











2647 GA HIGHWAY 257



2647 GA HIGHWAY 257, DUBLIN, GA 31021

»» **810,000 SF BTS** Available for Sale or Lease

» Property Highlights

-  50 ± Acres
-  810,000 SF (1350' L x 600' D)
-  Divisible to 250,000 SF
-  BTS Office
-  40' Clear Height
-  186 Dock High Doors
-  4 Drive-In Doors
-  BTS Sprinklers
-  297 Auto Spaces
-  228 Trailer Spaces

- 250,000 - 810,000 SF
- All utilities available for major industrial operations
- Eligible for Laurens County, Georgia Tier 1 Job Tax Credits



JOB TAX CREDITS

Georgia provides a statewide job tax credit that could benefit companies located at 2647 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

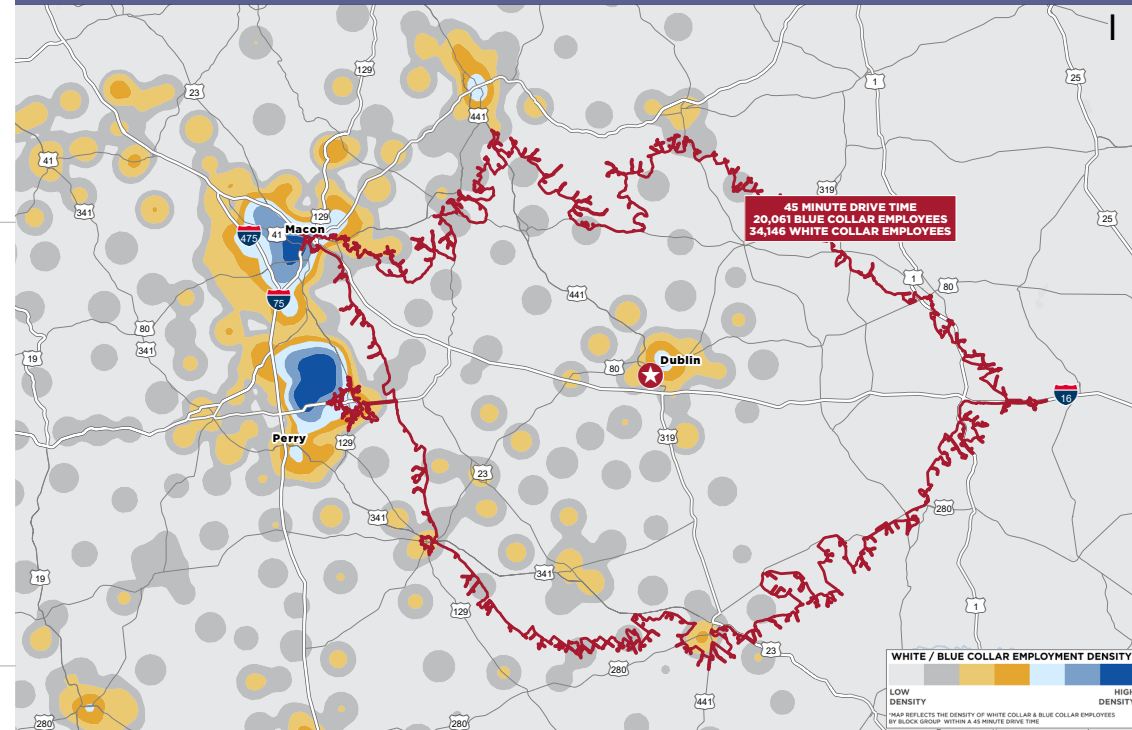
JOB TAX CREDIT CALCULATION

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>	<p>EXAMPLE :</p>	$ \begin{aligned} & \$4,000 \times \frac{100}{\text{NEW JOBS}} \times 5 \text{ YEARS} \\ & = \\ & \mathbf{\$2,000,000} \\ & \mathbf{\text{TOTAL CREDITS TO CLAIM}} \end{aligned} $
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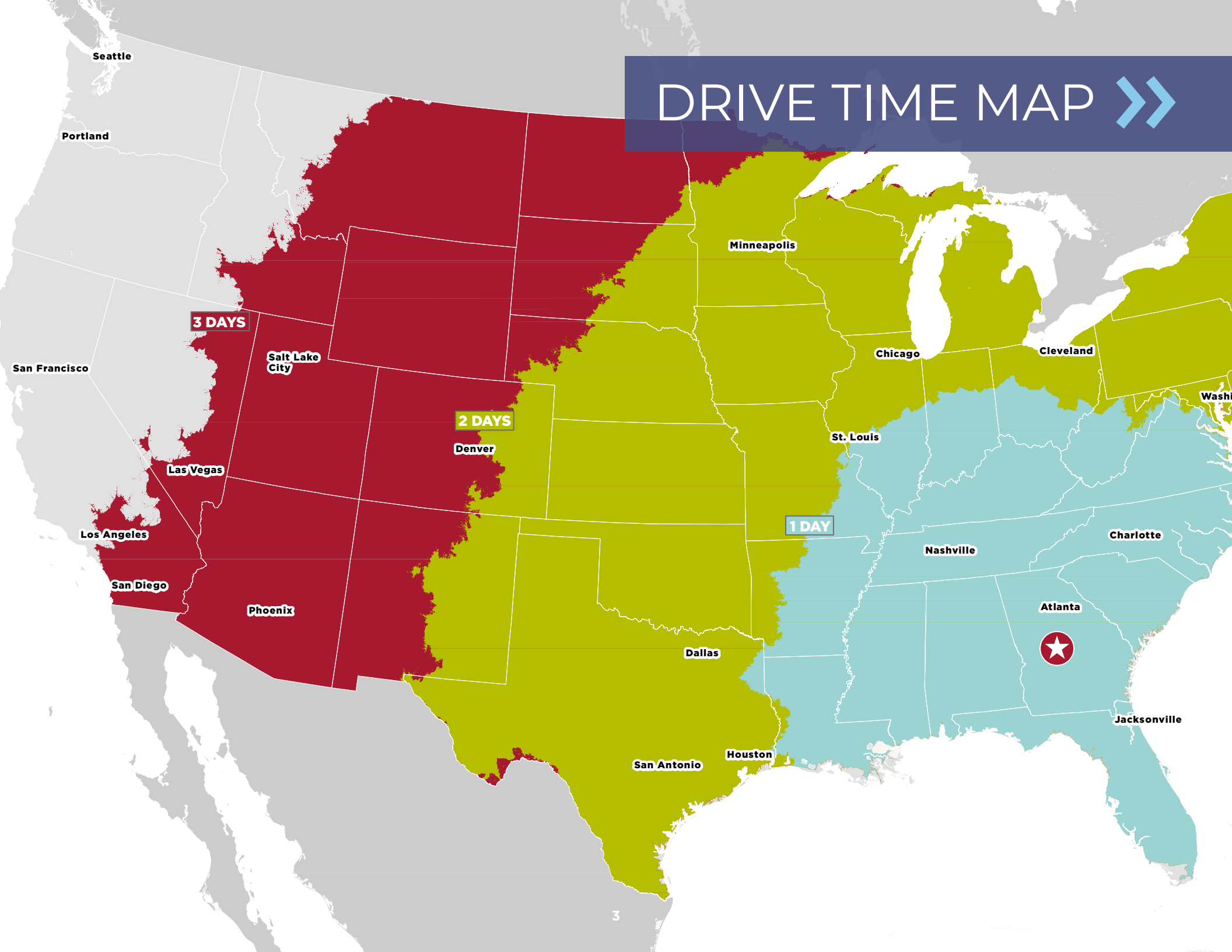
Job Tax Credits are subject to program requirements as outlined in O.C.G.A. § 48-7-40 and rules published by the Georgia Department of Community Affairs in Chapter 110-9.1 and the Georgia Department of Revenue in Regulation 560-7-8-.36.

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



Atlanta



Hartsfield-Jackson
Atlanta International Airport

DISTANCES TO INTERSTATES & HIGHWAYS

2 Miles	I-16
50 Miles	I-75
109 Miles	I-95

DISTANCES TO AIR, RAIL, PORT

Hartsfield-Jackson International Airport	130 Miles
Macon Airport	47 Miles
Macon Terminal at Brosnan Yard	51 Miles
Port of Savannah	121 Miles

Dublin, GA



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