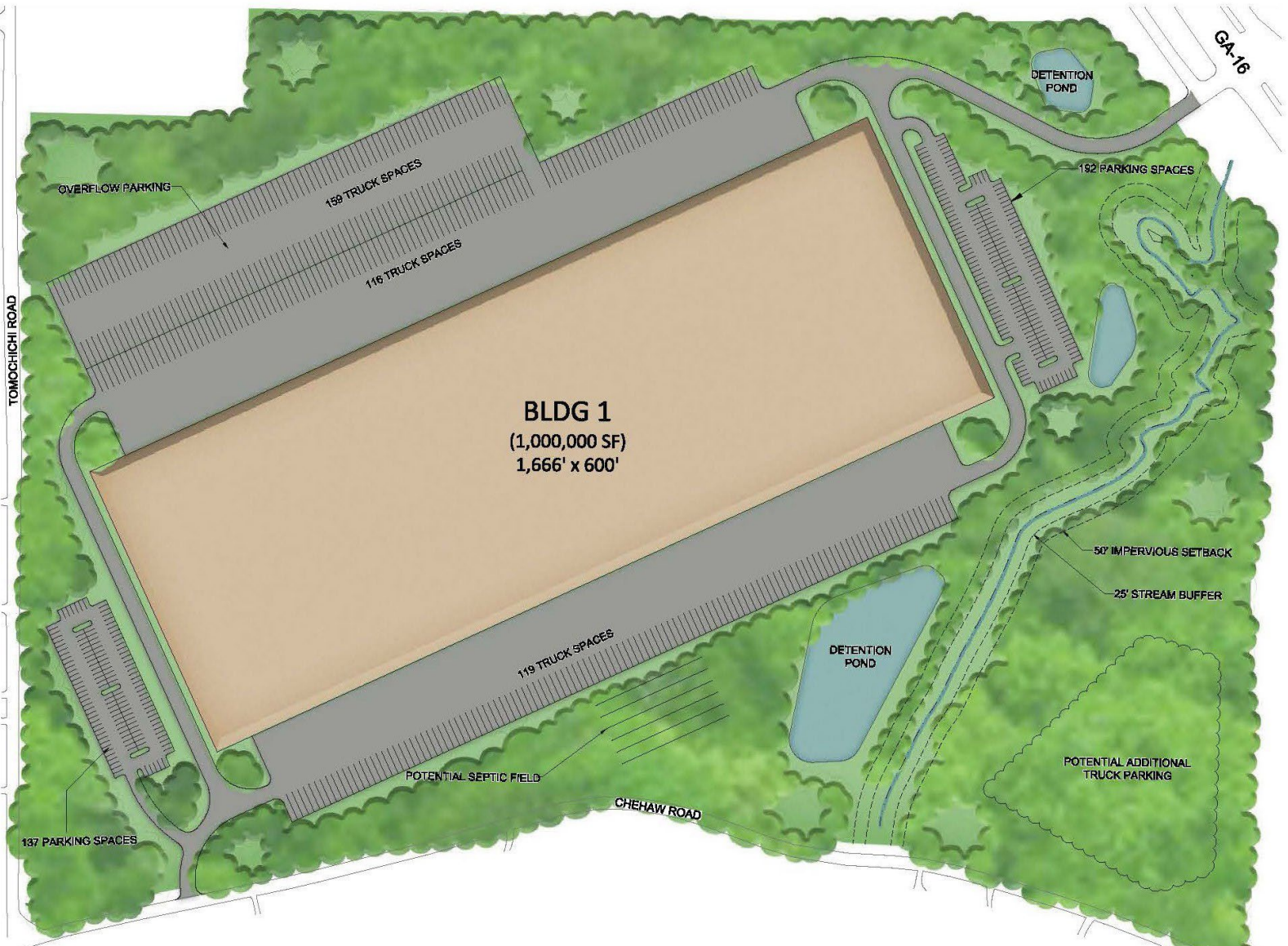


**CUSHMAN &  
WAKEFIELD**

**250,000 - 1,000,000 SF**  
Build to Suit Available for Lease or Sale



**480 TOMOCHICHI RD.**

**GRIFFIN, GA**

- Heavy Industrial Uses

# Property Highlights

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## PROPERTY SIZE:

±86.21 Acres

## AVAILABLE SPACE:

250,000 - 1,000,000 SF

## ZONING:

Zoned Heavy Industrial

## AMENITIES:

- Eligible For Tier 1 County Job Tax Credits
- 40' Clear Height
- ESFR
- 396 Trailer Spaces
- 329 Auto Spaces
- 185' Truck Court

## 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**

Example:

$$\$4,000 \times 100 \times 5 = \$2,000,000$$

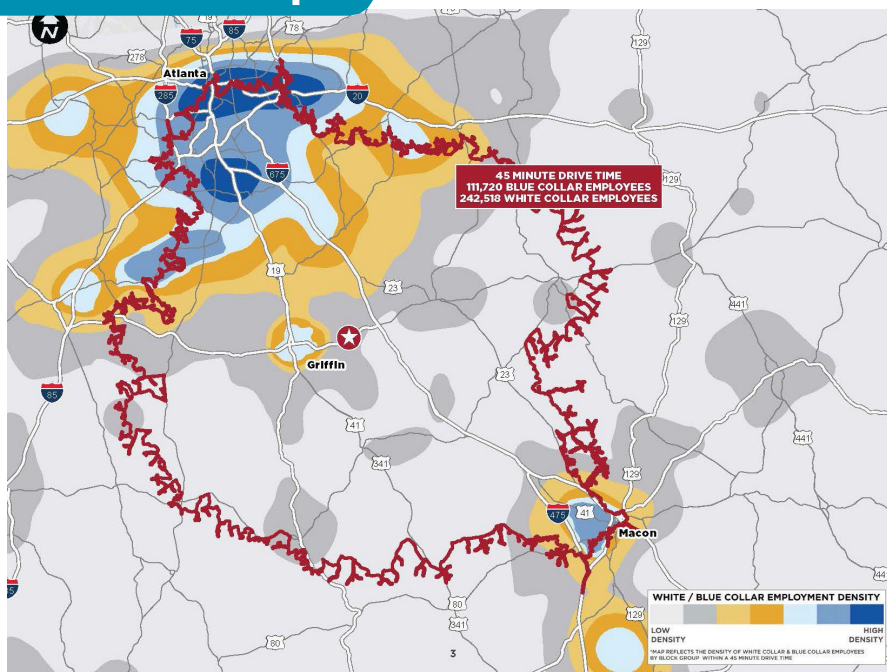
New Jobs

Years

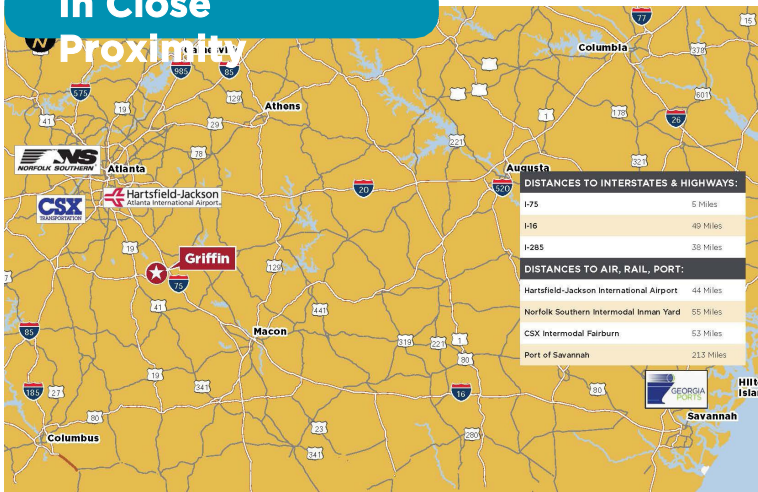
Total Credits to claim

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.

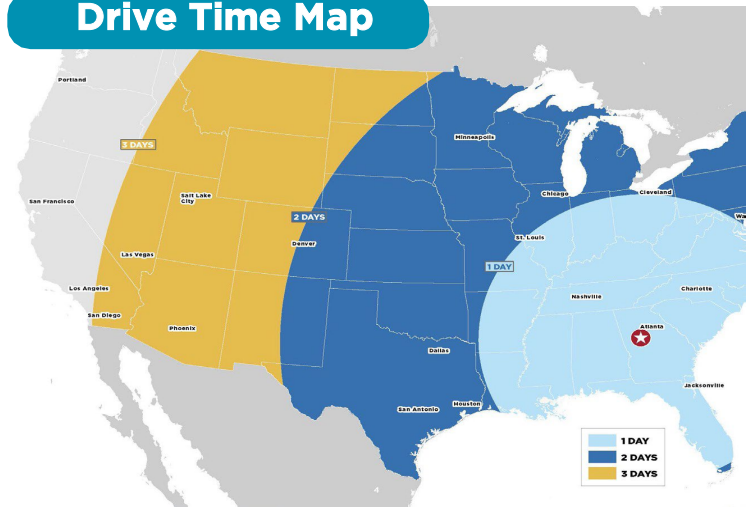
## Labor Heat Map



## In Close Proximity



## Drive Time Map



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