# Cedartown North Business Park 100,000 Sq. Ft. Speculative Building



100 North Park Boulevard, Cedartown, GA 30125 Zoning Industrial \$2,900,000



Current Size: 100,000 SF

**Expandable:** up to 200,000 SF on 18 existing acres

**Expandable:** up to 300,000 SF with additional 9 acres available

Ceiling Height: 30' clear, 39' center

Bay Spacing: 60'x40'

Floor Thickness: TBD by customer



## **Transportation**

24 miles to Interstate 20

34 miles to Interstate 75

61 miles to Hartsfield-Jackson Atlanta

**International Airport** 

271 miles to Port of Savannah

#### **Utilities**

Electric: Georgia Power Company

Gas Supplier: Customer Choice - 4" line

Distributor: Atlanta Gas Light

Water: Polk Co. Water Authority - 12" line

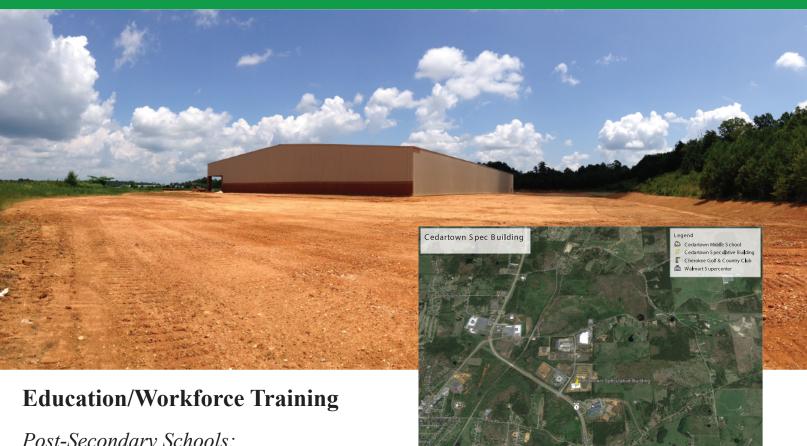
Sewer: City of Cedartown - 10" line

Lead Contact:
Terry Schwindler, CEcD

# Cedartown North Business Park 100,000 Sq. Ft. Speculative Building



100 North Park Boulevard, Cedartown, GA 30125 EDUCATION INFORMATION



Post-Secondary Schools:
Georgia Highlands College
Georgia Northwestern Technical College
Berry College
Shorter University
Kennesaw State University
Jacksonville State University

Public Schools:
Polk School System
Polk Co. College & Career Academy
(Cedartown and Rockmart locations)

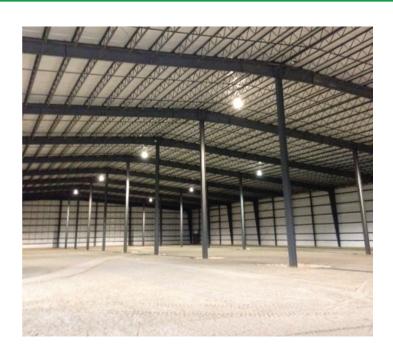
Private Schools:
Darlington School
St. Mary's Catholic School
Unity Christian School
Excel Christian Academy

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100 North Park Boulevard, Cedartown, GA 30125 DEMOGRAPHICS & INCENTIVES



### **DEMOGRAPHICS**

Polk County Population: 42,076 Polk County Labor Force: 19,310

Regional Labor Force: 262,300 (45 minutes)

Polk County Unemployment: 3.47%

Cedartown Population: 9,750 Average Weekly Wage: \$737

Average Manufacturing Wage: \$914/wk Labor Force in Manufacturing: 31%

### **INCENTIVES**

State of Georgia Incentives Job Tax Credits \$3,000/job for 5 years Property Tax Rate: \$15.22 per \$1,000

Investment Tax Credit: 3%

100% Freeport Inventory Tax Exemption

No Local Energy Excise Tax

Fast Track Permitting

Property Tax Abatement



## Take an interactive tour or watch our video!

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