Industrial | Available

CBRE

# 3300 Sylvester Road

650,000 SF Rail-Served

3300 Sylvester Road
Albany, GA 31705

## Industrial Campus Opportunity

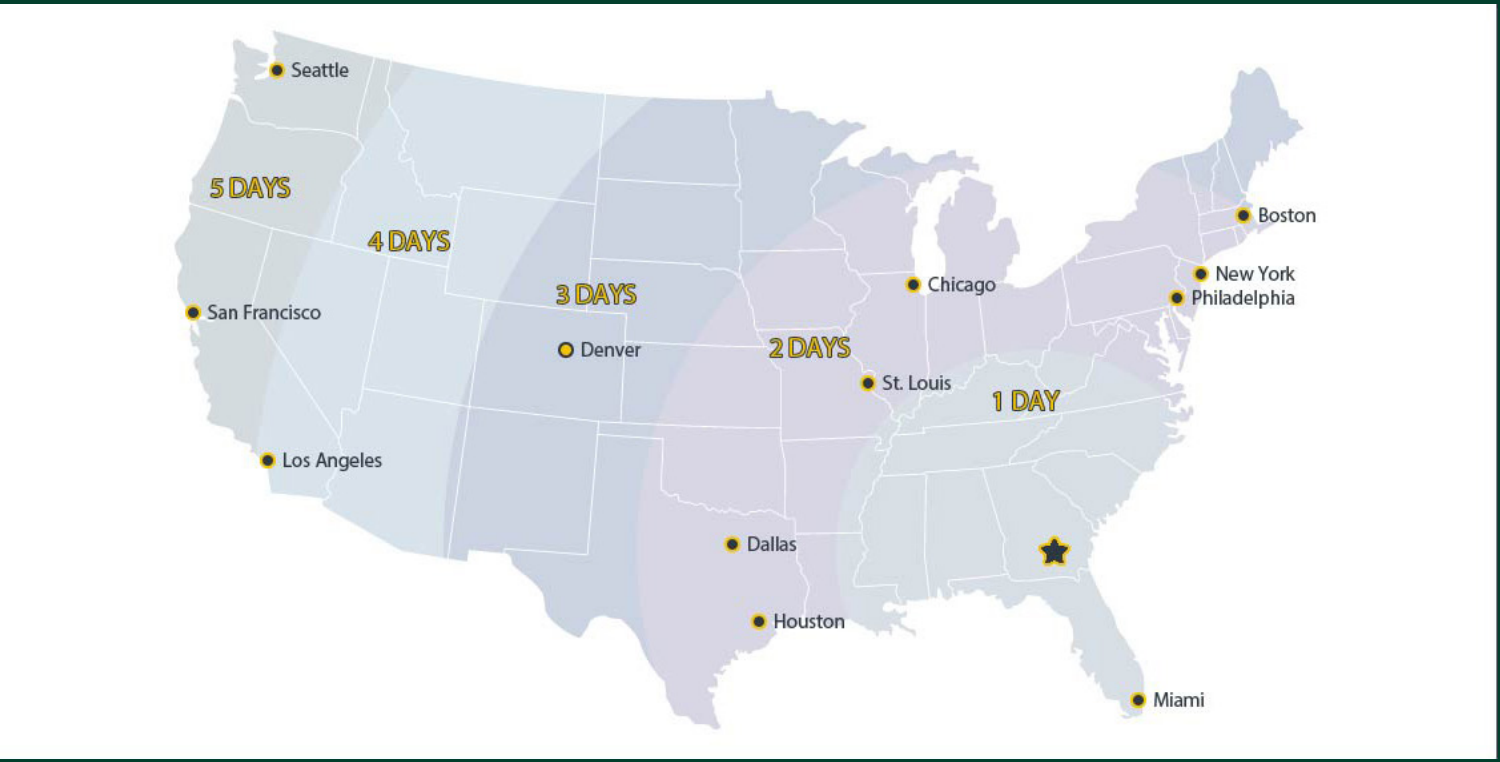
The Facility is comprised of a 650,000 SF warehouse originally built in 1969 (450,000 SF) and expanded in 1977 (250,000 SF). The building sits on +/-48-acres and is supported by an on-site 115/13.8 kVa substation and a rail spur serviced by Georgia and Florida Railway (GFRR).

The adjacent ~300 acre site is under common ownership and the combined site offers expansion capacity of up to ~3 million square feet.

### Building Specfications

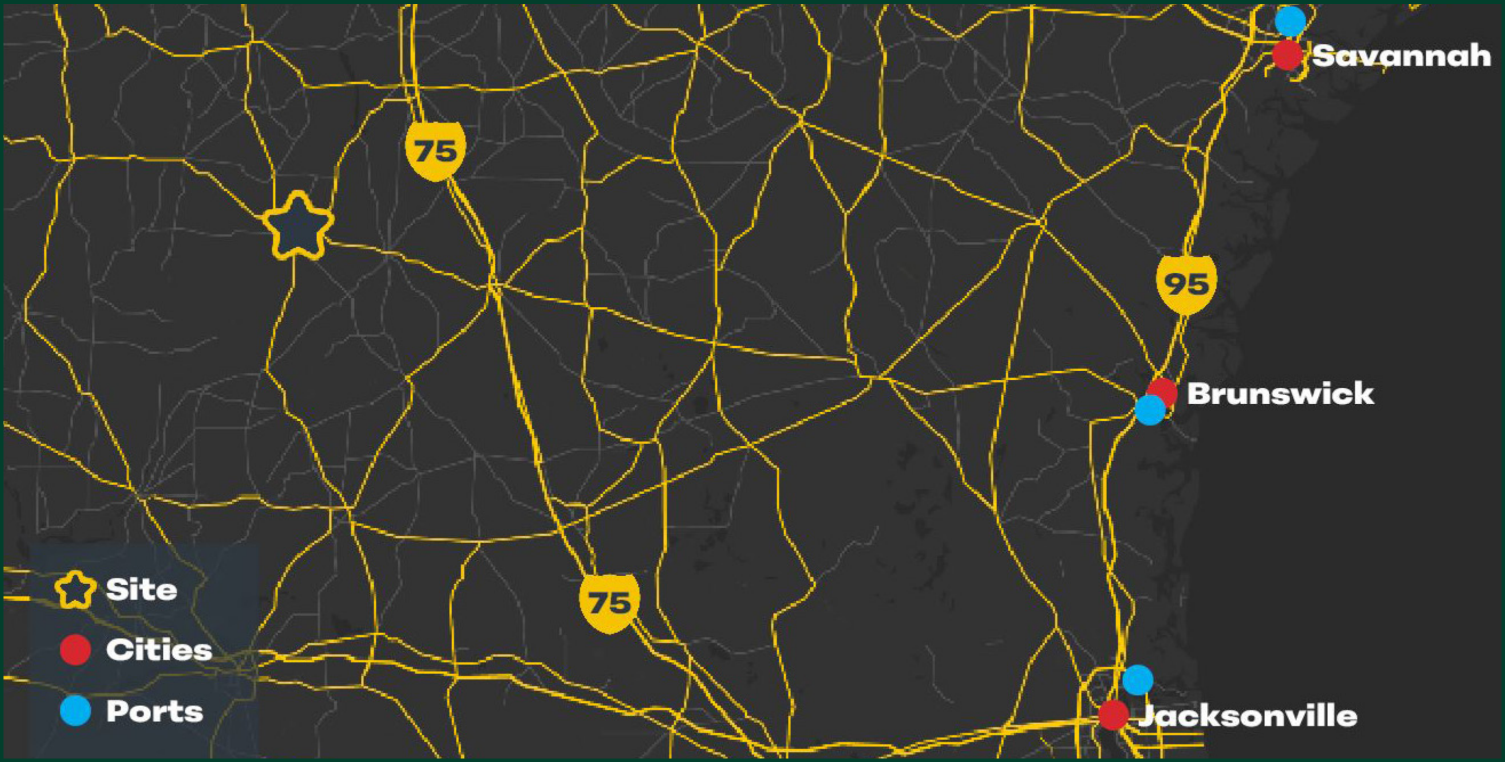
+ Rail: lead track with 3 spurs onsite
+ 22.75' clear height
+ 60' x 40' bays (typical)
+ Sky lights throughout
+ New TPO Roof (2017)
+ Zoning: M-2, heavy industrial
+ 33 dock high doors
  - Dock packages include restraints, dock seals, automatic door openers, bumper guards, lights, and levelers
+ Water Capacity: 1,000 GPM
+ Warehouse and office areas fully equipped with wet sprinkler system

## Truck Drive Times




# Available

## Available Ports





## Utilities

+ **Sewer**

  12-inch sewer main on road plus one 10-inch crossing to site for previous process. Up to 350 million gallons per day of sewer depending on ordinance limit. Water treatment facility close by

+ **Water**

  10 inch water main at 50 PSI static. Constant 700 GPM = 1,008,000 GPD volume/ peak short time period is 1,000 GPM.

+ **Natural Gas**

  6 inch high-pressure gas main Pressure is 145 PSI, and possible 600,000 CF/hour with more potential

+ **Fiber**

  Overhead fiber along Sylvester Rd. 3 to 4 week delivery time to site.

+ **Power**

  Onsite Georgia Power 22.4MVA substation served by 115/13.8 kVa with potential upgrade from nearby 230 kVa transmission lines.

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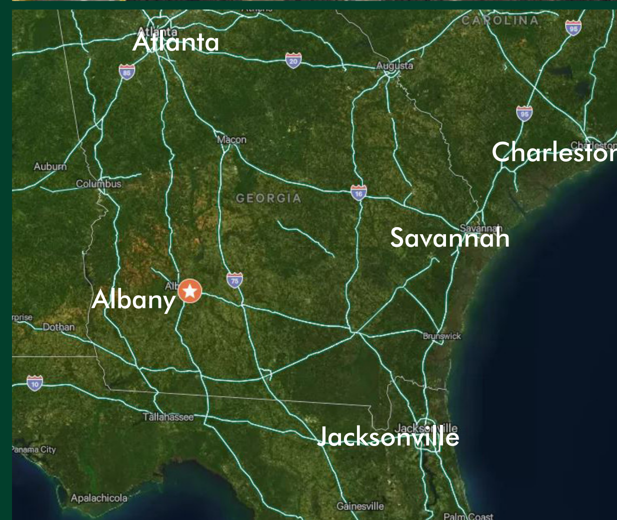
## Incentives for Albany-Dougherty Business




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.

## Contact Us

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