

480 TOMOCHICHI ROAD

GRIFFIN, GA

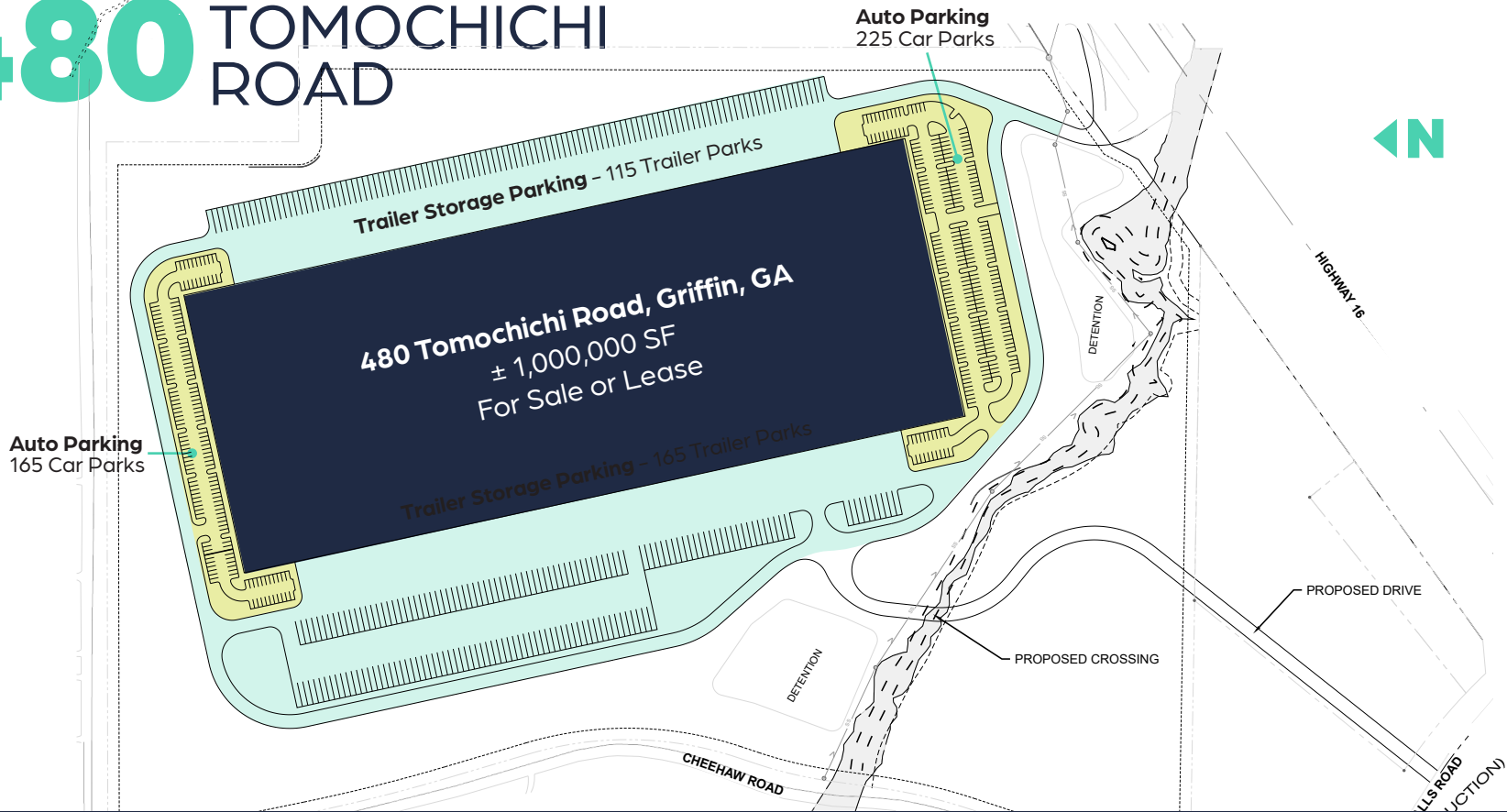
# 480 TOMOCHICHI ROAD

**±1,000,000 SF**











Available for Lease or Sale

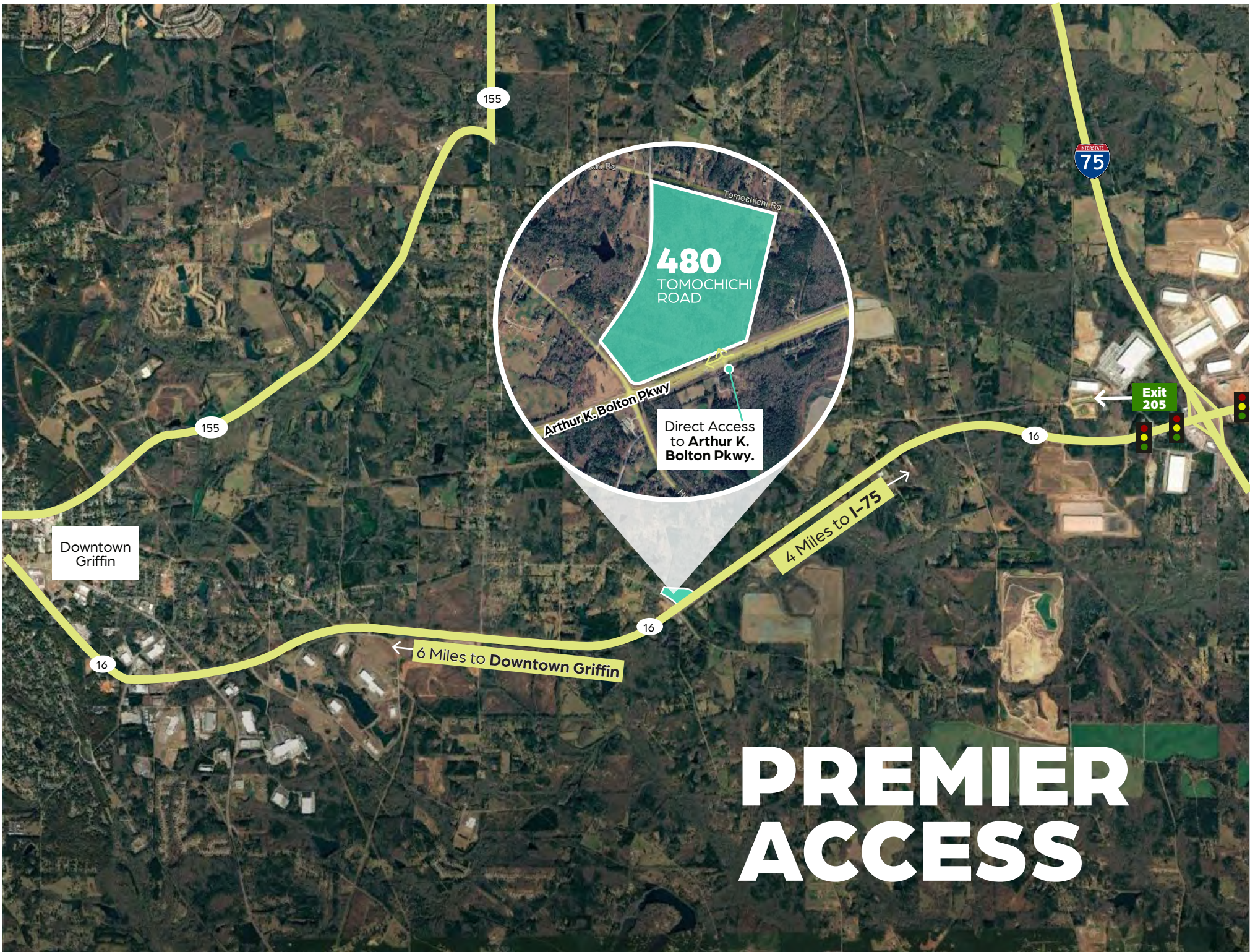


# 480 TOMOCHICHI ROAD



## Property Highlights

-  ±1,000,000 SF
-  Available for sale or lease
-  ± 86.21 acres
-  40' clear height
-  ESFR sprinklers
-  396 Trailer Spaces
-  329 Auto Spaces
-  185' Truck Court
-  Cross Dock
-  Eligible for Tier 2 County Job Tax Credits



155

INTERSTATE  
75

480  
TOMOCHICHI  
ROAD

Arthur K. Bolton Pkwy

Direct Access  
to Arthur K.  
Bolton Pkwy.

Exit  
205

155

16

4 Miles to I-75

Downtown  
Griffin

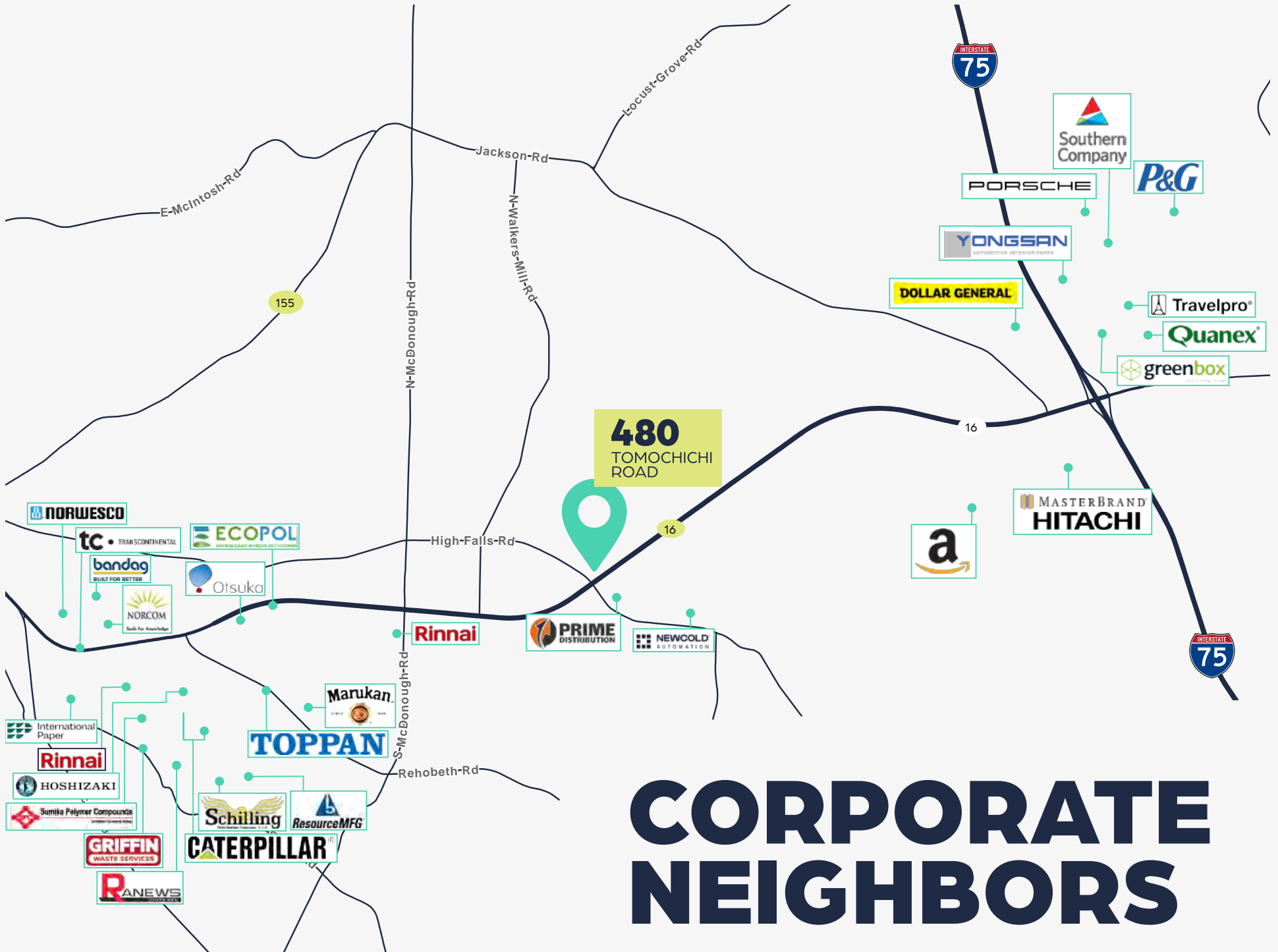
16

6 Miles to Downtown Griffin

16

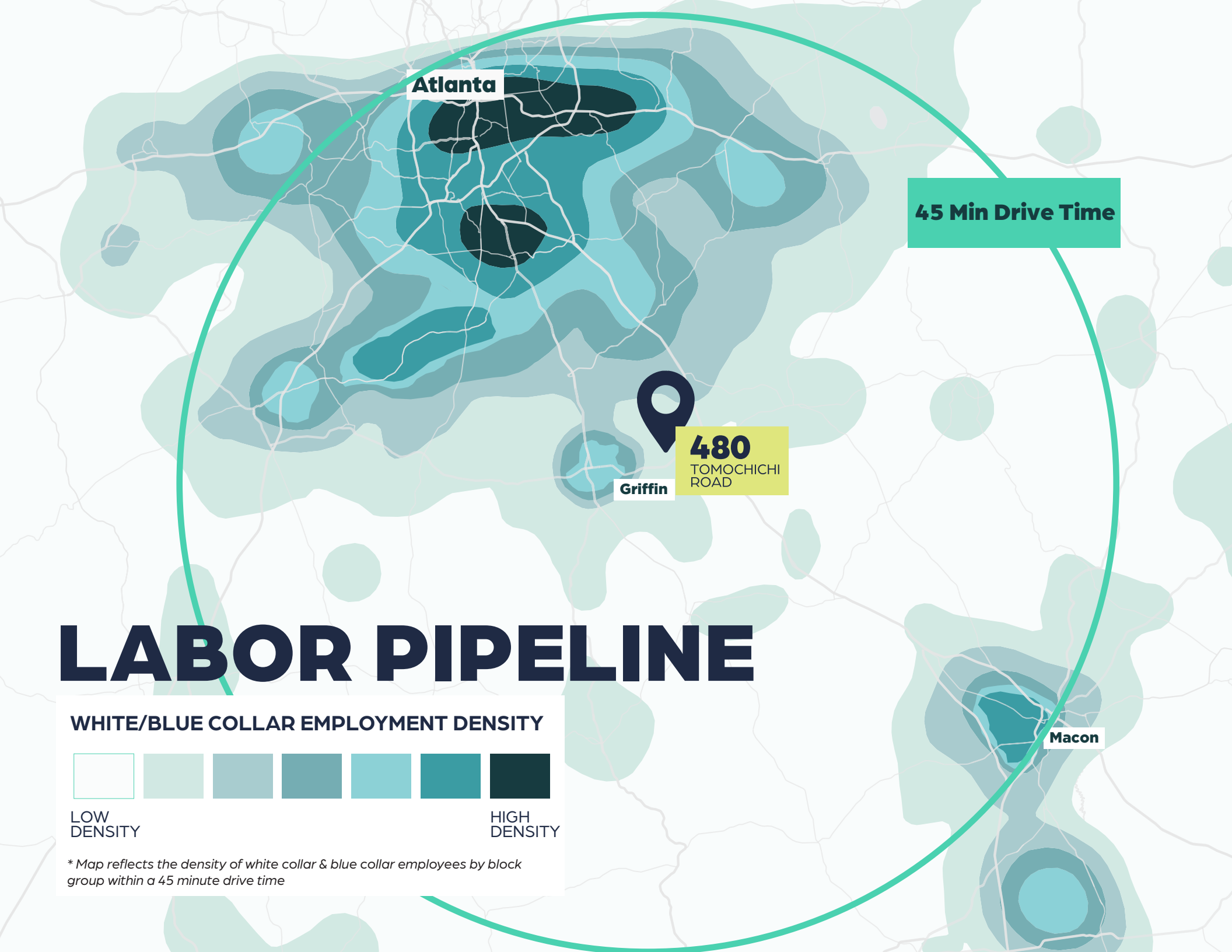
**PREMIER  
ACCESS**





**480**  
TOMOCHICHI  
ROAD

# CORPORATE NEIGHBORS



Atlanta

45 Min Drive Time



480  
TOMOCHICHI  
ROAD

Griffin

Macon

# LABOR PIPELINE

WHITE/BLUE COLLAR EMPLOYMENT DENSITY



LOW DENSITY

HIGH DENSITY

\* Map reflects the density of white collar & blue collar employees by block group within a 45 minute drive time

# JOB TAX CREDITS

Georgia provides a statewide job tax credit that could benefit companies located at 480 Tomochichi Road. Tier 2 County job tax credits available for this location are \$2,500 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 \$2,000/job) with a 5 year carry forward.

*\*A minimum of 10 net new jobs paying the minimum wage requirement is required to realize this benefit.*

## JOB TAX CREDIT CALCULATION

A manufacturing facility chooses to locate to 480 Tomochichi Road, and creates 100 jobs new to Georgia, which are maintained for 5 years.

$$\begin{array}{ccccccc} \text{TIER} & \text{Example} & & & & & \\ \text{2} & \$2,500 & \times & 100 & \times & 5 & = & \$1,250,000 \\ & & & \text{Jobs} & & \text{Years} & & \text{Total Credits to Claim} \end{array}$$

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.

## 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

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## FOR MORE INFORMATION, PLEASE CONTACT:

### **GILBERT VALDEZ**, SIOR

Managing Director

Direct +1 404 509 4482

[Gilbert.Valdez@cushwake.com](mailto:Gilbert.Valdez@cushwake.com)

### **CHASE WALKER**

Senior Associate

Direct: +1 229 343 0933

[Chase.Walker@cushwake.com](mailto:Chase.Walker@cushwake.com)

### **NICK GONZALEZ**

Senior Associate

Direct: +1 832 785 8888

[Nick.Gonzalez@cushwake.com](mailto:Nick.Gonzalez@cushwake.com)

