

MANUFACTURING & DISTRIBUTION

For Sale

**45,000
sq.ft.**

3428 GA HWY 297

VIDALIA, GA

- Currently used as Cut, Make, Trim production and luggage manufacturing/distribution business.
- +/- 20,000 square feet of heated/cooled office/production area.
- +/- 25,000 sq. ft. warehouse storage & shipping/receiving.
- Power: 3Phase, (2) two 480 Volt 600-Amp services.
- Main Shipping Dock with two (2) 8' x 10' docks.
- 2 buildings interconnected in warehouse area.
- Variable Ceiling Height: 8'8" - 20'8" clear.

OFFERED AT

\$1,396,800



CURRY REAL ESTATE

1825 VETERANS BLVD. - DUBLIN, GA 31021

478-272-2335

WILL@CURRYCOMPANIES.COM

3428 GA Hwy 297 - Vidalia, GA



Pictures

3428 GA Hwy 297 - Vidalia, GA



Pictures

3428 GA Hwy 297 - Vidalia, GA



Pictures

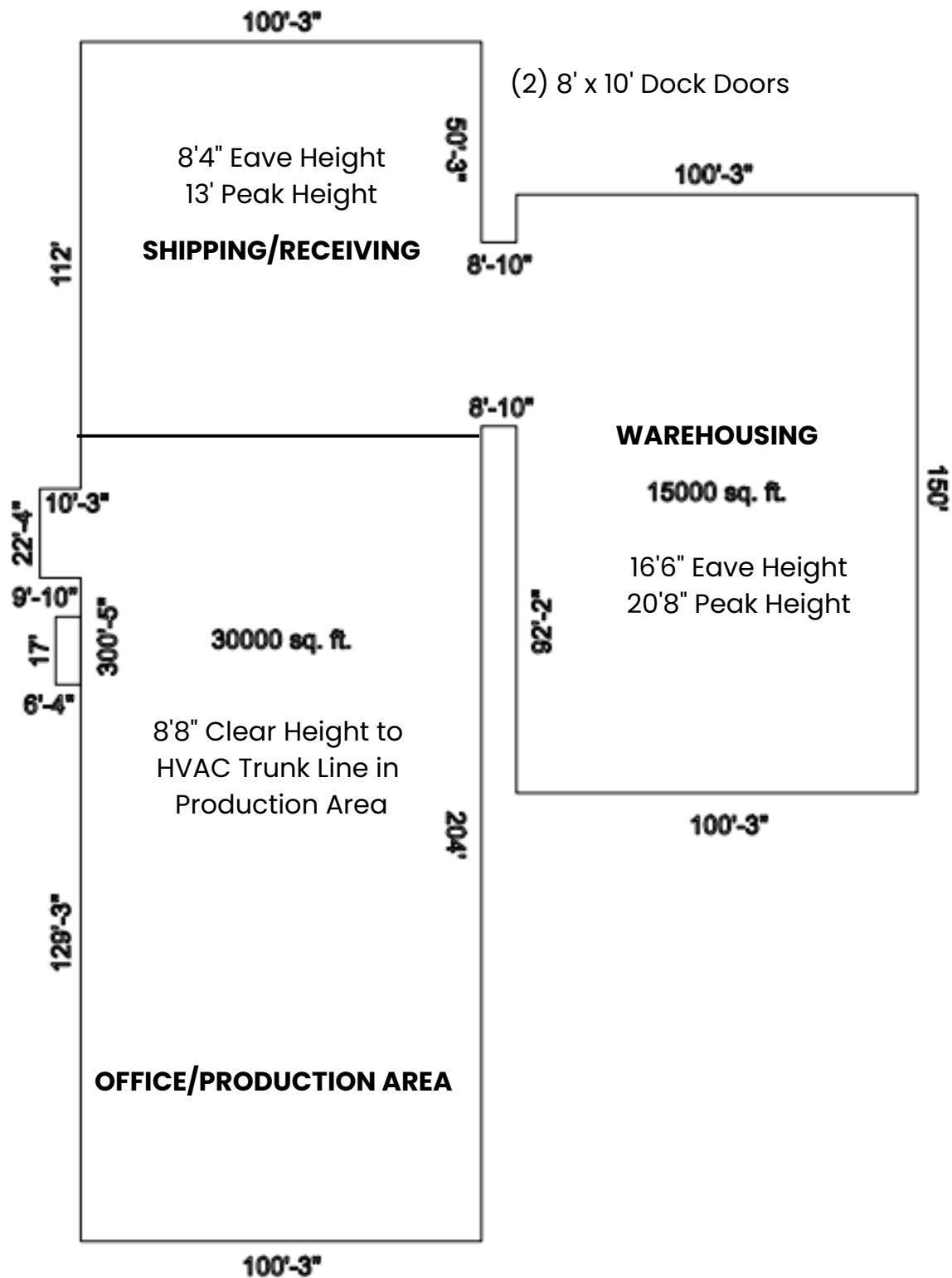
3428 GA Hwy 297 - Vidalia, GA



subject to updated survey

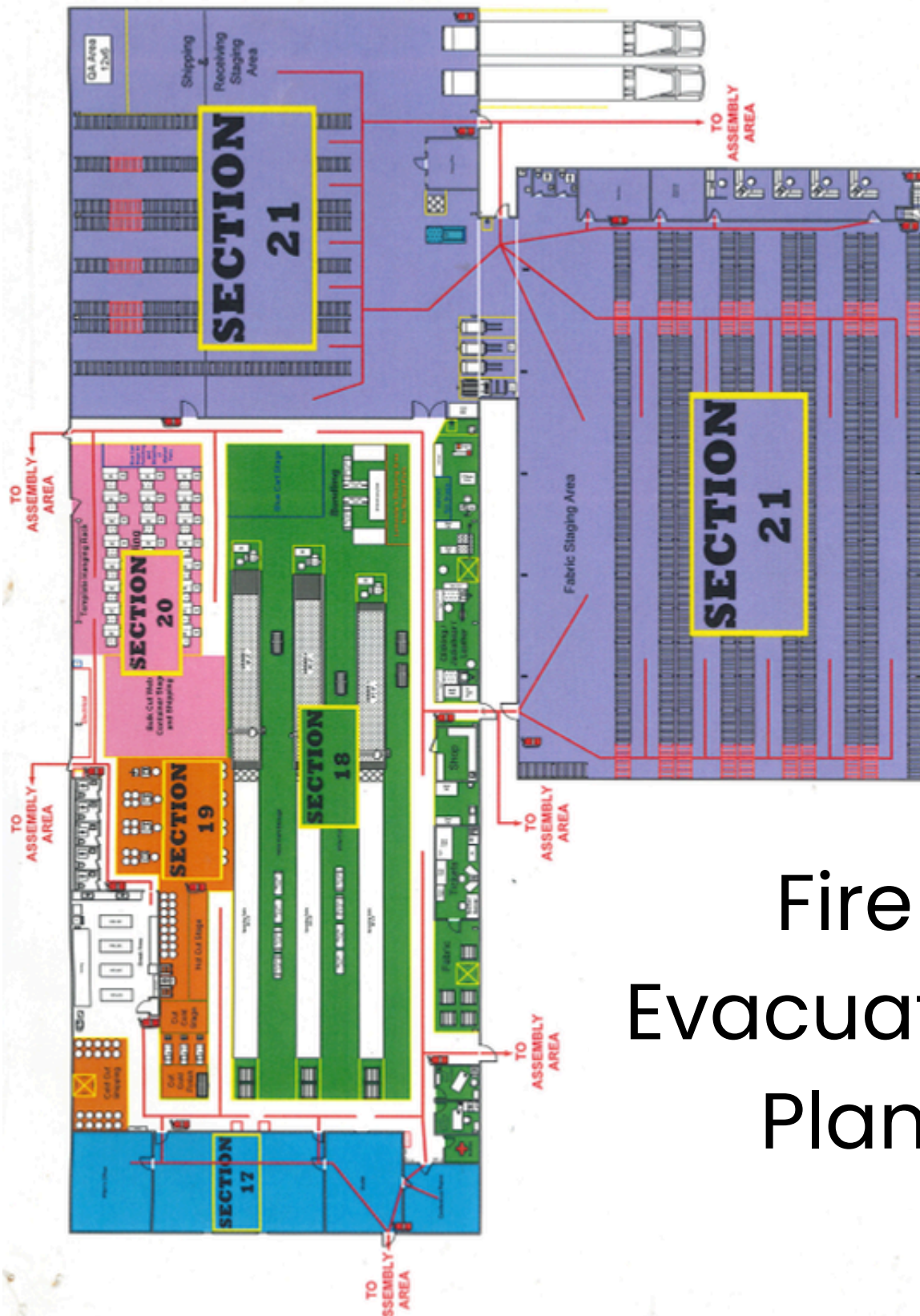
Proposed Property Boundary

Building Dimensions



45,000 square feet

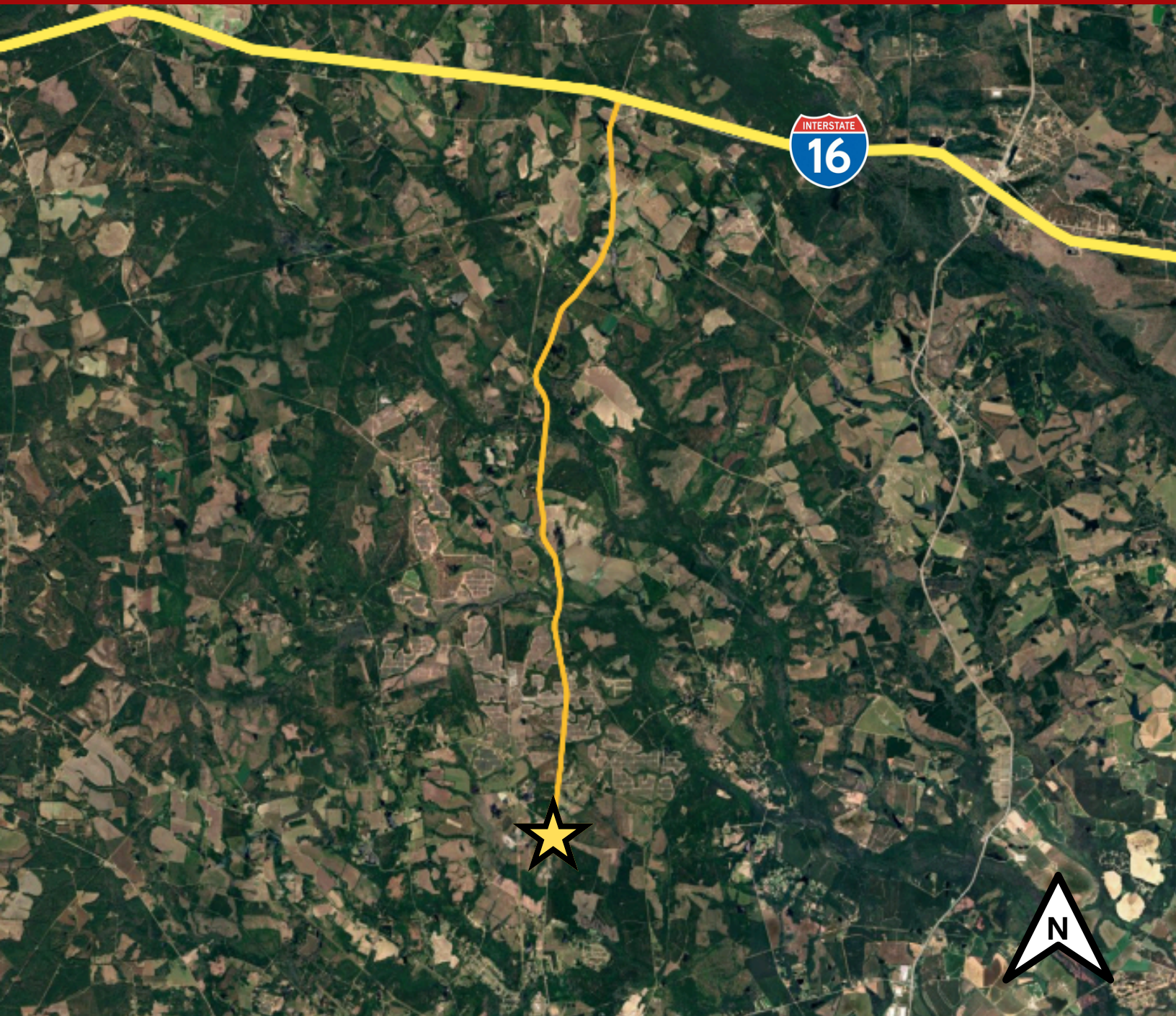
Building Layout



Fire Evacuation Plan

20,000 sq. ft. office/production;
25,000 sq.ft. warehouse

Transportation



Vidalia Regional Airport7 mi
Statesboro Bulloch County Airport.....105 mi
Savannah/Hilton Head Int'l Airport.....90 mi
Atl. Hartsfield-Jackson Int'l Airport.....169 mi

Port of Savannah.....95 mi

Interstate 16.....10 mi
Interstate 95.....83 mi
Interstate 75.....94 mi

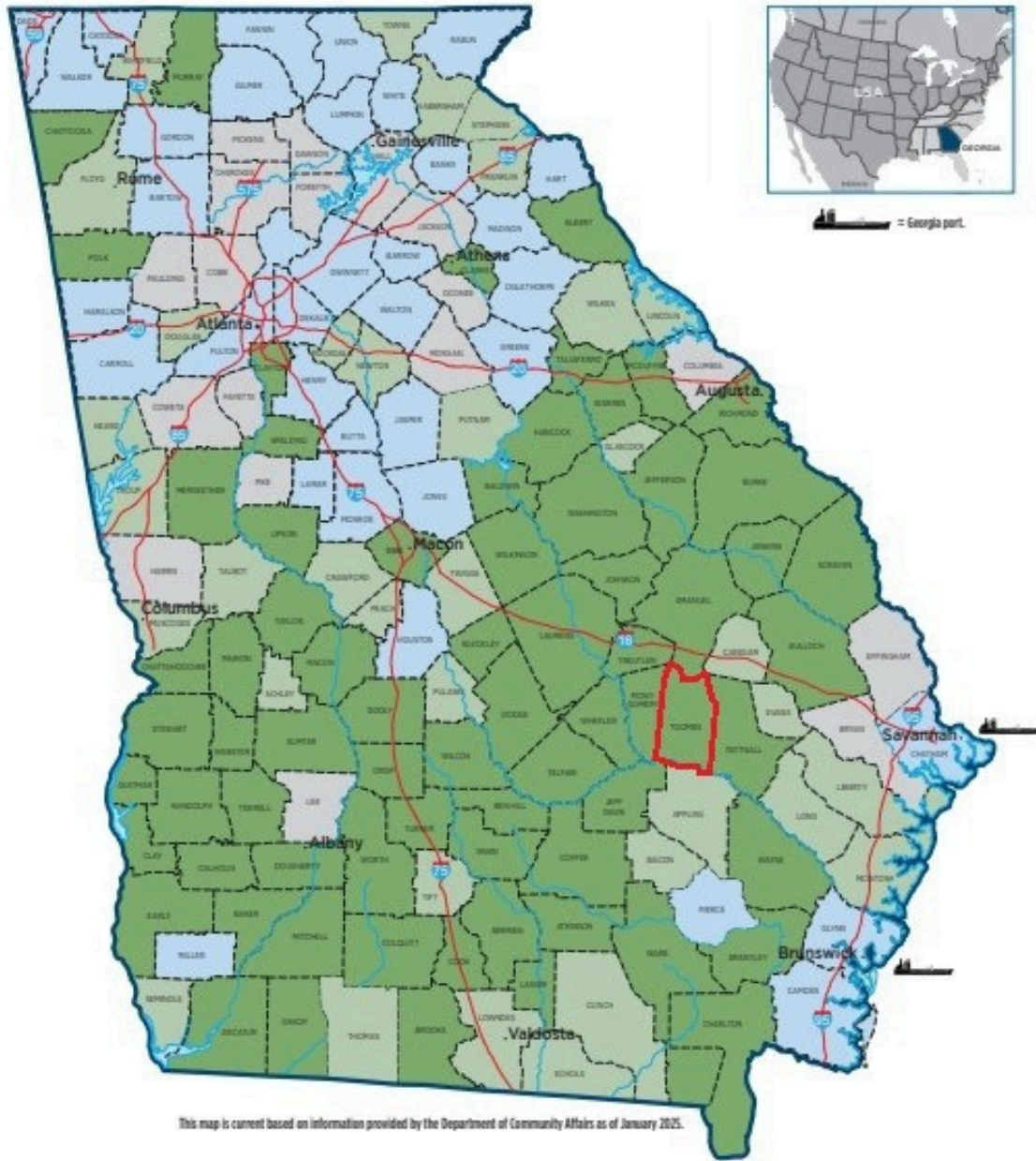
US Hwy 280.....4 mi
US Hwy 1.....8 mi
US Hwy 341.....33 mi



Accessible Transportation Routes

2025 GA Job Tax Credits

GEORGIA 2025 JOB TAX CREDIT TIERS



TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500 per job	5 years
2	\$3,000*	10	100% of tax liability	5 years
3	\$1,750*	15	50% of tax liability	5 years
4	\$1,250*	25	50% of tax liability	5 years

SPECIAL ZONE	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
MZ/OZ	\$3,500	2	100% of tax liability - excess to withholding	5 years
LDCT	\$3,500	5	100% of tax liability - excess to withholding	5 years

*Includes \$500 Bonus for Joint Development Authority (JDA). The majority of counties are in a multi-county JDA.

\$4,000 Tax Credit per Job Created

Downtown Vidalia Retail Map



Salon/Personal Care

- 1 Beena's Nail Bar
- 22 Shuman's Cleaners
- 23 Michelle's Braids
- 40 Vintage Barbers
- 47 Patricia's Beauty Boutique
- 59 ReNew Med Spa
- 60 Rural Roots Hair Studio
- 62 Face 2 Face Global Hair Studio
- 71 Halo Salon & Spa
- 93 Spa on First
- 99 Johnny's Barber Shop
- 113 The Hair Company
- 117 Salon 459

Other (outside of Historic District)

- Seasons Design Center
- Altama Museum
- Nutrition HQ
- Bill's Donuts & Bake Shop
- Southern Creations Florist
- Sweet Onion Social
- The Total Look
- January's Boholic Boutique
- KE Butler & Co. Jewelers
- Merle Norman Cosmetics
- Mimosa Gift Boutique
- Pix Photo & Gifts
- The Unique Boutique
- Phillips Pharmacy

Full of Potential

- 5 60
- 10 61
- 11 69
- 15 70
- 26 73
- 32 74
- 35 75
- 37 78
- 39 82
- 52 85
- 55 92
- 120

Other

- 14 God Grace Mercy Outreach Ministries
- 21 The Dahlia Event Center
- 41 Vidalia Karate
- 42 After School Karate
- 80 Downtown Barre
- 82 The Palace
- 87 Town & Country Beauty Shop
- 89 The Pal Theatre
- 90 Downtown Vidalia Association
- 97 Old Vidalia City Hall
- 116 The Advance
- 118 The Grand Suites
- 119 Entrepreneurship/ Chamber of Commerce

Food/Drink

- 3 Homemade On The Go
- 45 Kountry Kafe
- 64 Ms. Lyn's Sweets
- 78 Downtown Bistro
- 95 Vallarta's Mexican Restaurant
- 98 Rialto
- 101 Ohoopie River Brewing Company

Retail

- 2 Flowers by Chloe
- 8 LilliBug's Boutique
- 12 Treasures from the Attic
- 13 Smoke Cave
- 16 Taylor's Fresh Seafood
- 18 Burlap & Twine
- 19 Beth's Florist
- 30 Los Olivios
- 36 Arlene's Fine Jewelry
- 38 Mary's
- 39 Emile J & Co.
- 43 Doodlebugs
- 44 Grace Bridal
- 46 Equipped.
- 49 Pix Photography
- 50 Clarke Appliance
- 51 Sign & Stamp Solutions
- 53 Maddie Bea / Robin's Nest
- 54 The Market on Church

56 TopWave Boutique

- 57 Kountry Cottage
- 58 The Printed Word
- 63 Edna's Marketplace Boutique
- 66 Country Kottage
- 67 Peppy's
- 68 Terry's Flooring & Blinds
- 72 Dear Everly Boutique
- 77 Sugar Britches Boutique
- 79 Tres Chicas
- 81 Alpha Lock
- 83 Brown's Jewelry
- 84 Goin' Postal
- 88 Gabby's Marketplace
- 92 Southern Davis
- 102 Sound Solution
- 109 Vidalia Pharmacy
- 112 GA Peach Clothing

Church

- 103 Cornerstone Church
- 105 First Baptist Church
- 106 Vidalia Heritage Academy

Professional Services

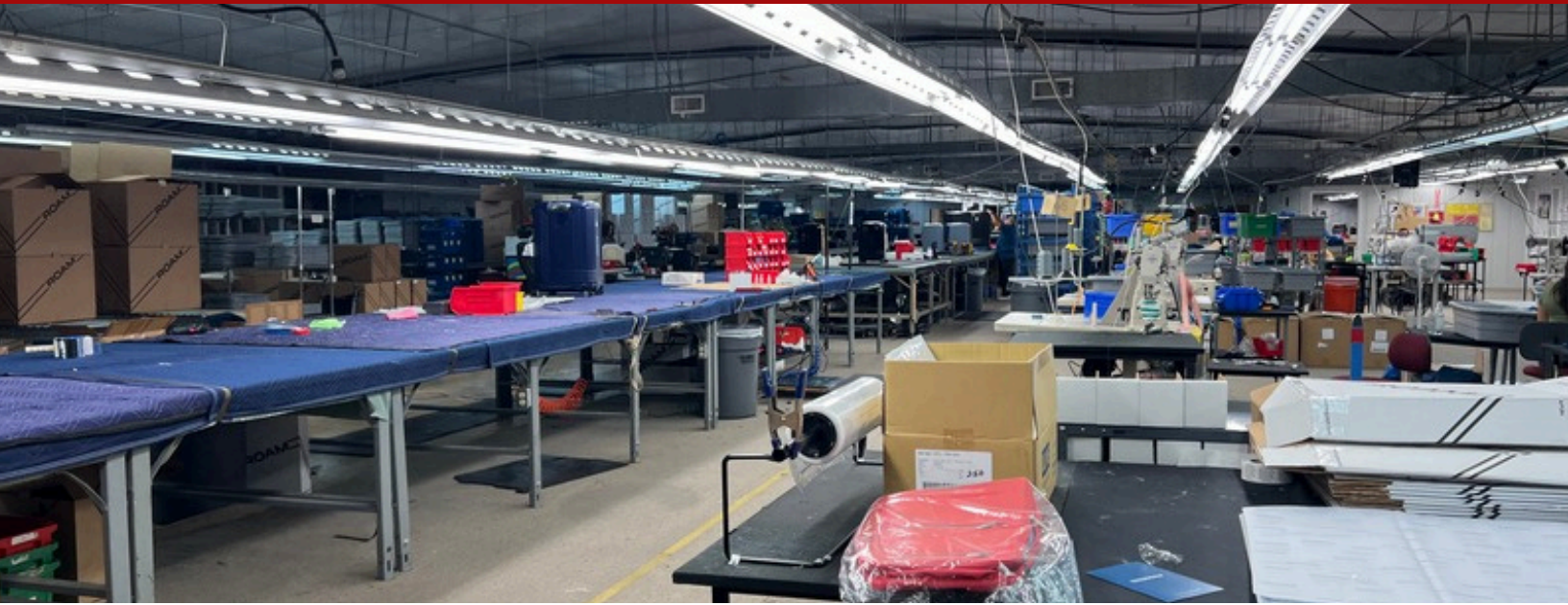
- 7 Ohoopie Land & Timber
- 9 Three Rivers Home Health
- 15 Solace Hospice
- 17 Tipton-Downie Law
- 20 Love & Support Counseling
- 24 The Nail Lounge
- 25 B&B's Tax Service
- 26 Final Touch Cleaning
- 27 McIntyre P.C.
- 28 & 29 Wilkes Office
- 31 Tom A. Peterson Law Office
- 33 GA Hospice Care
- 34 Estroff's Properties
- 48 Dixon Management
- 65 Cook/Everett Law
- 73 Memorial Health Meadows
- 74 Vidalia Children's Center
- 76 Parlor Marketing
- 86 Glenn Mixon Insurance
- 91 Southern Harvest Insurance
- 94 Southern Choices
- 96 Tom Peterson Realtors
- 100 Jennifer McComas Law Office
- 107 Brooks Insurance
- 108 Leigh-Anne White & Co.
- 110 Brown Insurance Group

Bank/Financial Services

- 4 Lee Discount Loan Co.
- 6 American Tax Service
- 75 Georgia First Bank
- 111 Altamaha Bank & Trust
- 115 Edward Jones

Community Living & Quality of Life

3428 GA Hwy 297 Vidalia, Georgia



IN THE NEWS:

- Toombs County Development Authority Awarded \$2 Million for One Toombs Industrial Park Development.
- Toombs County Named No. 7 of 20 “Top Counties Per Capita” by Site Selection Magazine.
- Oxford Industries Celebrates Construction Milestone at New Distribution Center.
- Shinsung Petrochemical (Automotive Supplier) to Invest \$11.2 Million in New Manufacturing Facility in Toombs County, Creating 30+ Jobs.
- City of Lyons Awarded \$1,633,672 Rural Workforce Housing Grant.
- Tumi to Add Approximately 163,000 SF to the Existing 324,000 SF Facility.
- Toombs County Awarded \$4,059,474 in Rural Downtown Development Funds.



CURRY REAL ESTATE

1825 VETERANS BLVD. – DUBLIN, GA 31021

478-272-2335

WILL@CURRYCOMPANIES.COM