baldwin Dr	0.32 Acres
3	114 Baldwin Dr	0.32 Acres
Total		5.61 Acres

Mike Powell

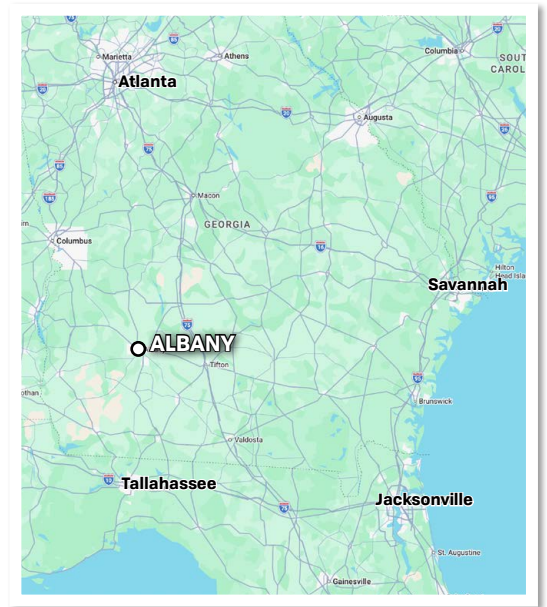
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**Albany-
Dougherty**
Economic
Development
Commission

INCENTIVES FOR ALBANY-DOUGHERTY BUSINESS

Business and industry can reach goals faster in Albany-Dougherty, supported by strategic incentives at every level—federal, state and local—through the custom assistance of the Albany-Dougherty Economic Development Commission (ADEDC). When it comes to incentives, job creators start at the top here, in a location offering the highest level of Georgia Job Tax Credits and Georgia Opportunity Zone credits, as well as Albany's own robust Job Investment Fund, among other generous incentives. Albany-Dougherty welcomes and nurtures growth with:



Job Investment Fund

The Albany JIF provides funding for job creators in for-profit businesses that create a minimum of 100 jobs or \$10 million in capital investment. Awards range from \$200,000 to \$6 million, depending on the level of investment. The ADEDC manages the application and funding process and recommends recipients to Albany's Long Term Financial Planning Committee. The committee then makes their recommendations to the City Commission. Recipients are required to report quarterly to the ADEDC to demonstrate they are meeting thresholds. For more information, see JIF Guidelines.

Freeport Exemption

Dougherty County's Category 4 Freeport Exemption provides the highest level of exemption from local property tax for business inventory or real property, including: Inventory of goods in the process of being manufactured or produced, which includes raw materials and partly finished goods; inventory of finished goods manufactured or produced in Georgia held by the manufacturer or producer for a period not to exceed 12 months; inventory of finished goods on January 1 that are stored in a warehouse.

Tier One Job Tax Credits

For qualified projects, employers can receive up to \$4,000 for each new job created for 5 years. Eligible businesses include those in manufacturing; data and contact centers; distribution, warehousing and logistics; telecommunications; financial technology; and research and development. Credits can be used against 100% of Georgia income tax liability and withholding tax.

Georgia Port Tax Credit Bonus

Companies that meet the qualifications for Georgia's Job Tax Credit may also qualify for a Georgia Port Tax Credit, if they increase exports or imports through Georgia ports during the tax year by a specified amount.