

443 NATHANIEL DRIVE

EAST DUBLIN, GA 31027

**867,548 SF + 1,260 ACRES
AVAILABLE**

FOR SALE | FOR LEASE | BTS

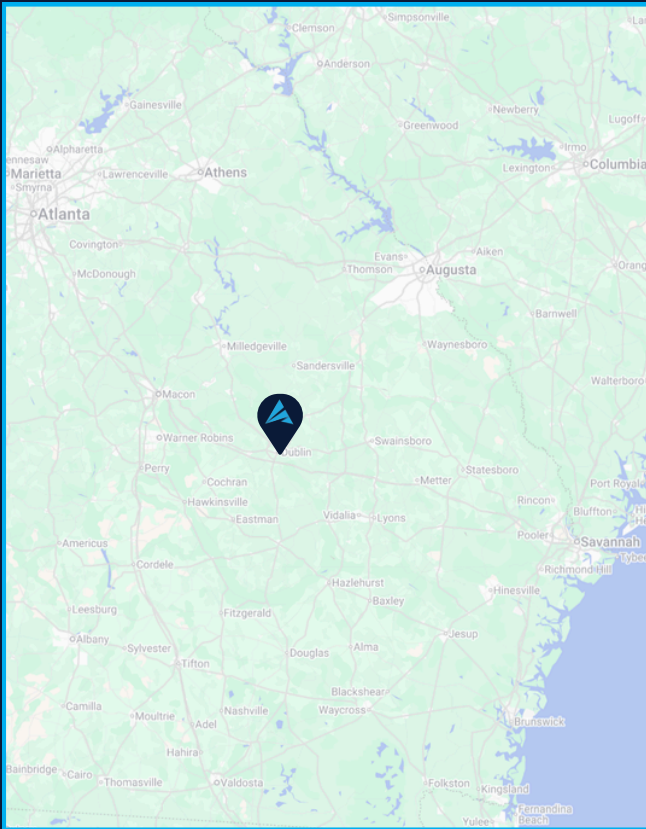


443 NATHANIEL DRIVE

EAST DUBLIN, GA 31027

SITE INFORMATION

County: Laurens
City: East Dublin
Building Size: 867,548 SF
Land Size: 1,260 Acres



BUILDING SPECS

Available: 867,548 SF
Construction: Masonry + Tilt-Up Concrete
Loading Configuration: Cross Dock
Office Size: 16,857 SF
Warehouse Size: 298,091 SF
Manufacturing Size: 552,600 SF
Clear Height: 18' - 29'
Dock Doors: Seventeen (17)
Dock Package: All equipped with levelers, lights, and locks
Drive-In Doors: One (1)
Lighting: High-Efficiency LED
Power: 16,200 amps, 480/277 volts, 3-phase service
Sprinkler System: Standard Wet System
Roof: TPO / EPDM
Column Spacing: 28' x 56'
Security: ADT alarm system
Water: Supplied by on-site wells
Sewer: Supplied by on-site waste water treatment system which includes a series of settling ponds with discharge eventually going to the Oconee River



FOR MORE INFORMATION, PLEASE CONTACT:

Adam Jamal

Industrial & Logistics Advisor

678.467.5869

ajamal@apexindustrialre.com

PHOTOGRAPHY



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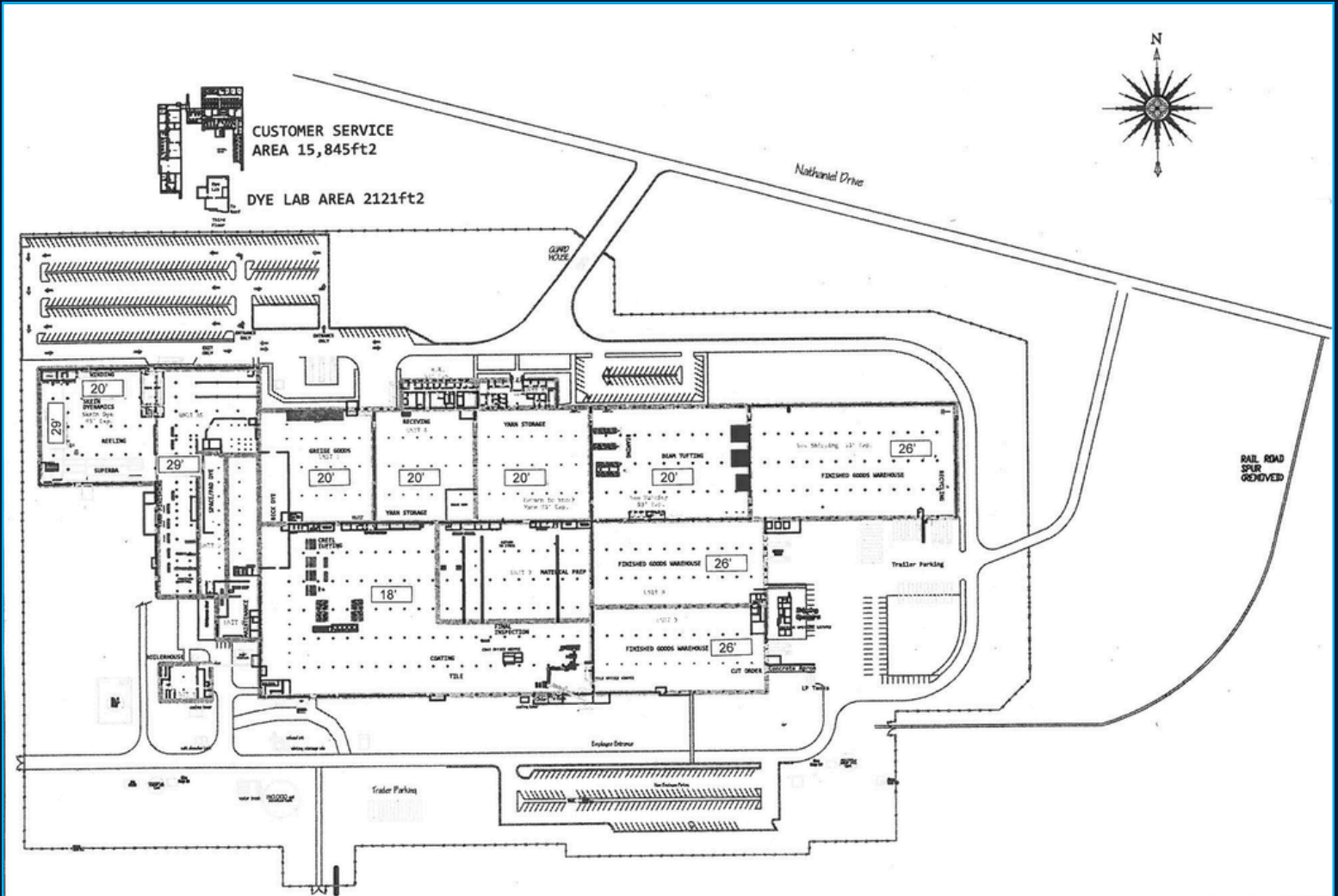
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SITE PLAN



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DRIVE TIME MAPS



Interstate Access

The facility is strategically positioned just 7 miles from I-16 (Exit 58), providing a direct high-speed connection to I-75 in Macon (50 miles west) and I-95 (108 miles east). These primary arterial routes ensure seamless logistical access, placing the site within a one-day drive of major metropolitan markets across the Southeast.

Air Access

The location benefits from dual-tier air access for both corporate travel and global logistics. W.H. "Bud" Barron Airport (DBN) is located just 8 miles away, featuring a 6,501-foot runway for private and corporate jets. For international cargo and commercial transit, Hartsfield-Jackson Atlanta International Airport (ATL) is approximately 135 miles away, reachable via a direct route along I-16 and I-75.

Railway Access

Previously served by a short line rail spur, the site offers potential for rail-intensive operations via the Georgia Central Railway. This line interchanges with both Norfolk Southern (Macon) and CSX (Savannah), providing dual-carrier access and competitive freight bidding.

Port Access

Streamlined access to Georgia's premier deepwater ports offers a significant competitive advantage for import-export heavy operations. The site is approximately 115 miles from the Port of Savannah, accessible in under two hours via the I-16 corridor. Additionally, the Port of Brunswick is situated 135 miles to the southeast, providing efficient access for roll-on/roll-off cargo and bulk commodities.



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TAX INCENTIVES



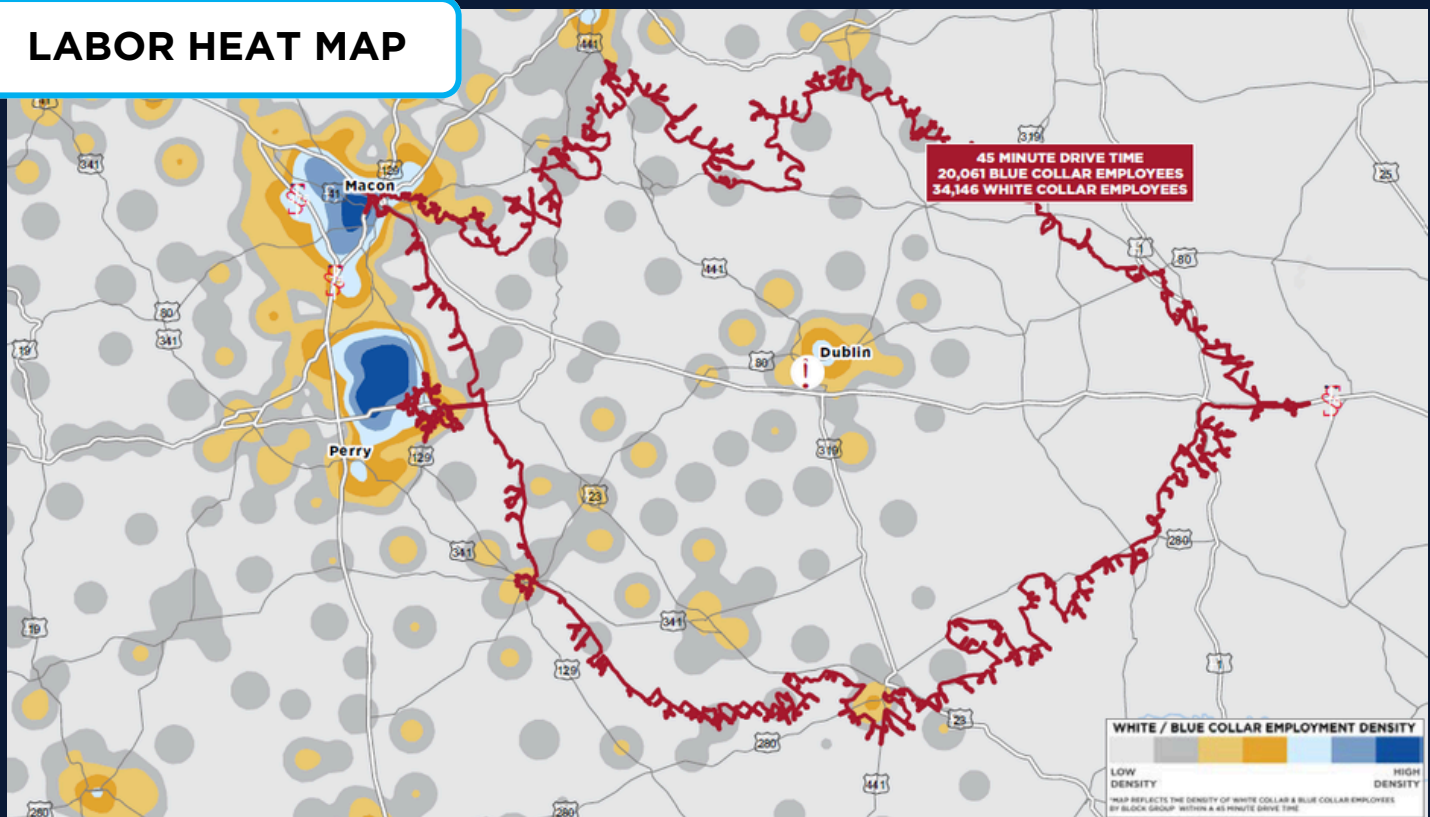
GEORGIA STATE JOB TAX CREDIT

Located in Laurens County, a Tier 1 Job Tax Credit area, this property offers elite-level state incentives designed to offset 100% of your corporate tax liability.*

**Please consult with a tax professional for specific eligibility and benefit details.*

- **\$4,000 Tax Credit** per net new job, per yer, for 5 years
- **100% Offset:** Credits can eliminate state income tax liability entirely
- **Payroll Withholding Benefit:** Excess credits (up to \$3,500/job) can be applied directly against employee withholding
- **Port Bonus Eligible:** Potential for an additional **\$1,250 per job** bonus for companies increasing Georgia port traffic

LABOR HEAT MAP



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