

250,000 - 810,000 SF BTS  
Available for Sale or Lease



2647 GA HWY 257

DUBLIN, GA

- Heavy Industrial Uses
- Development Land Available for Sale

# Property Highlights

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## PROPERTY SIZE:

±55 Acres

## AVAILABLE SPACE:

250,000 - 810,000 SF

## BUILDING AMENITIES:

- BTS Office
- Cross Dock
- 40' Clear Ceiling Height
- 186 Dock High Doors
- 4 Drive-in Doors
- ESFR Fire Suppression
- 97 Auto Spaces
- 228 Trailer Spaces
- 185' Truck Court
- Eligible for Tier 1 County Job Tax Credits

## Job Tax Credits

Georgia provides a statewide job tax credit that could benefit companies located at 2647 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.

Tier  
**1**

Example:

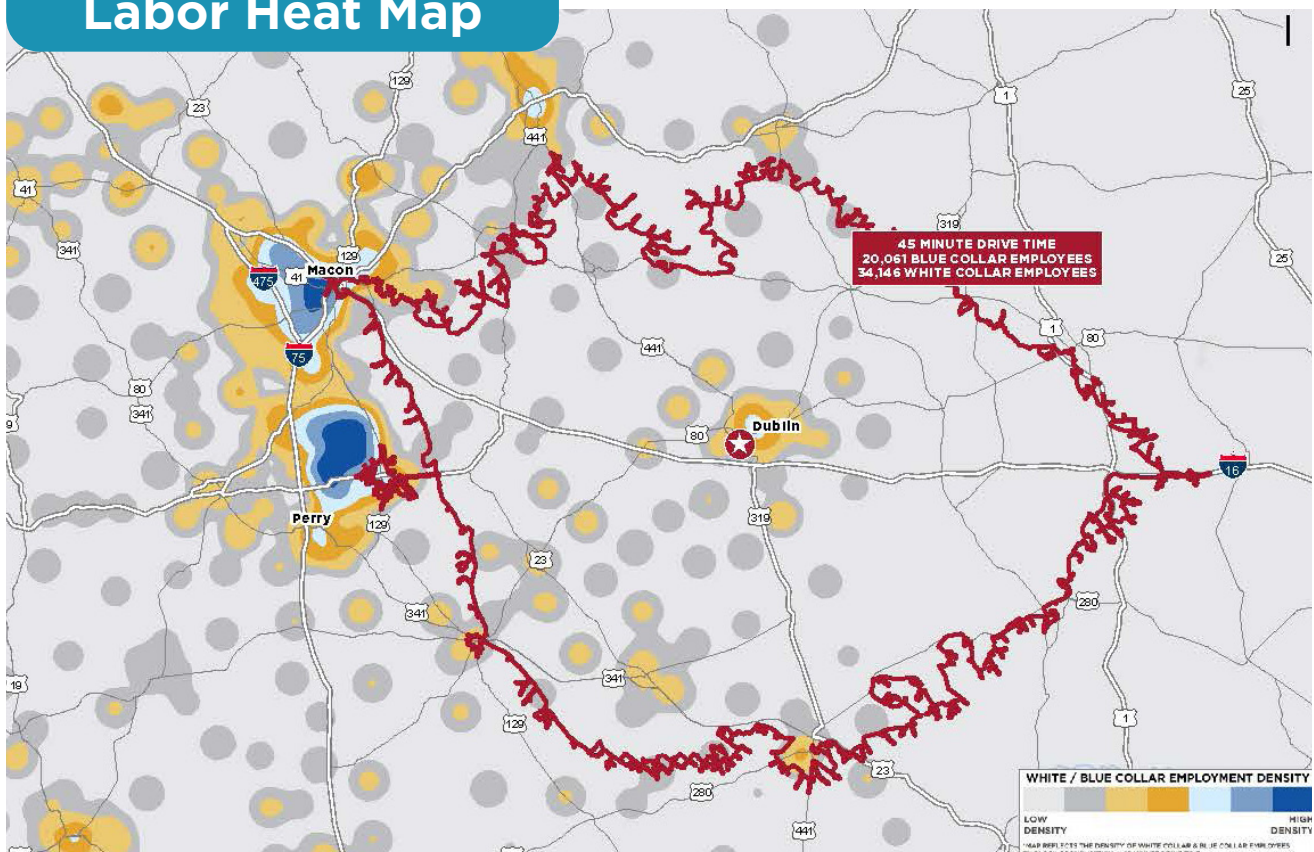
$$\text{\$4,000} \times \text{100} \times \text{5} = \text{\$2,000,000}$$

New Jobs                      Years                      Total Credits to claim

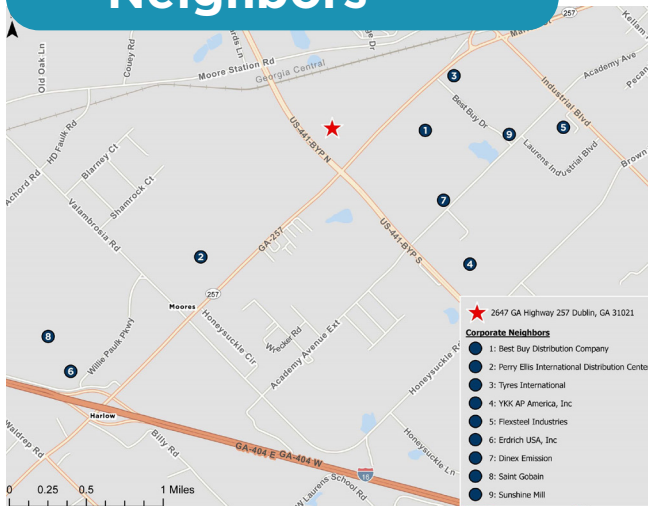
Job Tax Credits are subject to program requirements as outlined in O.C.G.A. § 48-7-40 and rules published by the Georgia Department of Community Affairs in Chapter 110-9.1 and the Georgia Department of Revenue in Regulation 560-7-8-.36.

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.

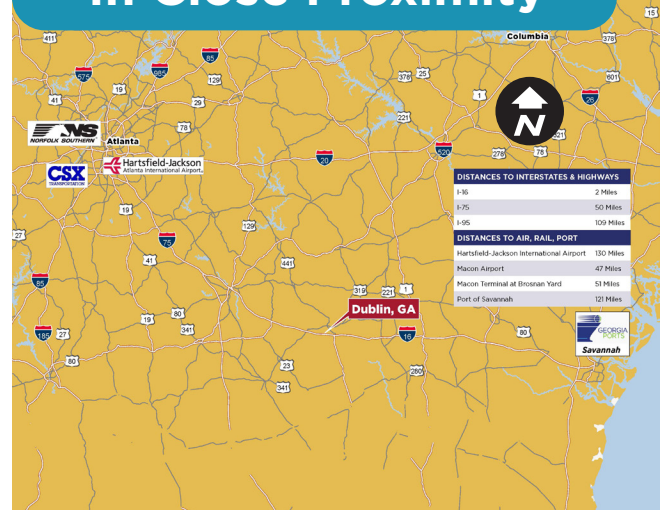
## Labor Heat Map



## Neighbors



## In Close Proximity



For leasing information, please contact:

**GILBERT VALDEZ, SIOR**  
 Managing Director  
 Mobile +1 404 509 4482  
 Office +1 404 853 5207  
[gilbert.valdez@cushwake.com](mailto:gilbert.valdez@cushwake.com)

**ANDREW THURMAN**  
 Senior Associate  
 Mobile +1 404 775 2268  
 Office +1 404 682 3429  
[andrew.thurman@cushwake.com](mailto:andrew.thurman@cushwake.com)

**STEPHEN EZELLE, SIOR**  
 Partner  
 Mobile +1 912 441 3083  
 Office +1 912 236 8992 x2  
[sezelle@gilbertezelle.com](mailto:sezelle@gilbertezelle.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](http://cushmanwakefield.com)

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