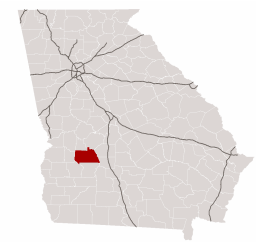
INDUSTRIAL BUILDING DETAIL REPORT

Americus Speculative Building

465 Martin Marietta Street, Americus, GA 31709



Sumter County

For More Information Contact:
Georgia Power
Community and Economic Development
404-506-2216
econdevga@southernco.com
www.SelectGeorgia.com

PROPERTY (Source: Georgia Department of Economic Development, CoStar)

Space

Available Space: **63,200 SF**
Building Size: **63,200 SF**
Maximum Ceiling Height: **24 FT**
Minimum Ceiling Height: **24 FT**
Largest Space: **SF**
Smallest Space: **SF**
Office Space: **3,250 SF**
Refrigerated Space: **FT**
Freezer Space: **FT**
Dimensions: **300 x 200 FT**
Year Built: **2001**
Occupancy Type: **Multi-Tenant**
Former Use: **Spec**
Lot Size: **10 AC**
Incorporated: **Yes**
Parking Ratio:
Building ID: **31055**

Utilities

Electric Supplier: **Customer Choice**
Water Main: **12 IN**
Sewer Main: **10 IN**
Natural Gas Provider: **City of Americus/Americus Utility Comm**
Natural Gas Main: **4.00 IN**

Pricing

Sale or Lease: **Both**
Asking Price: **$1,100,000**
Minimum Lease Rate:**/SF**
Maximum Lease Rate: **/SF**
Terms:

Features

Truck Doors:

TRANSPORTATION (Source: Georgia DOT, TeleAtlas)

Airports

General Aviation: **Jimmy Carter Regional, 1.10 miles**
International: **Hartsfield-Jackson Atlanta International, 105.54 miles**

Highways

Interstate: **I-75, 25.82 miles**
Highway: **GA HIGHWAY 49 N, 1.82 miles**

Georgia Port

Port of Brunswick Colonel's Island Terminal, 171.37 miles

Rail Service

Rail Served? **No**
Number of Rail Doors: **0**

WORKFORCE, TAXES & INCENTIVES (Source: ESRI, Georgia Department of Labor, Georgia Department of Revenue, Technical College System of Georgia, Georgia DCA)

Demographics

2012 Population: **40,110 within 10 miles, 141,689 within 30 miles, 1,057,145 within 60 miles**
2012 Median HHD Income: **$32,266 within 10 miles, $29,698 within 30 miles, $33,200 within 60 miles**

Laborforce

2012 Available Laborforce: **16,140 within 10 miles, 61,773 within 30 miles, 259,928 within 60 miles**
2012 County Average Wage: **$565/week**
2012 County Average Manufacturing Wage: **$616/week**

Education

Technical College: **South Georgia Technical College, 0.79 miles**
University: **Georgia Southwestern State University, 4.20 miles**

Taxes

Effective Property Tax: **$15.80 per $1,000 FMV**
Millage Rate: **39.50**

Incentives

Job Tax Credit: **$4,000/job**
Investment Tax Credit: **5%**
City Freeport Category 1, 2, 3: **100%, 100%, 100%**
County Freeport Category 1, 2, 3: **100%, 100%, 100%**
No Incentive Zones

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