

**FOR SALE  
OR LEASE**



EBERHARDT & BARRY INC.

Property Video: <https://youtu.be/Lvtys0QdQ5k>



**Former Columbia Forest Products  
Manufacturing / Distribution Facility  
191,120± Total SF - 21.29 Total Acres**

**55 Tote Road  
Cuthbert, Randolph County, Georgia 39840**

---

**SALES PRICE: \$500,000**

**LEASE RATE: \$.50 PSF**

---

**FOR MORE DETAILS CONTACT:**

Revised 6/1/17

**ARTHUR P. BARRY III, SIOR - EXCLUSIVE AGENT**  
abarry@cbcworldwide.com  
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990  
Fax 478-746-1362 Cell 478-731-8000  
[www.coldwellbankercommercialeb.com](http://www.coldwellbankercommercialeb.com)

990 Riverside Drive  
Macon, GA 31201



EBERHARDT & BARRY INC.

Tote Road - Cuthbert, Randolph County, GA

PROPERTY OVERVIEW

<b>PROPERTY VIDEO:</b>	<a href="https://youtu.be/Lvtys0QdQ5k">https://youtu.be/Lvtys0QdQ5k</a>
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>191,120± SF Manufacturing / Distribution Facility <ul style="list-style-type: none"> <li>6,152± SF Main office</li> <li>4,644± SF Two-story office in plant <ul style="list-style-type: none"> <li>First floor consists of a break room, training room and two (2) industrial restrooms.</li> <li>Second floor are general offices.</li> </ul> </li> </ul> </li> <li>Several small detached buildings including a guard house.</li> </ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"> <li>21.293 Acres Total (contiguous except for roads) <ul style="list-style-type: none"> <li>Tract A: 11.61 acres with building.</li> <li>Tract A1: 4.44 acres (vacant land)</li> <li>Tract B: 5.243 acres (vacant land and parking lot of the industrial building)</li> </ul> </li> <li>4,606± ft. road frontage (site fronts on both sides of Tote Road, Wall Street on the east, and Morgan Street on the north.</li> </ul>
<b>TOPOGRAPHY:</b>	<ul style="list-style-type: none"> <li>Level in Tracts A and B. Slopes down to the south on Tract A1.</li> <li>Site is NOT located in FEMA 100 year flood zone.</li> </ul>
<b>YEAR BUILT:</b>	121,531 SF building area built in 1978 and remaining building areas built in 1990.
<b>CEILING HEIGHTS:</b>	<ul style="list-style-type: none"> <li>Office: 8'</li> <li>Warehouse: 14'- 24'</li> </ul>
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"> <li>4,282± SF of open canopies and docks adjacent to the north and south sides of building</li> <li>Two (2) loading docks on the west and east sections of building.</li> <li>16 overhead doors of which seven (7) are dock height doors at north side rail spur</li> </ul>
<b>RAIL:</b>	Georgia Southwestern Railroad main tract fronts the south side of Tract B and a rail spur extends onto Tract A.
<b>CONSTRUCTION:</b>	<ul style="list-style-type: none"> <li>Office Building: Frame with brick veneer</li> <li>Manufacturing Buildings: Brick / concrete block / metal</li> </ul>
<b>ROOF:</b>	Front office roof is composition in average condition. Remaining roofs are metal gable on steel frame. All metal roofs are original.
<b>WALLS:</b>	<ul style="list-style-type: none"> <li>Exterior: Metal</li> <li>Interior: Office areas contain panel walls.</li> </ul>
<b>FLOOR:</b>	<ul style="list-style-type: none"> <li>Office: Carpet &amp; tile</li> <li>Warehouse: Concrete</li> </ul>
<b>LIGHTING:</b>	<ul style="list-style-type: none"> <li>Office: acoustical ceilings with recessed lights</li> <li>Warehouse: High intensity lights and skylights</li> </ul>

Continued



EBERHARDT & BARRY INC.

Tote Road - Cuthbert, Randolph County, GA / PROPERTY OVERVIEW

<b>HVAC:</b>	Central heat and air conditioning in office.
<b>FIRE PROTECTION:</b>	Wet sprinkled
<b>PARKING:</b>	Asphalt paved lot on Tract B across Tote Road from building.
<b>UTILITIES:</b>	<ul style="list-style-type: none"> <li>All utilities available to site.</li> <li>Electrical: 2,000 amps</li> </ul>
<b>ZONED:</b>	C-3
<b>MISCELLANEOUS:</b>	Chain link fencing adjacent to part of the south side of building.
<b>FORMER USE:</b>	Property was used to convert cotton lint and waste to cattle and agricultural feed.
<b>SALES PRICE:</b>	<b>\$500,000</b>
<b>LEASE RATE:</b>	<b>\$.50/PSF (Tenant pays ad valorem taxes, utilities, all risk insurance, all maintenance and grounds keeping.)</b>



**Tote Road - Cuthbert, Randolph County, GA** / **PHOTOS**





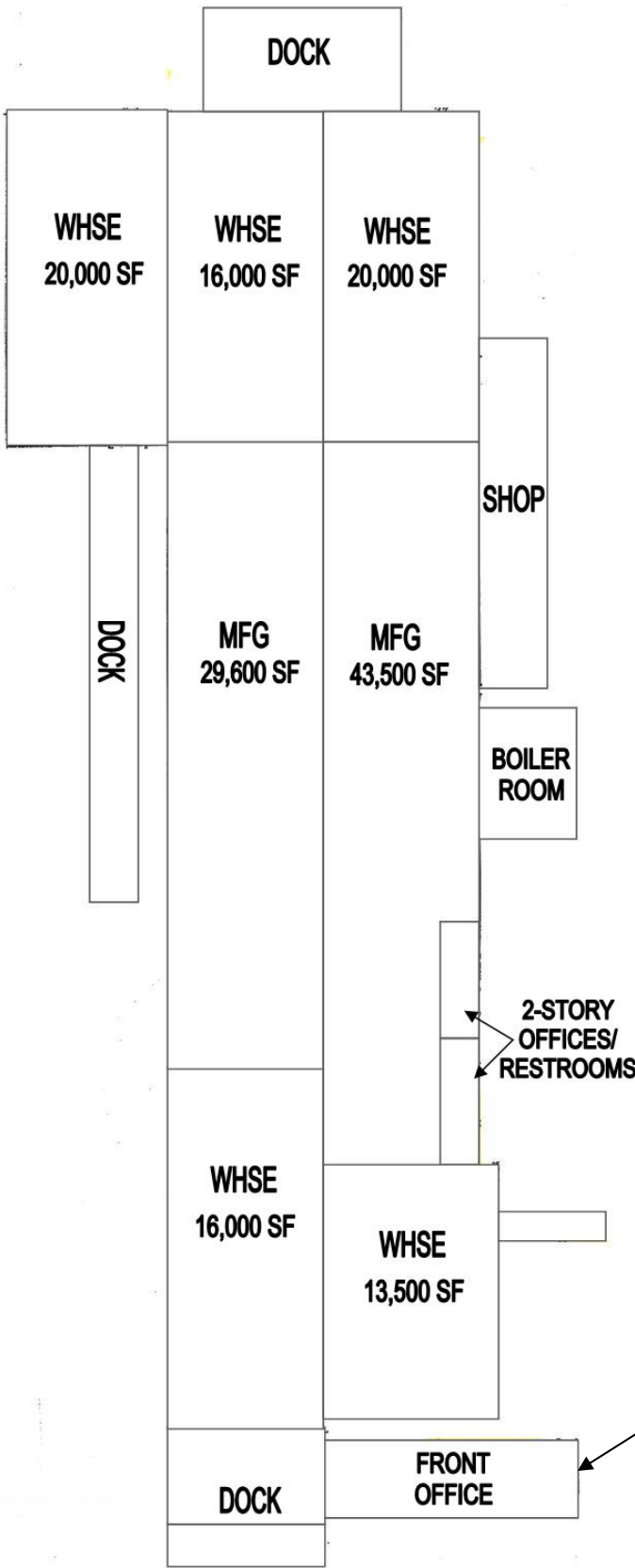
**Tote Road - Cuthbert, Randolph County, GA** / **PHOTOS**



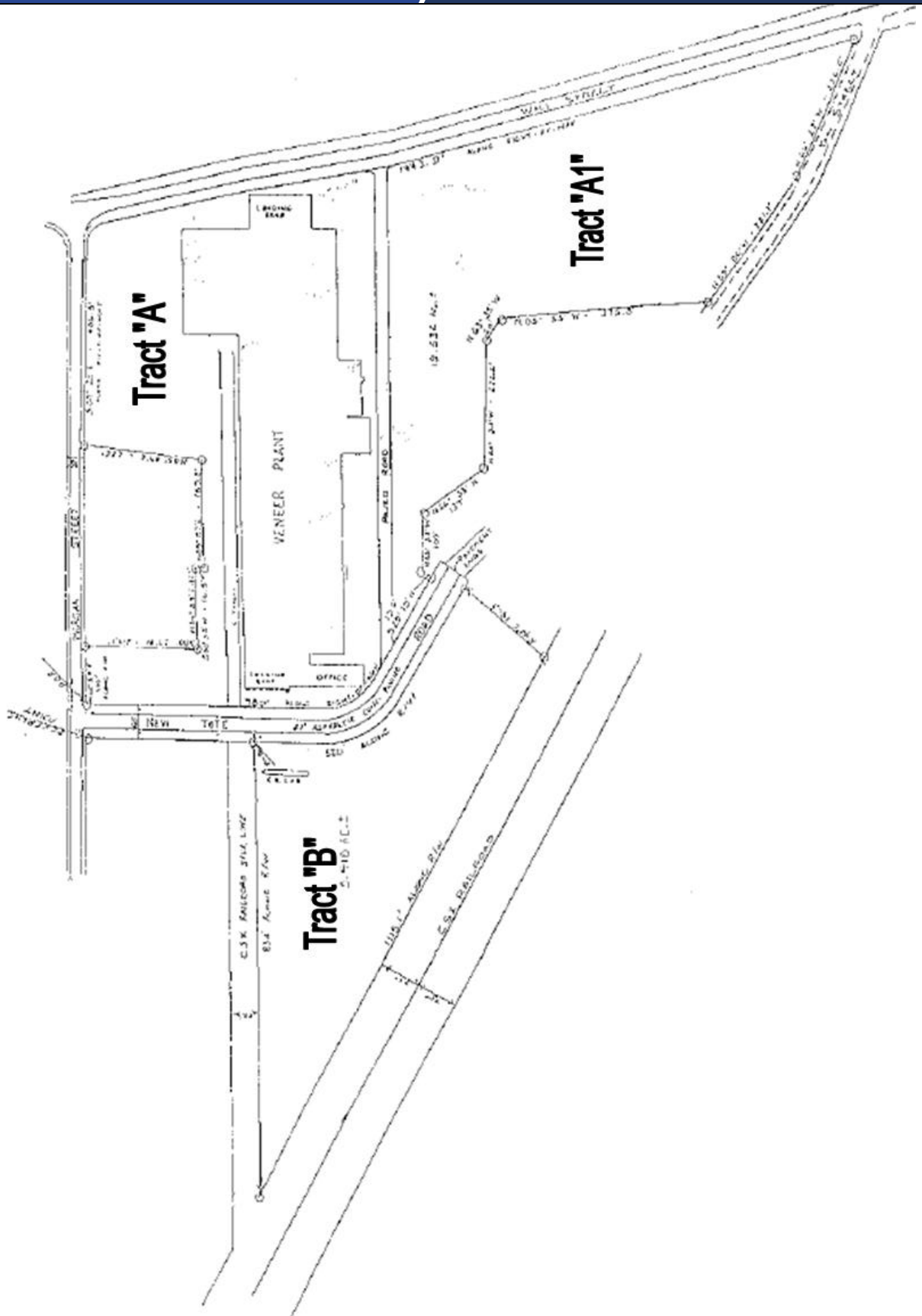


**Tote Road - Cuthbert, Randolph County, GA** / **PHOTOS**







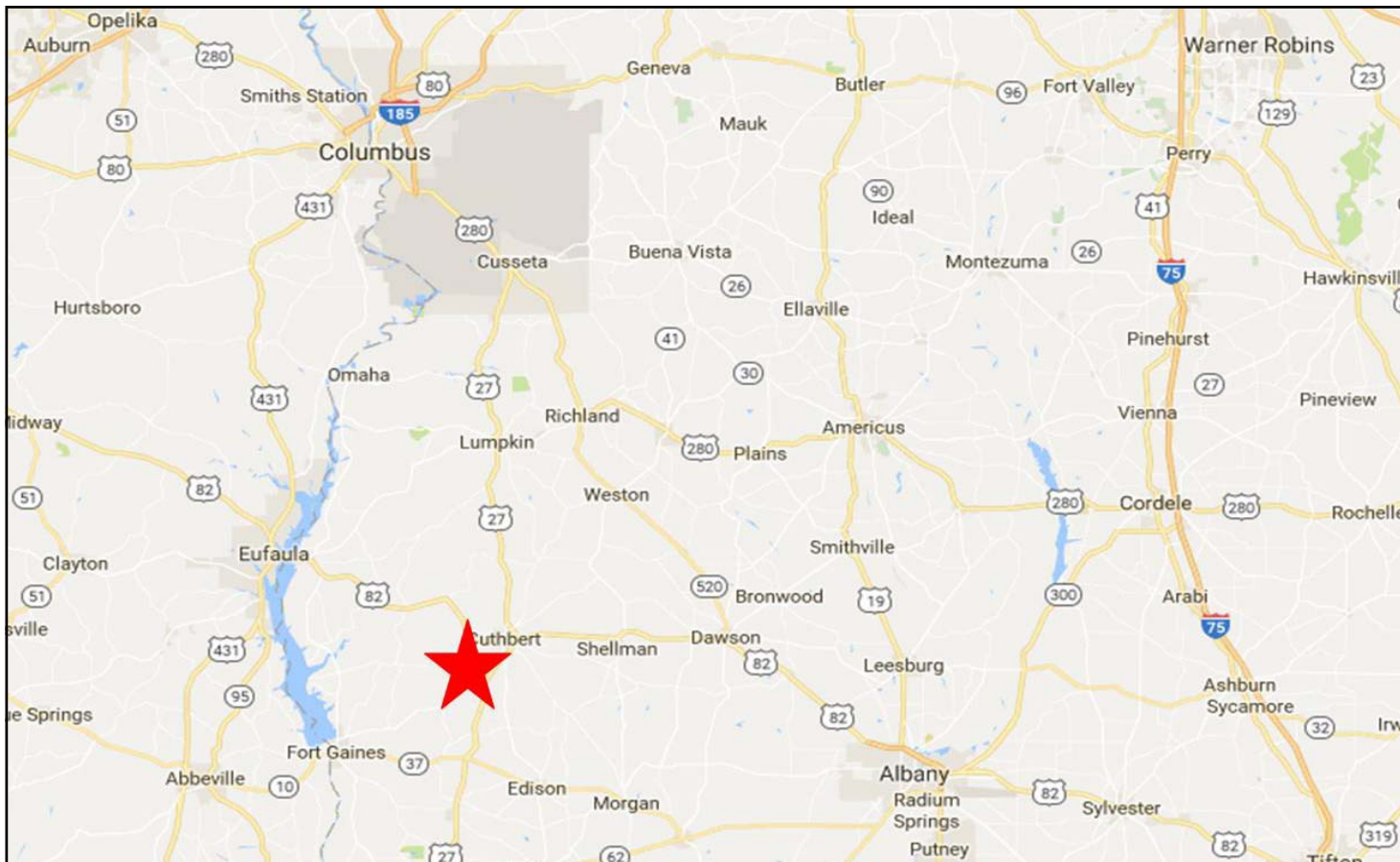
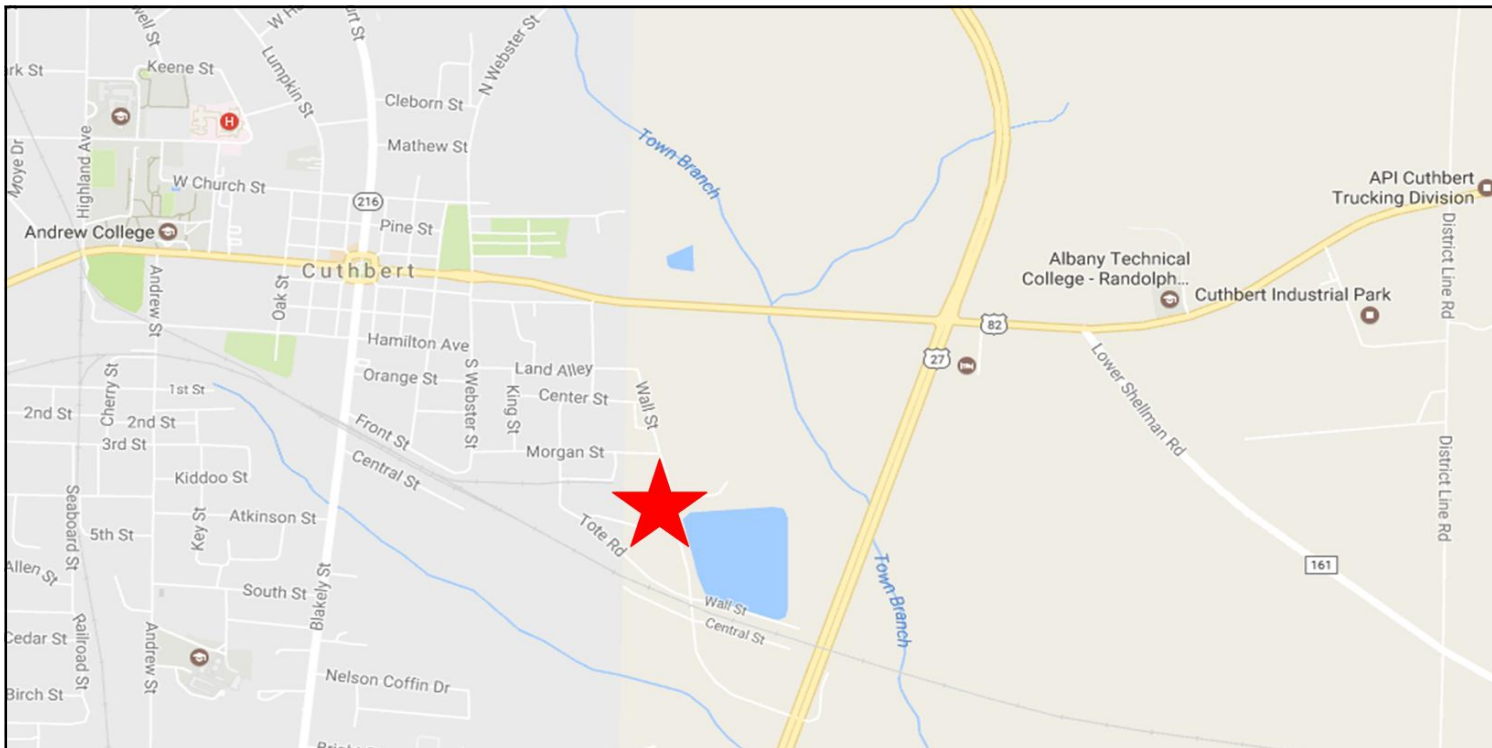




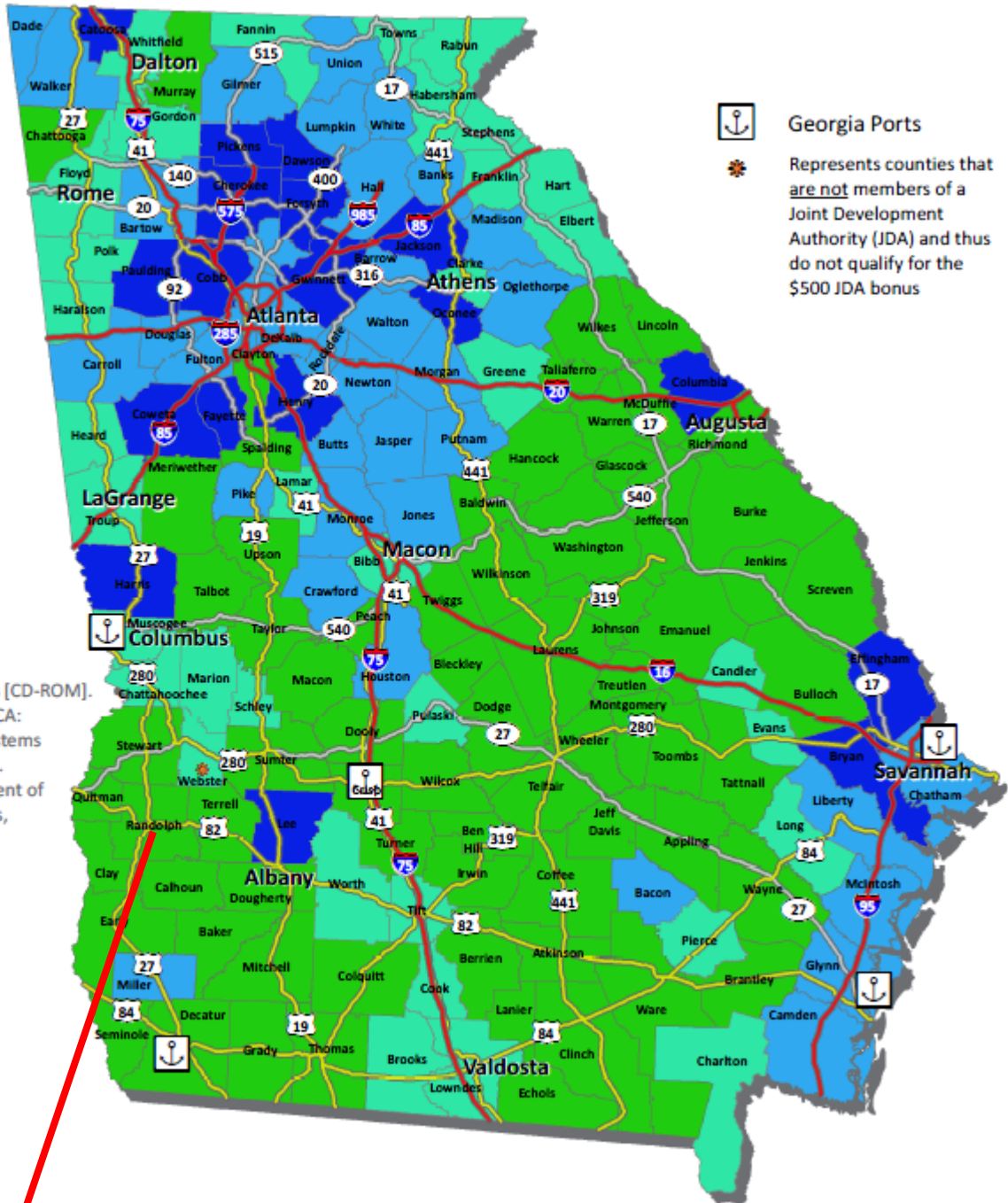
\*Measurements are approximate.



**Tote Road - Cuthbert, Randolph County, GA** / **LOCATION MAPS**



## Georgia Business Incentives



Sources:  
 1) ESRI Data & Maps [CD-ROM]. (2010). Redlands, CA: Environmental Systems Research Institute.  
 2) Georgia Department of Community Affairs, [dca.ga.gov](http://dca.ga.gov), 2016

Tier	Job Tax Credit \$	Jobs	Use of Credits	Carry Forward
1	\$3,500 - \$4,000*	2	100% of Tax Liability Excess to Withholding Tax up to \$3,500	10 Years
2	\$2,500 - \$3,000*	10	100% of Tax Liability	10 Years
3	\$1,250 - \$1,750*	15	50% of Tax Liability	10 Years
4	\$750 - \$1,250*	25	50% of Tax Liability	10 Years

*In the table immediately above, the (\*) denotes the inclusion of the \$500 bonus for counties that are members of a Joint Development Authority (JDA). This addition of the \$500 bonus creates the maximum Job Tax Credit amount which can be awarded to a business.*



# Demographic and Income Profile

Randolph County, GA  
 Randolph County, GA (13243)  
 Geography: County

Prepared by Esri

Summary	Census 2010	2016	2021
Population	7,719	7,765	7,660
Households	3,187	3,143	3,092
Families	2,011	1,960	1,916
Average Household Size	2.33	2.33	2.34
Owner Occupied Housing Units	2,133	1,966	1,930
Renter Occupied Housing Units	1,054	1,177	1,162
Median Age	42.6	42.9	43.9
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	-0.27%	1.02%	0.84%
Households	-0.33%	0.96%	0.79%
Families	-0.45%	0.87%	0.72%
Owner HHs	-0.37%	0.93%	0.73%
Median Household Income	1.45%	2.34%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	819	26.1%	893	28.9%
\$15,000 - \$24,999	580	18.5%	483	15.6%
\$25,000 - \$34,999	410	13.0%	273	8.8%
\$35,000 - \$49,999	463	14.7%	504	16.3%
\$50,000 - \$74,999	399	12.7%	413	13.4%
\$75,000 - \$99,999	233	7.4%	255	8.2%
\$100,000 - \$149,999	147	4.7%	165	5.3%
\$150,000 - \$199,999	53	1.7%	67	2.2%
\$200,000+	39	1.2%	39	1.3%
Median Household Income	\$28,492		\$30,614	
Average Household Income	\$42,516		\$45,528	
Per Capita Income	\$17,705		\$18,881	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	499	6.5%	465	6.0%	444	5.8%
5 - 9	437	5.7%	436	5.6%	403	5.3%
10 - 14	481	6.2%	439	5.7%	440	5.7%
15 - 19	573	7.4%	588	7.6%	580	7.6%
20 - 24	439	5.7%	514	6.6%	478	6.2%
25 - 34	823	10.7%	831	10.7%	798	10.4%
35 - 44	809	10.5%	762	9.8%	766	10.0%
45 - 54	1,174	15.2%	1,001	12.9%	901	11.8%
55 - 64	1,108	14.4%	1,148	14.8%	1,102	14.4%
65 - 74	717	9.3%	919	11.8%	1,007	13.1%
75 - 84	452	5.9%	444	5.7%	518	6.8%
85+	207	2.7%	218	2.8%	223	2.9%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,827	36.6%	2,857	36.8%	2,805	36.6%
Black Alone	4,769	61.8%	4,722	60.8%	4,624	60.4%
American Indian Alone	5	0.1%	5	0.1%	5	0.1%
Asian Alone	23	0.3%	44	0.6%	59	0.8%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	35	0.5%	49	0.6%	58	0.8%
Two or More Races	60	0.8%	88	1.1%	109	1.4%
Hispanic Origin (Any Race)	119	1.5%	166	2.1%	205	2.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

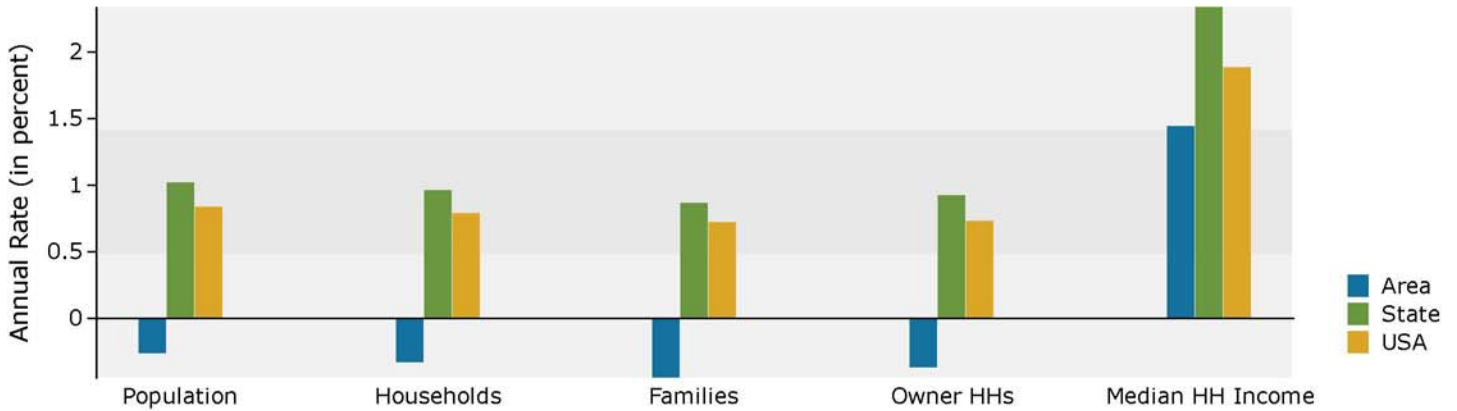


# Demographic and Income Profile

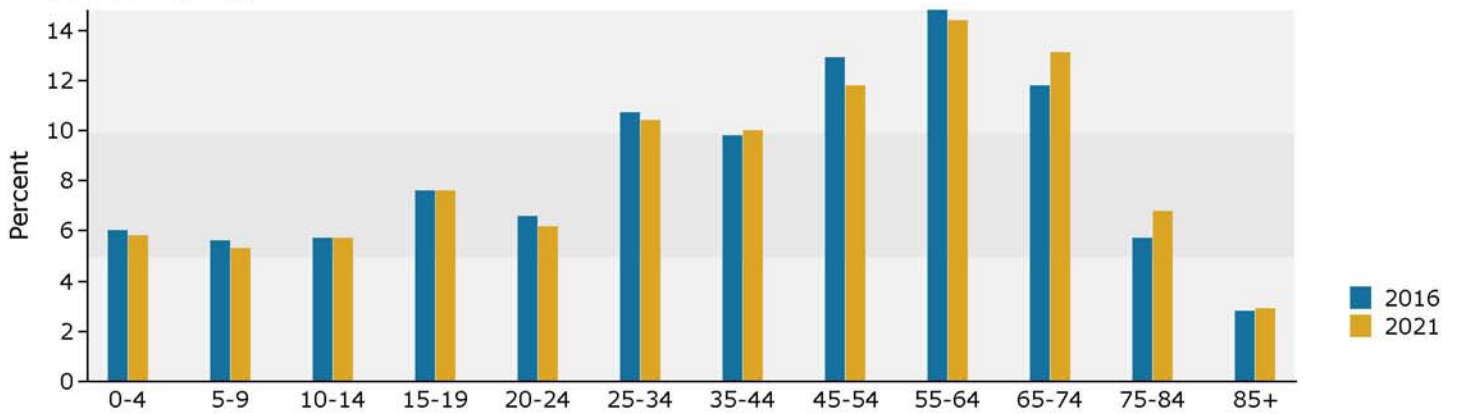
Randolph County, GA  
 Randolph County, GA (13243)  
 Geography: County

Prepared by Esri

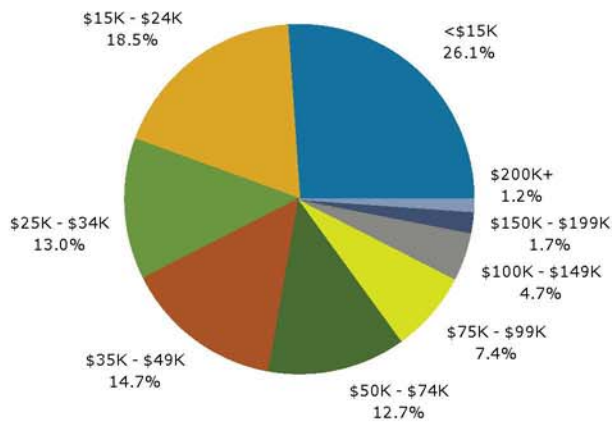
## Trends 2016-2021



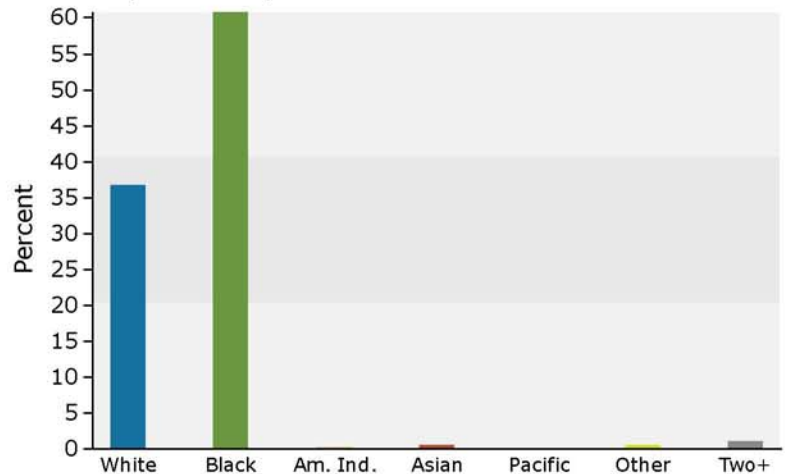
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 2.1%