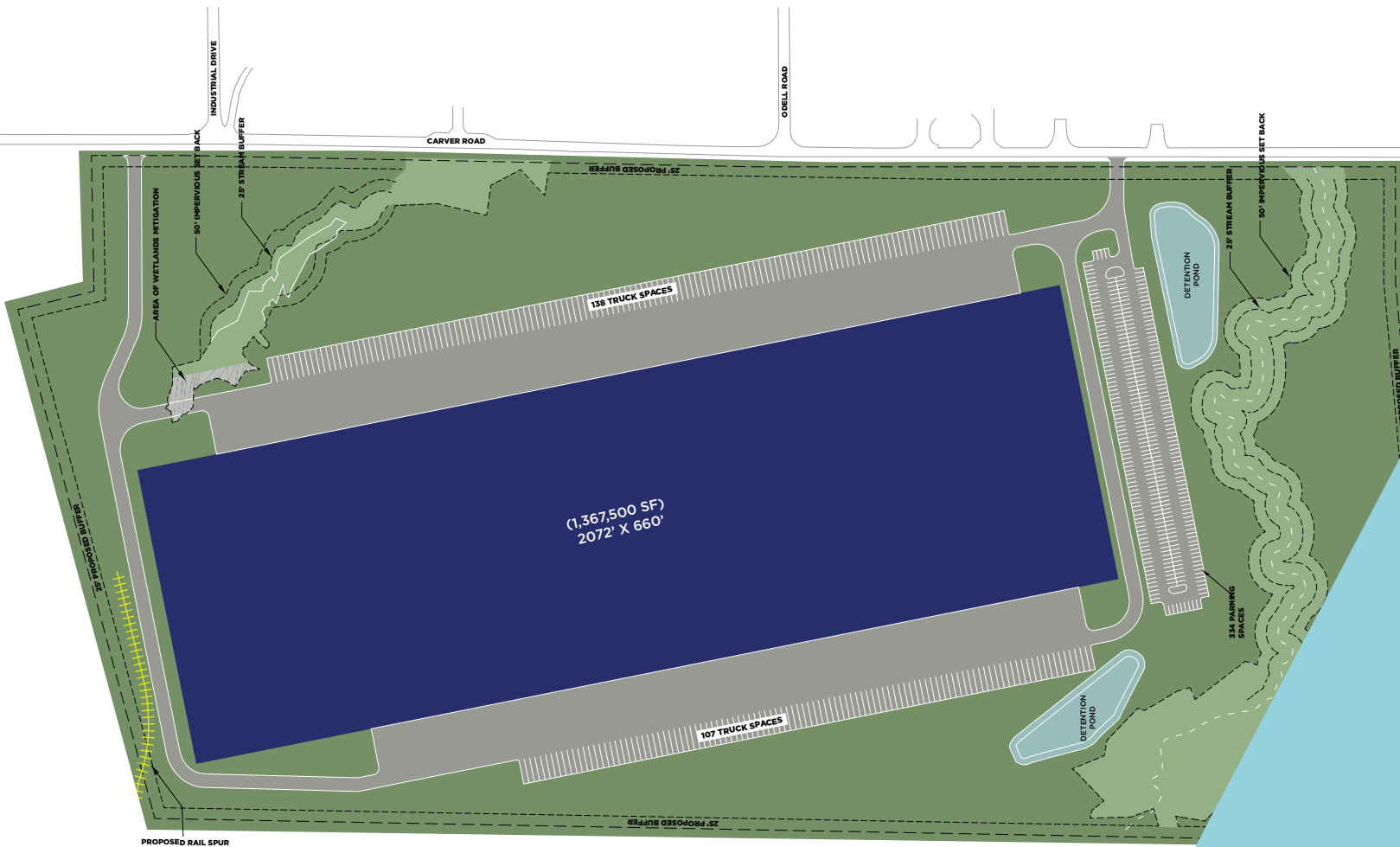


**CUSHMAN &
WAKEFIELD**

250,000 - 1,367,500 SF
Build to Suit Available for Lease or Sale
Potential Rail Spur Available



1245 CARVER RD.

GRIFFIN, GA

- Heavy Industrial Uses with Rail Potential
- Development Land Available for Sale

Property Highlights

PROPERTY SIZE:

97 Acres

AVAILABLE SPACE:

250,000 SF to 1,367,500 SF BTS

ZONING:

Zoned Heavy Industrial

AMENITIES:

- Eligible For Tier 1 County Job Tax Credits
- Potential For Rail Spur
- 40' Clear Height
- ESFR
- 245 Trailer Spaces
- 334 Auto Spaces
- 185' Truck Court

Job Tax Credits

Georgia provides a statewide job tax credit that could benefit companies located at 1245 Carver Road. 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.

*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 1245 Carver Road, and creates 100 jobs new to Georgia, which are maintained for 5 years.

Tier
1

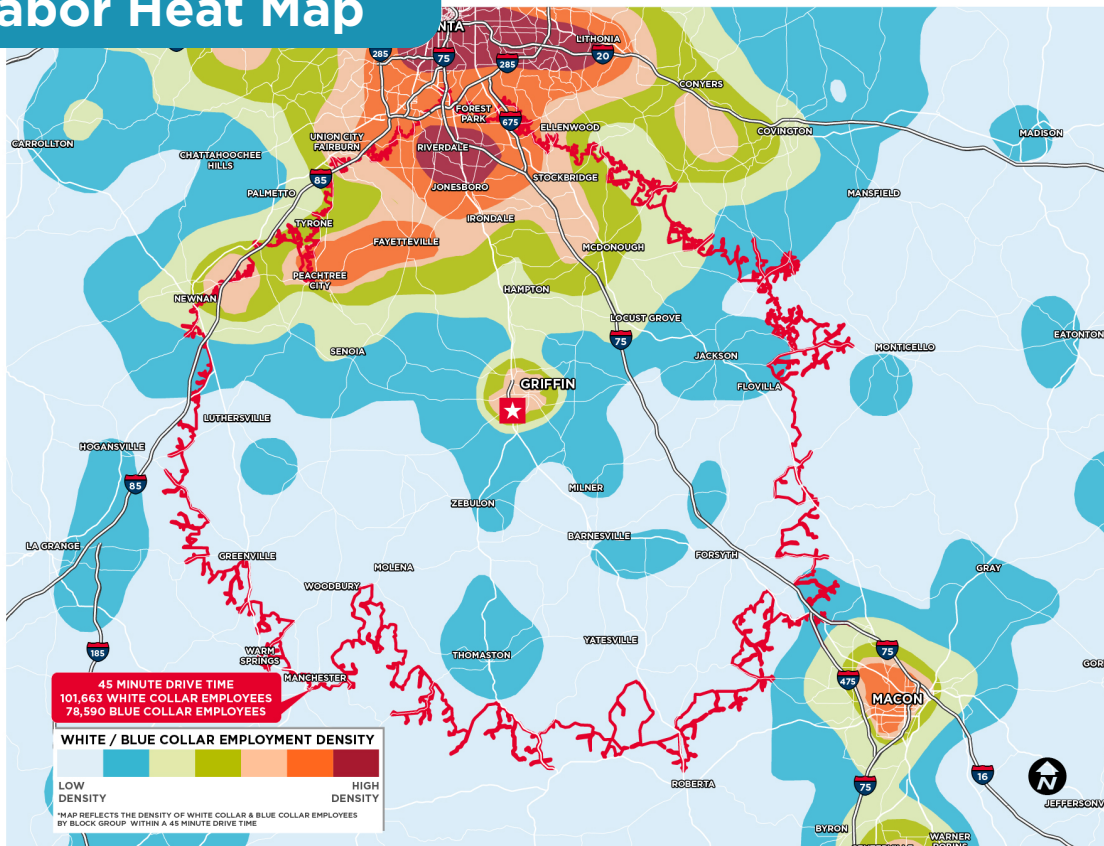
Example:

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

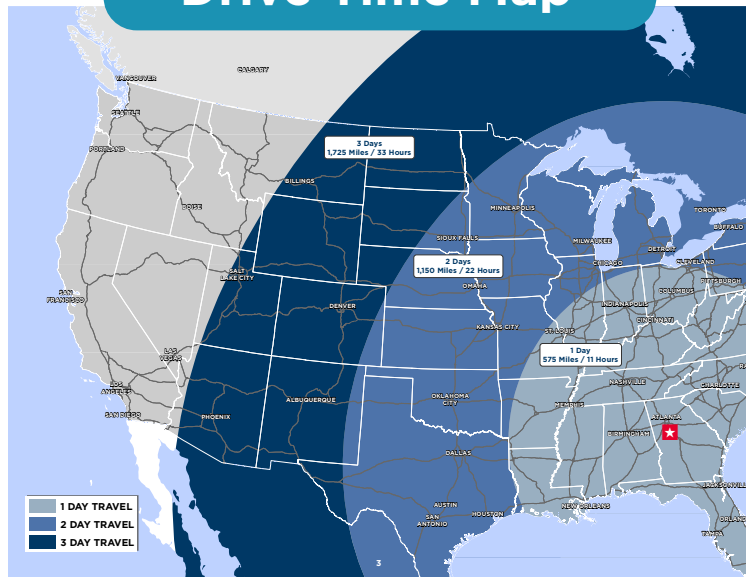
New Jobs Years Total Credits to claim

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.

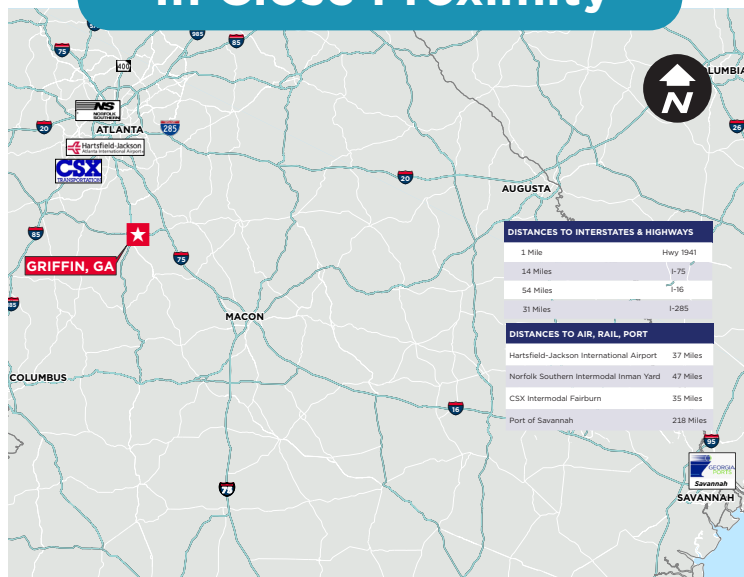
Labor Heat Map



Drive Time Map



In Close Proximity



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