

GA HIGHWAY 257



GA HIGHWAY 257 @ I-16 SOUTH, DUBLIN, GA



1,200,000 SF Build to Suit Available for Sale or Lease

Property Highlights



116 ± Acres



1,200,000 SF
(2000' L x 600' D)



Cross Dock



40' Clear Ceiling Height



262 Dock Doors



258 Trailer Spaces



200 Auto Spaces

- 250,000 - 1,200,000 SF
- Construction can begin Q4 2022
- Eligible for Georgia Tier 1 Job Tax Credits



JOB TAX CREDITS

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

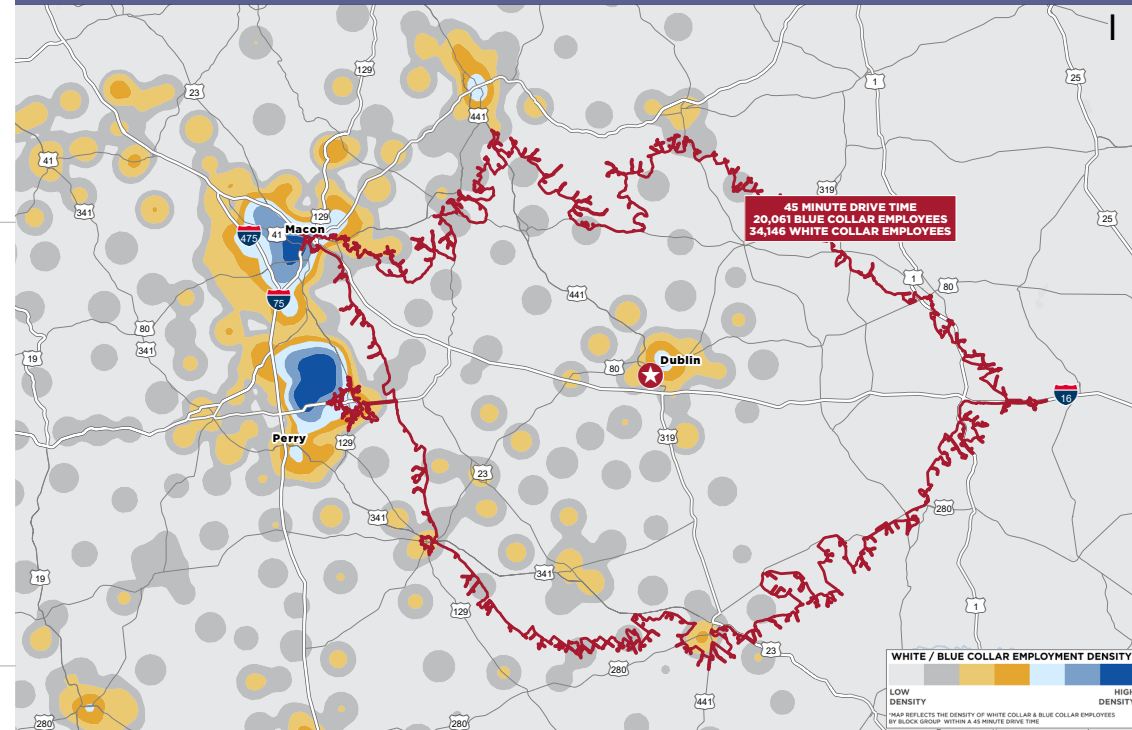
JOB TAX CREDIT CALCULATION

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>	EXAMPLE :				
	\$4,000	x	100 NEW JOBS	x	5 YEARS
			=		
			\$2,000,000		
		TOTAL CREDITS TO CLAIM			

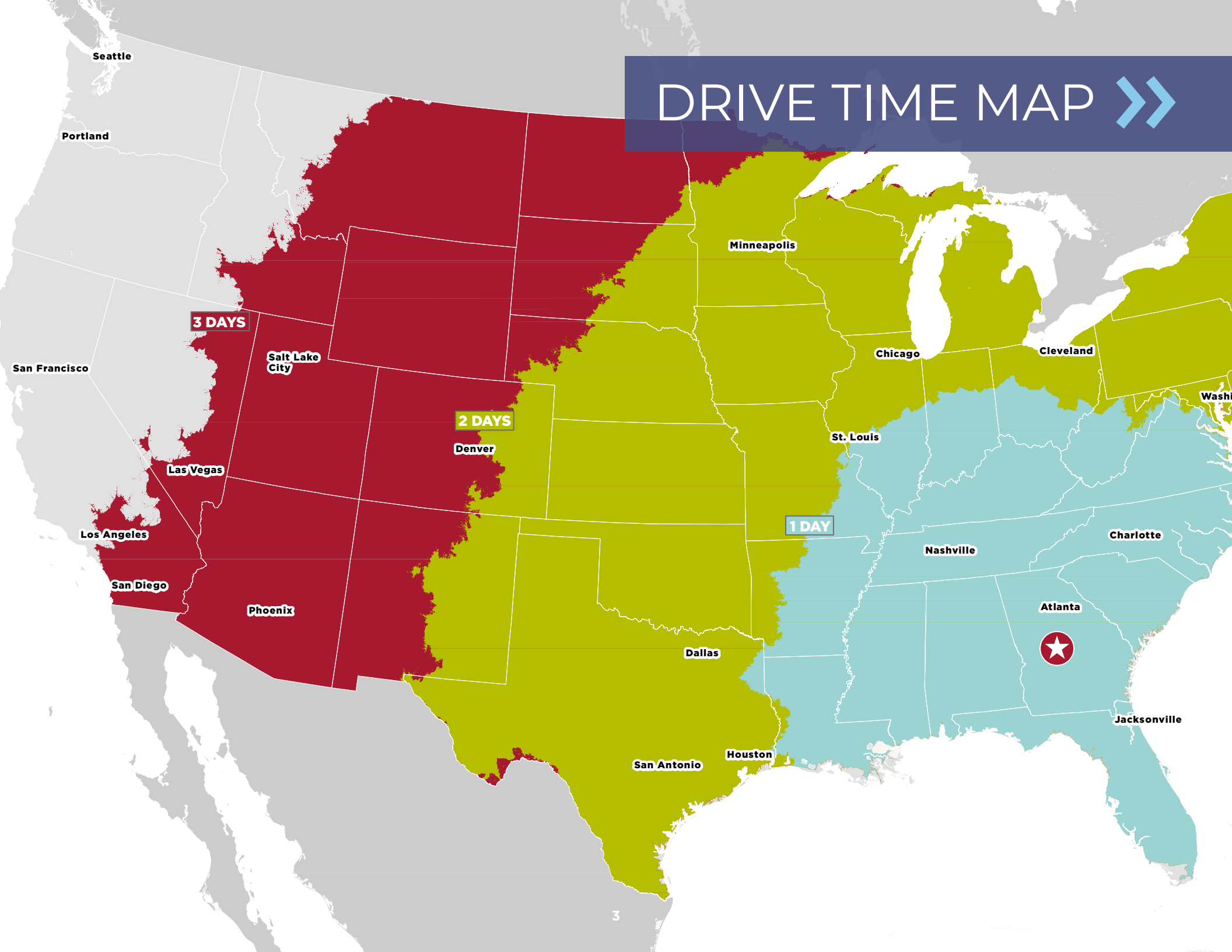
Job Tax Credits are subject to program requirements as outlined in O.C.G.A. § 48-7-40 and rules published by the Georgia Department of Community Affairs in Chapter 110-9.1 and the Georgia Department of Revenue in Regulation 560-7-8-.36.

LABOR HEAT MAP

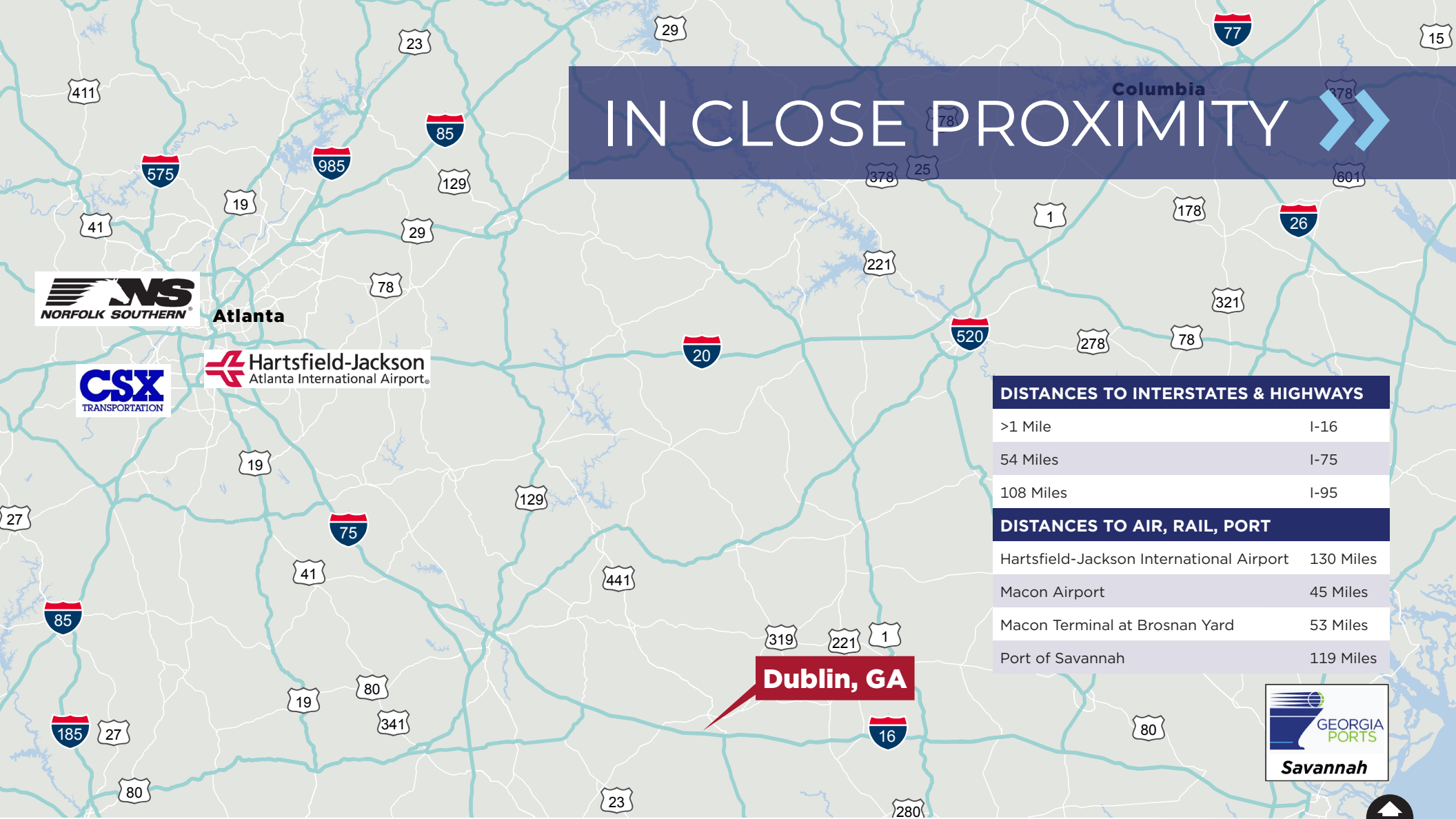


Certain Manufacturing Projects may qualify for the State Investment Tax Credit which could be more favorable than the Job Tax Credit. In addition, Laurens County also has a Freeport Exemption.

DRIVE TIME MAP >>



IN CLOSE PROXIMITY



DISTANCES TO INTERSTATES & HIGHWAYS

>1 Mile	I-16
54 Miles	I-75
108 Miles	I-95

DISTANCES TO AIR, RAIL, PORT

Hartsfield-Jackson International Airport	130 Miles
Macon Airport	45 Miles
Macon Terminal at Brosnan Yard	53 Miles
Port of Savannah	119 Miles



For Leasing Information, Please Contact:

STEPHEN EZELLE, SIOR
 Partner
 Mobile +1 912 441 3083
 Office +1 912 236 8992 x2
 sezelle@gilbertezelle.com

ANDREW THURMAN
 Senior Associate
 Mobile +1 404 775 2268
 Office +1 404 682 3429
 andrew.thurman@cushwake.com

GILBERT VALDEZ, SIOR
 Managing Director
 Mobile +1 404 509 4482
 Office +1 404 853 5207
 gilbert.valdez@cushwake.com

**1180 PEACHTREE STREET NE,
 SUITE 3100**
 Atlanta, GA 30309
 Main +1 404 875 1000

820 ABERCORN STREET
 Savannah, GA 31401
 Main +1 912 236 8992
 cushmanwakefield.com

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