

FOR SALE
OR LEASE



EBERHARDT & BARRY INC.

Property Video: <https://vimeo.com/215049252/1384e4fcb>



**500,000± SF Manufacturing / Distribution Facility - 25.48± Acres
Formerly 1888 Mills**

**904 N. Hightower Street
Thomaston, Upson County, Georgia 30286**

**SALES PRICE: \$1,500,000
LEASE RATE: \$1.15/PSF (MAIN FLOOR) • \$.30/PSF (BASEMENT)**

FOR MORE DETAILS CONTACT:

Revised 4/27/17

ARTHUR P BARRY III - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.
www.coldwellbankercommercialeb.com

Main	478-746-8171	Toll Free	800-926-0990	990 Riverside Drive Macon, GA 31201
Fax	478-746-1362	Cell	478-731-8000	

PROPERTY VIDEO:	https://vimeo.com/215049252/1384e4fcbe
LOCATION:	Located inside the city limits with frontage on four roads.
BUILDING INFORMATION:	<p>500,000± SF Manufacturing/Distribution Facility (See Pg 4 - Building Layout) 7,000± SF Office</p> <ul style="list-style-type: none"> - 1A: Main Bldg. West - 3 levels - 51,600 SF (100'X172') Ceiling height: Level 1: 11'; Level 2: 17.5'; Level 3: 15.5' - 1B: Main Bldg. Middle - 3 levels - 30,000 SF (100'X100') Ceiling height: Level 1: 11'; Level 2: 17.5'; Level 3: 15.5' - 1C: Main Bldg. Middle - 3 levels - 78,000 SF (100'X260') Ceiling height: Level 1: 11'; Level 2: 17.5'; Level 3: 15.5' - 1D: Main Bldg. East - 2 levels - 20,000 SF (100'X100') Ceiling height: Level 1: 9'; Level 2: 20.5' - 1E: Kier Room - 2 levels - 15,000 SF (100'X75') Ceiling height: Level 1: 9'; Level 2: 21' - 2: Connector East Main Bldg. - Warehouse South - 5,000 SF (50'X100') - 1 Level - Ceiling height: 19' - 3: Connector West Main Bldg. - Warehouse South - 2,976 SF (48'X 2') - 1 Level - Ceiling height: 20' - 4: Warehouse Bldg. East - 2 levels - 52,500 SF (105'X250') Ceiling height: Level 1: 13.5'; Level 2: 22' - 5: Warehouse Bldg. West - 2 levels - 120,000 SF (200'X300') Ceiling height: Level 1: 13.5'; Level 2: 24' - 6: Shop Bldg. - 3 levels - 30,000 SF (100'X100') Ceiling height: Level 1: 12'; Level 2: 13'; Level 3: 15' - 7: Warehouse Bldg. Middle North - 3 levels - 30,000 SF (100'X100') Ceiling height: Level 1: 9'; Level 2: 16'; Level 3: 15' - 8: Warehouse North East Corner - 2 levels - 20,000 SF (100'X100') Ceiling height: Level 1: 9'; Level 2: 16' - 9: Old Boiler Building - 3,750 SF (50'X75') Ceiling height: 40' - 10: New Boiler Building - F: Water Tank - G: Recovery Building (Tanks) South East - H: Support Building by Peerless Rd-Large - I: Support Building by holding pond - J: Old Substation - K: Fuel Tank by RR tracks - L: Tank chemical storage by RR tracks - M: Fuel Tank in the Pool - N: Retention Pond
ACREAGE:	25.48± Acres; entire campus is fenced
YEAR BUILT:	1900, 1960, 1980, 1990
TAX BILL:	2016 Real Estate Taxes: \$34,091.06
CONSTRUCTION:	<ul style="list-style-type: none"> • Exterior Walls: Brick • Interior Walls: Masonry, Wood
ROOF:	Asphalt or T.P.M.
FLOORING:	<ul style="list-style-type: none"> • Warehouse: Concrete, Wood • Office / Break Areas: Tile & carpet
LIGHTING:	Fluorescent fixtures
CEILING HEIGHT:	See "Building Information" above

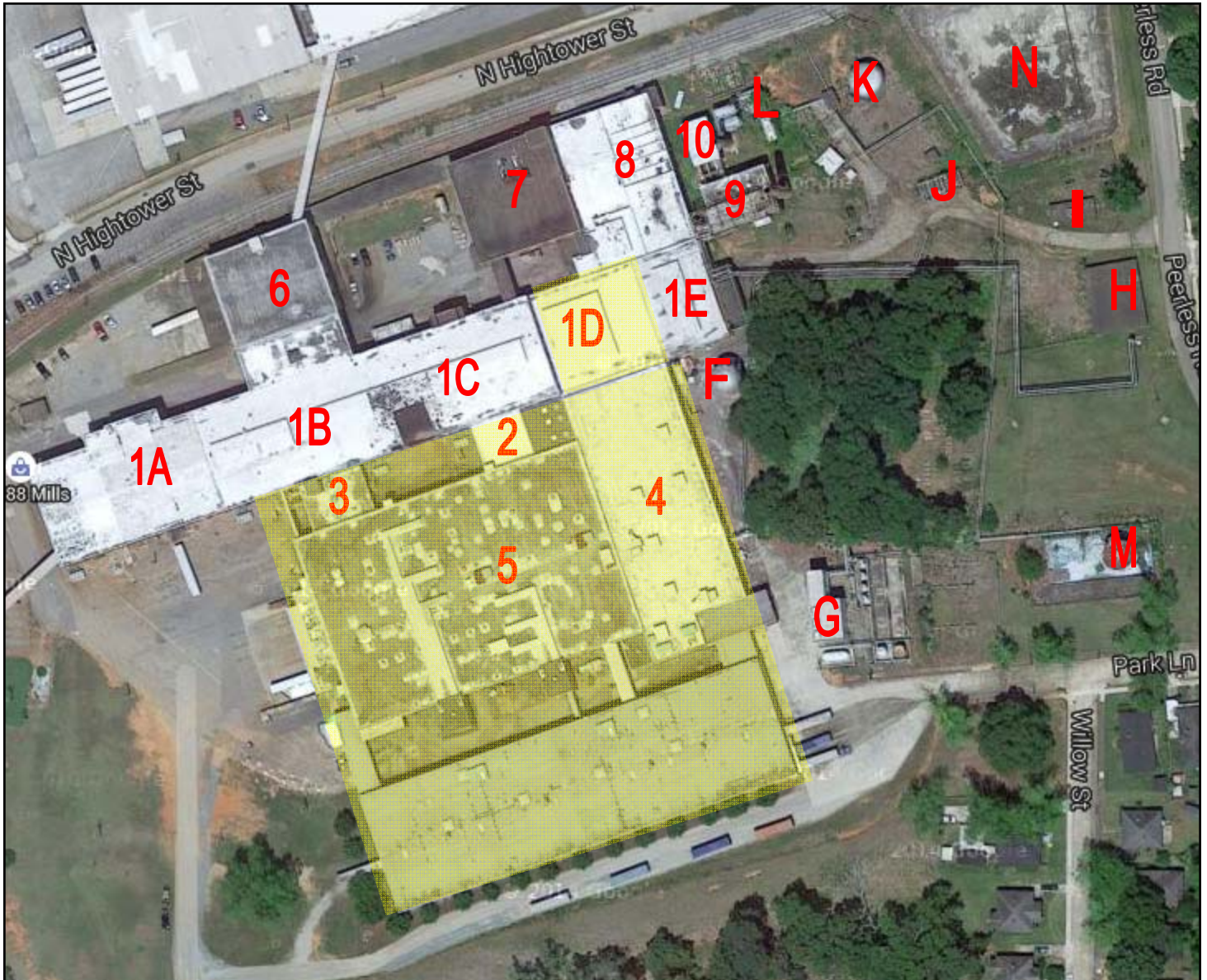


EBERHARDT & BARRY INC.

904 N. Hightower Street - Thomaston, GA / Property Overview

COLUMN SPACING:	<ul style="list-style-type: none"> • Building 1A - 1E: Level 1: 20' X 10.5'; Level 2: 20' X 21' • Building 4: Level 1: 22' X 24'; Level 2: 21' X 25' • Building 5: Level 1: 22' X 50' & 38' X 38'; Level 2: 22' X 24' • Building 6,7,8: 21' X 19'
ELEVATORS:	Three (3) main elevators; two (2) secondary elevators
COMPRESSED AIR:	Throughout production area.
TRUCK LOADING:	<ul style="list-style-type: none"> • 5 - Main Building: 11 dock doors w/levelers • 6 & 7 - Shop Building & Warehouse: 2 dock doors w/o levelers
HVAC:	Main Building & Office areas
PARKING:	Asphalt paved parking; additional parking, 1.6± acres paved, across street for 500 total spaces.
FIRE PROTECTION:	Sprinkled throughout
RAIL:	Rail accessible.
ELECTRIC POWER:	Georgia Power; 6,000 KVA
UTILITIES:	Water & Sewer: City of Thomaston
ZONING:	M1, Industrial District
FENCING:	Entire campus is fenced.

BUILDING INFORMATION:	250,000± SF Distribution Warehouse (See Photos Page 9-10)
CEILING HEIGHT:	24' - 30'
COLUMN SPACING:	<ul style="list-style-type: none"> • Building #1: : Level 1: 22' X 50' & 38' X 38'; Level 2: 22' X 24' • Building #4: Level 1: 22' X 24'; Level 2: 21' X 25'
TRUCK LOADING:	11 Dock doors with levelers
CONSTRUCTION:	<ul style="list-style-type: none"> • Exterior Walls: Brick • Interior Walls: Masonry, Wood
ROOF:	Asphalt or T.P.M.
FLOORING:	Concrete
LIGHTING:	Fluorescent fixtures
AC:	Small office areas only
PARKING:	45 on-site personnel spaces and 10 truck spaces
FIRE PROTECTION:	Wet sprinkled
RAIL:	Rail accessible
UTILITIES:	<ul style="list-style-type: none"> • Electric: Georgia Power, 6,000 KVA • Water & Sewer: City of Thomaston
ZONED:	M1, Industrial District
LEASE RATE:	<ul style="list-style-type: none"> • \$1.15/PSF (MAIN FLOOR) • \$.30/PSF (BASEMENT)



Space Available For Lease



904 N. Hightower Street - Thomaston, GA / Photos





904 N. Hightower Street - Thomaston, GA

Photos



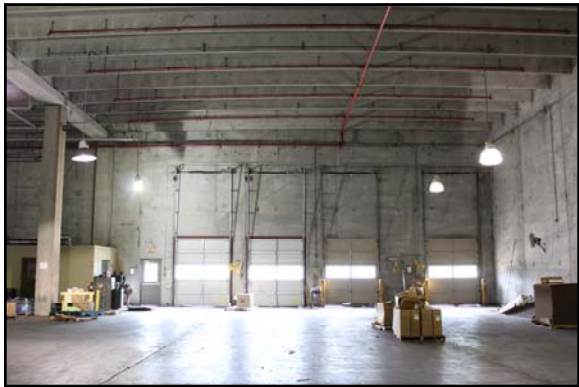
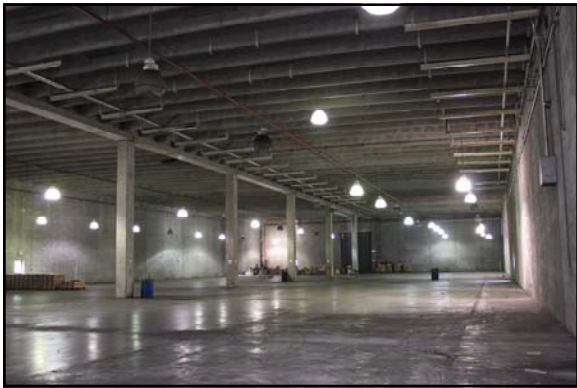
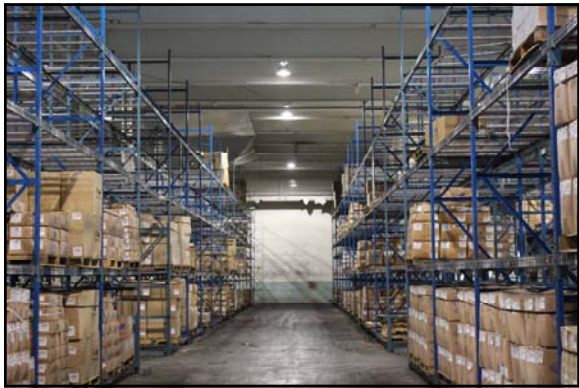


Retention Pond



Rail Siding



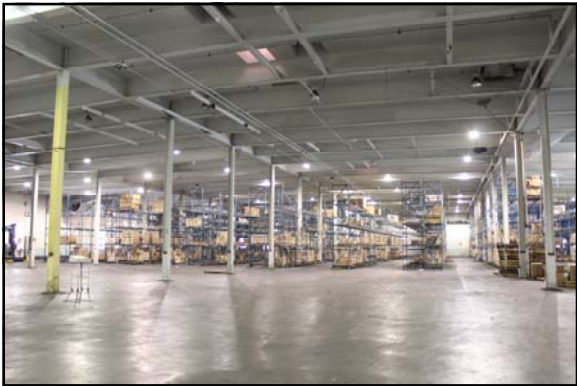


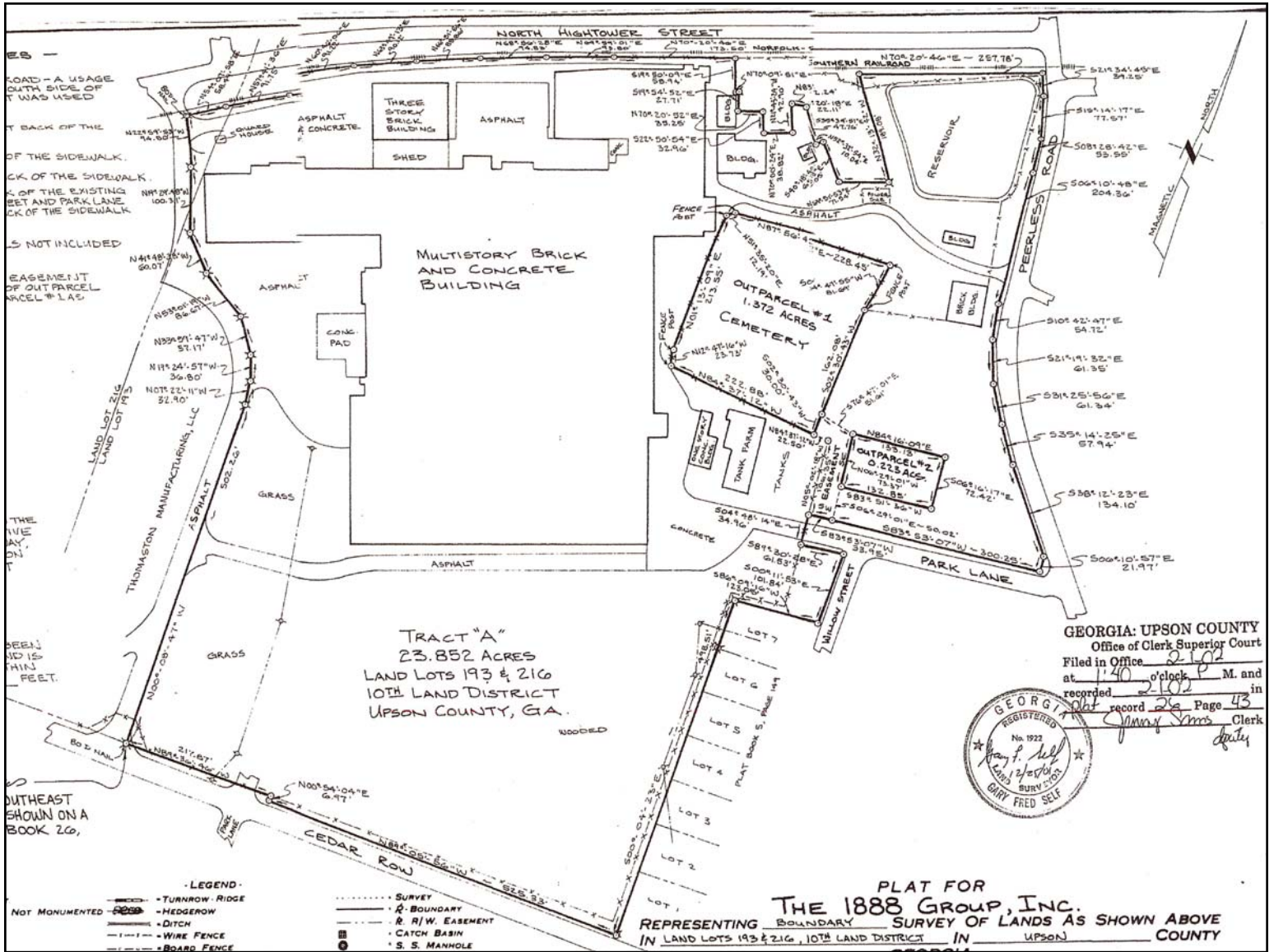
Building 4 Basement

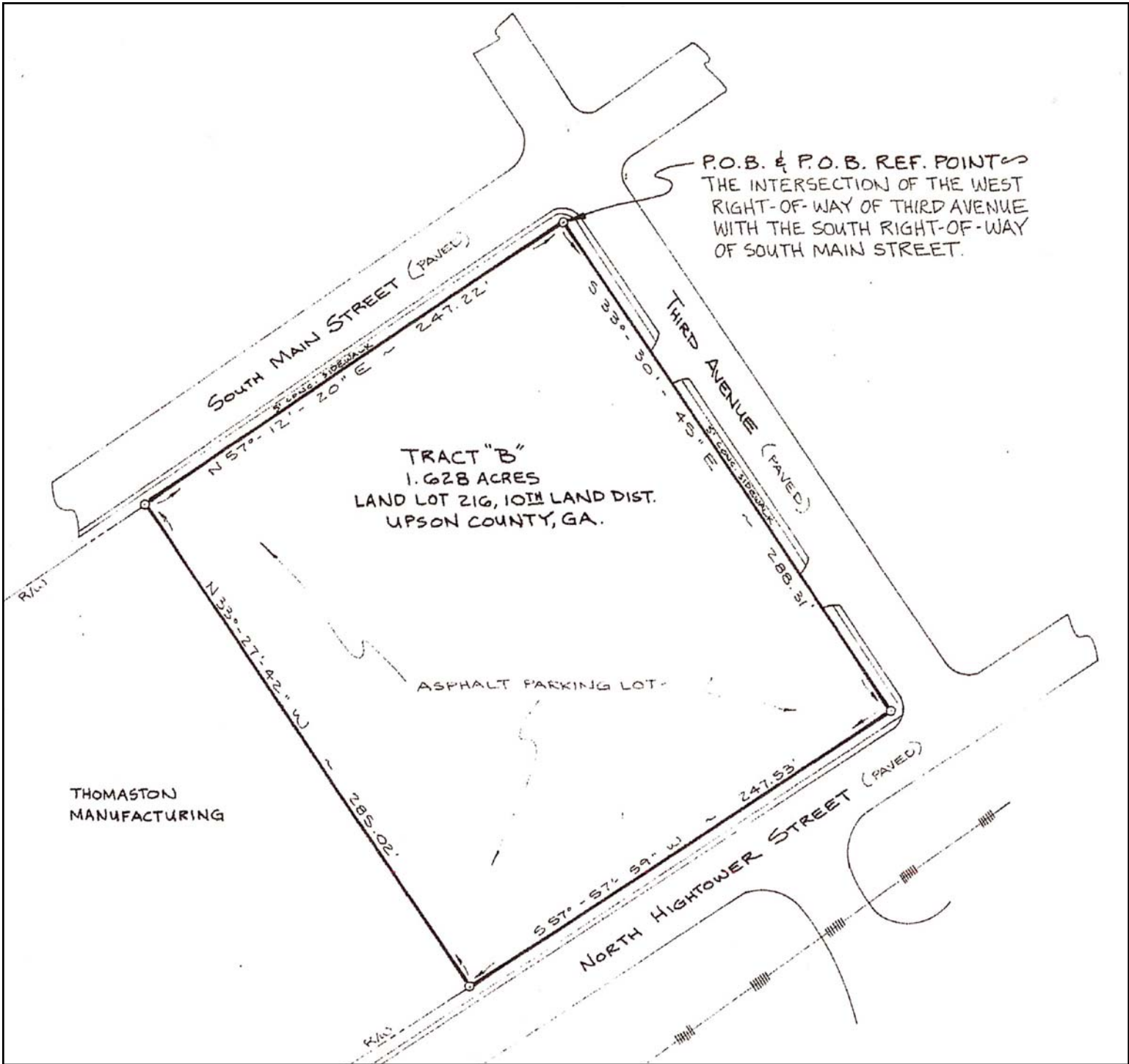


904 N. Hightower Street - Thomaston, GA

Photos of Space Available For Lease



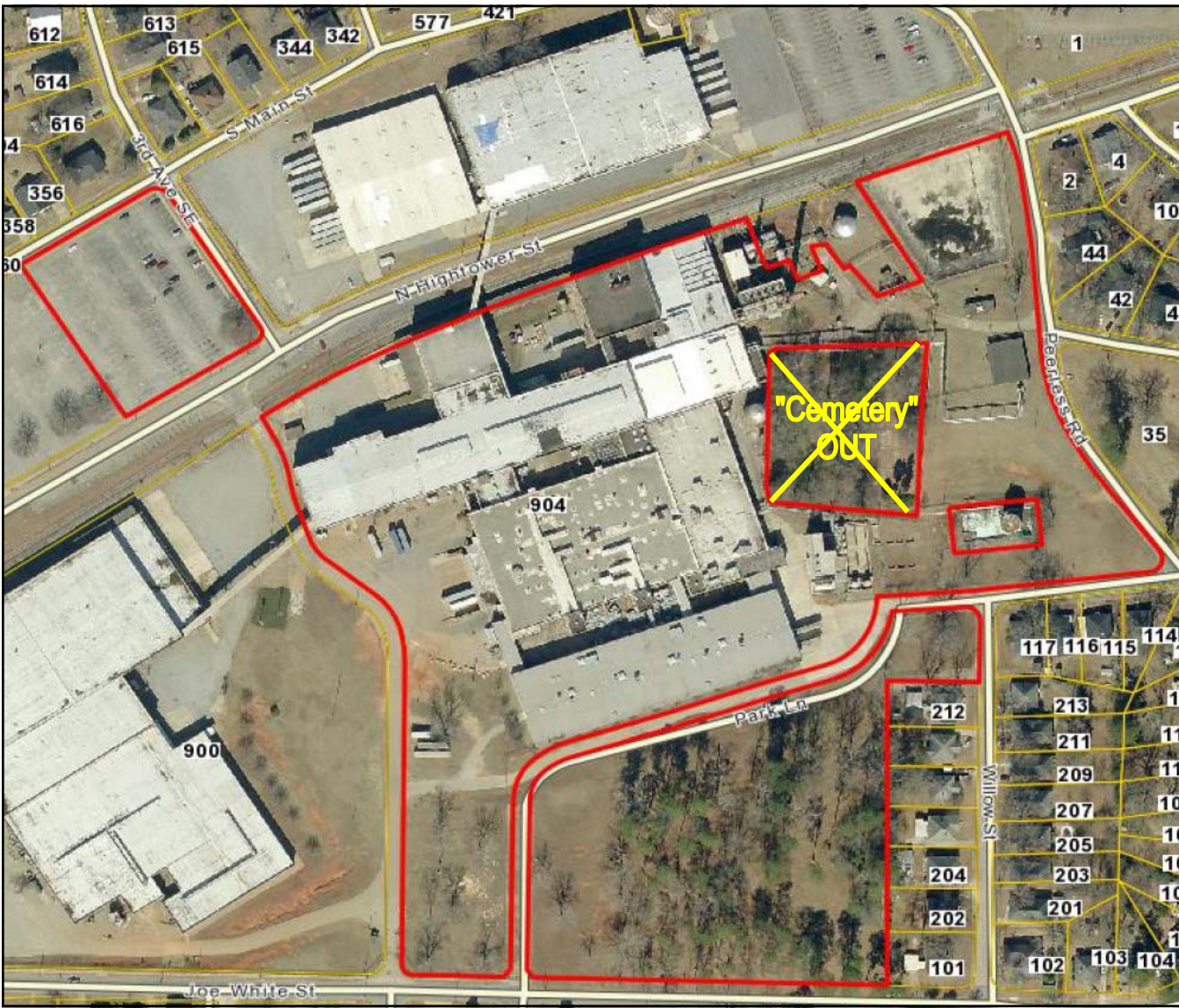






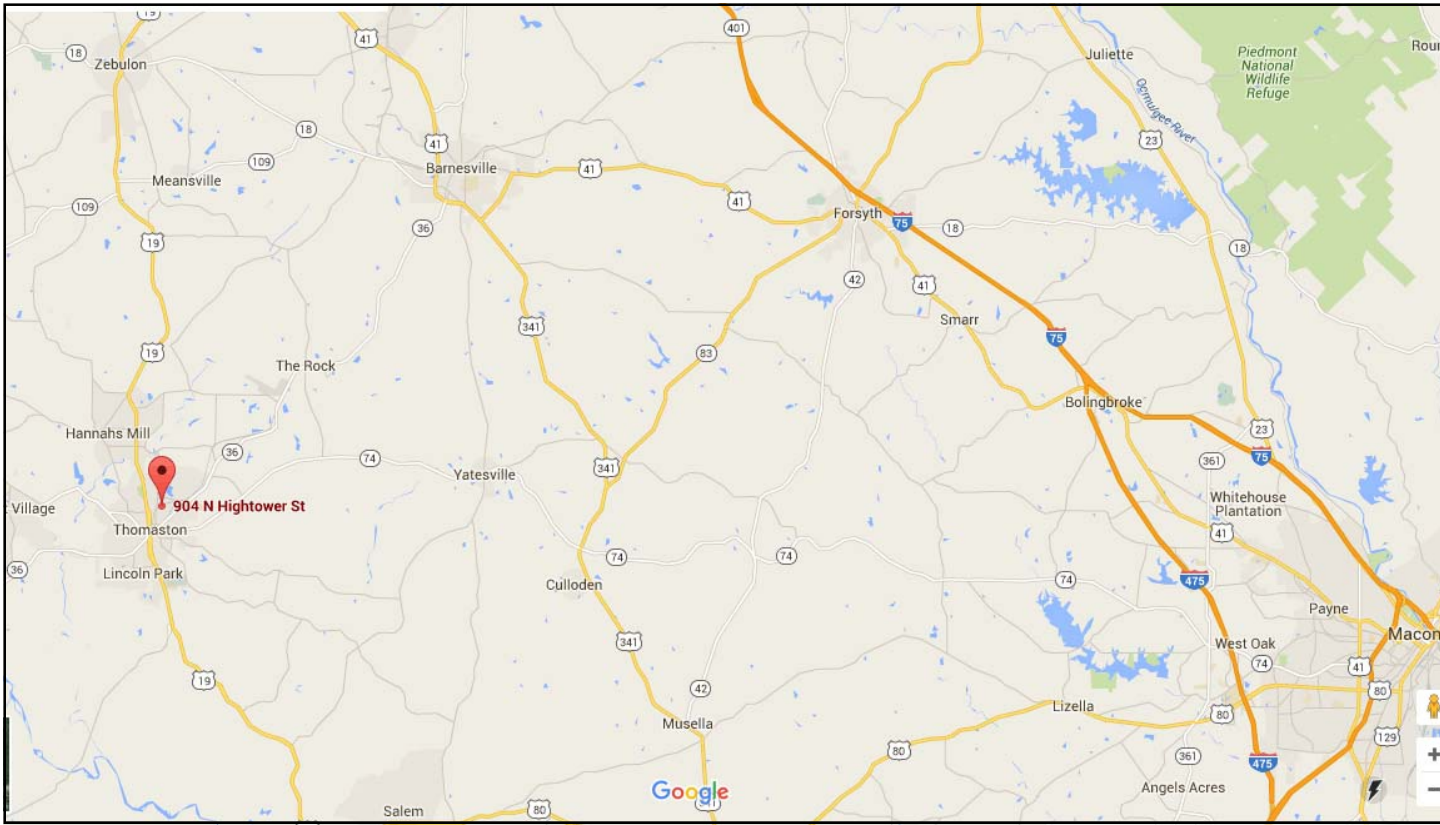
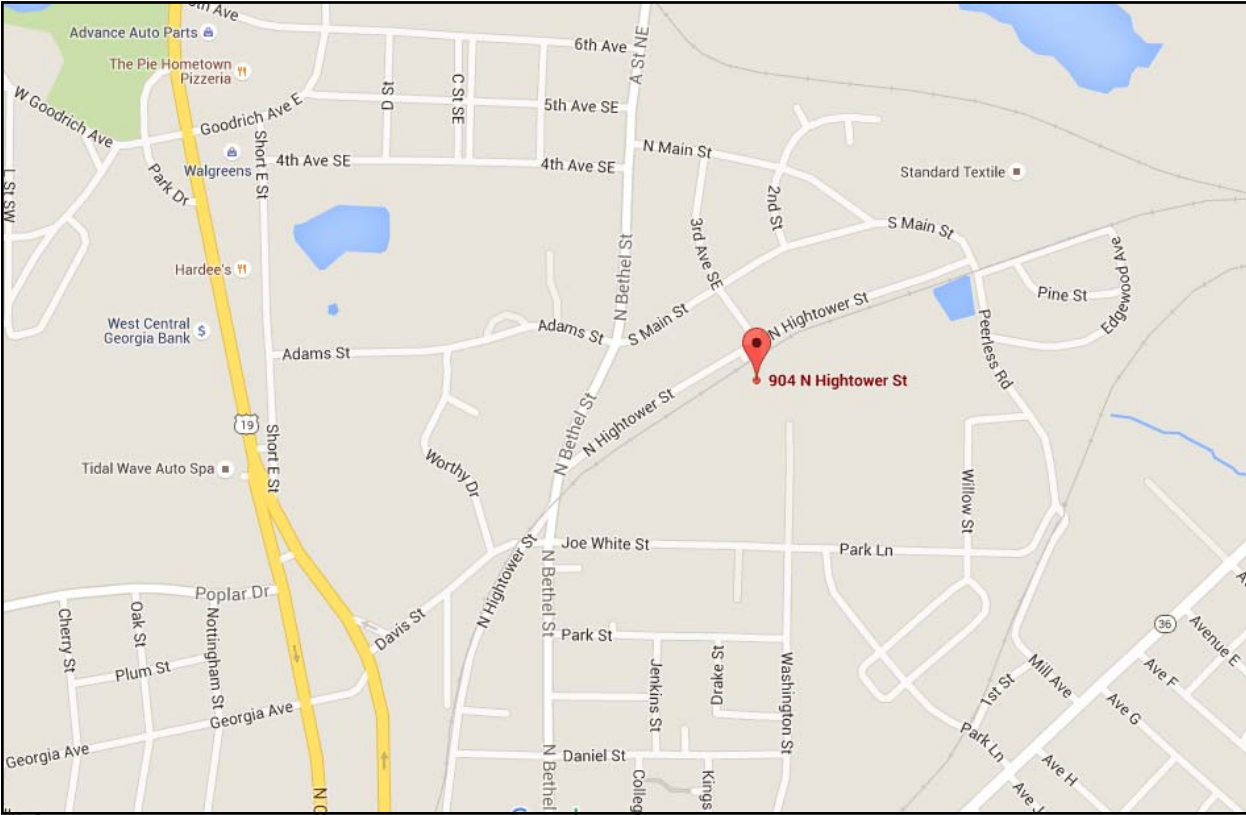


904 N. Hightower Street - Thomaston, GA / Aerial Tax Map

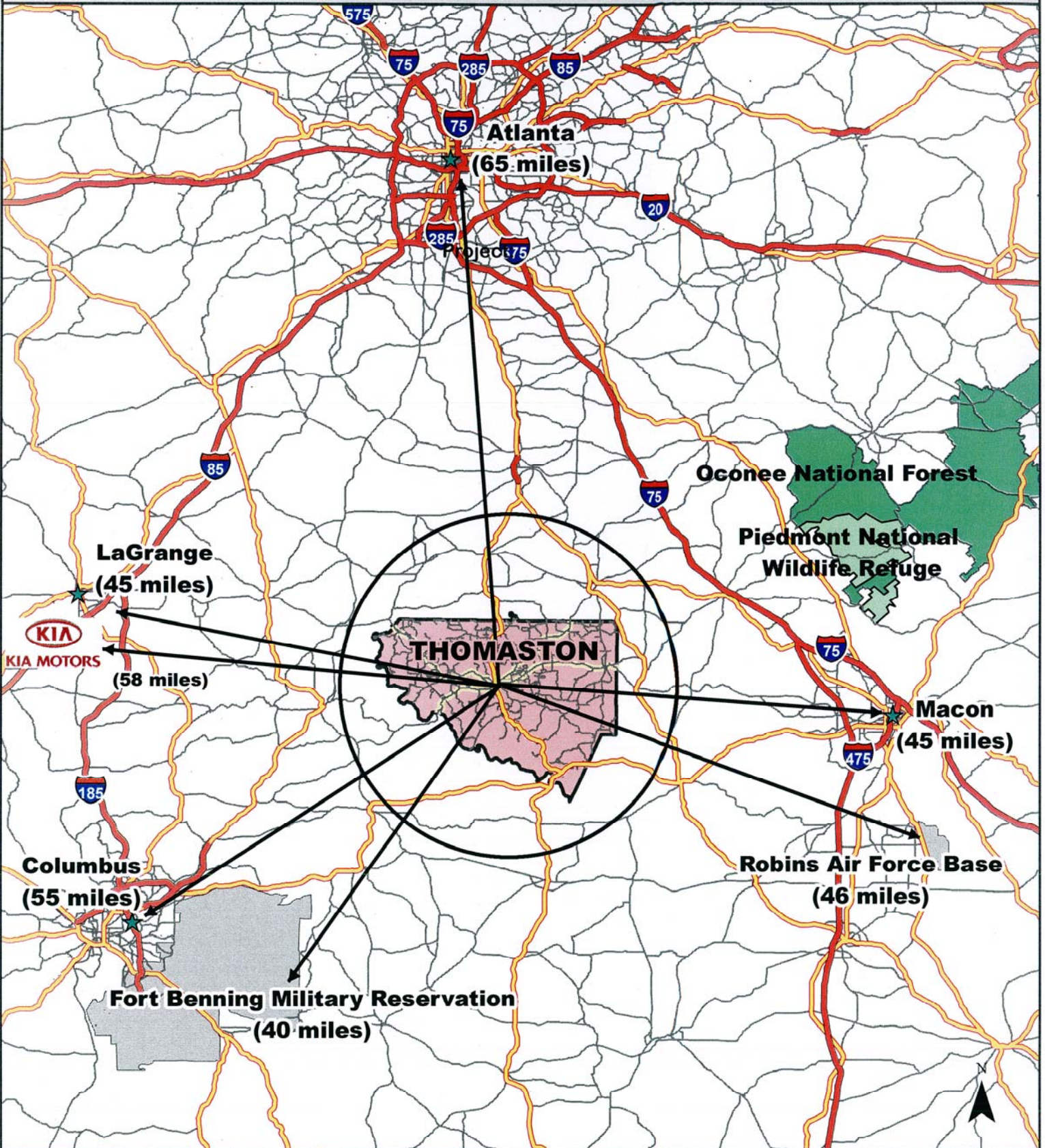




904 N. Hightower Street - Thomaston, GA / **Location Maps**



Thomaston-Upson County Industrial Development -at the Crossroads of Progress-



Legend

- Federal Land Boundaries
- Department Of Defense
- Forest Service
- Fish & Wildlife Service
- Major Cities
- Upson County Boundary

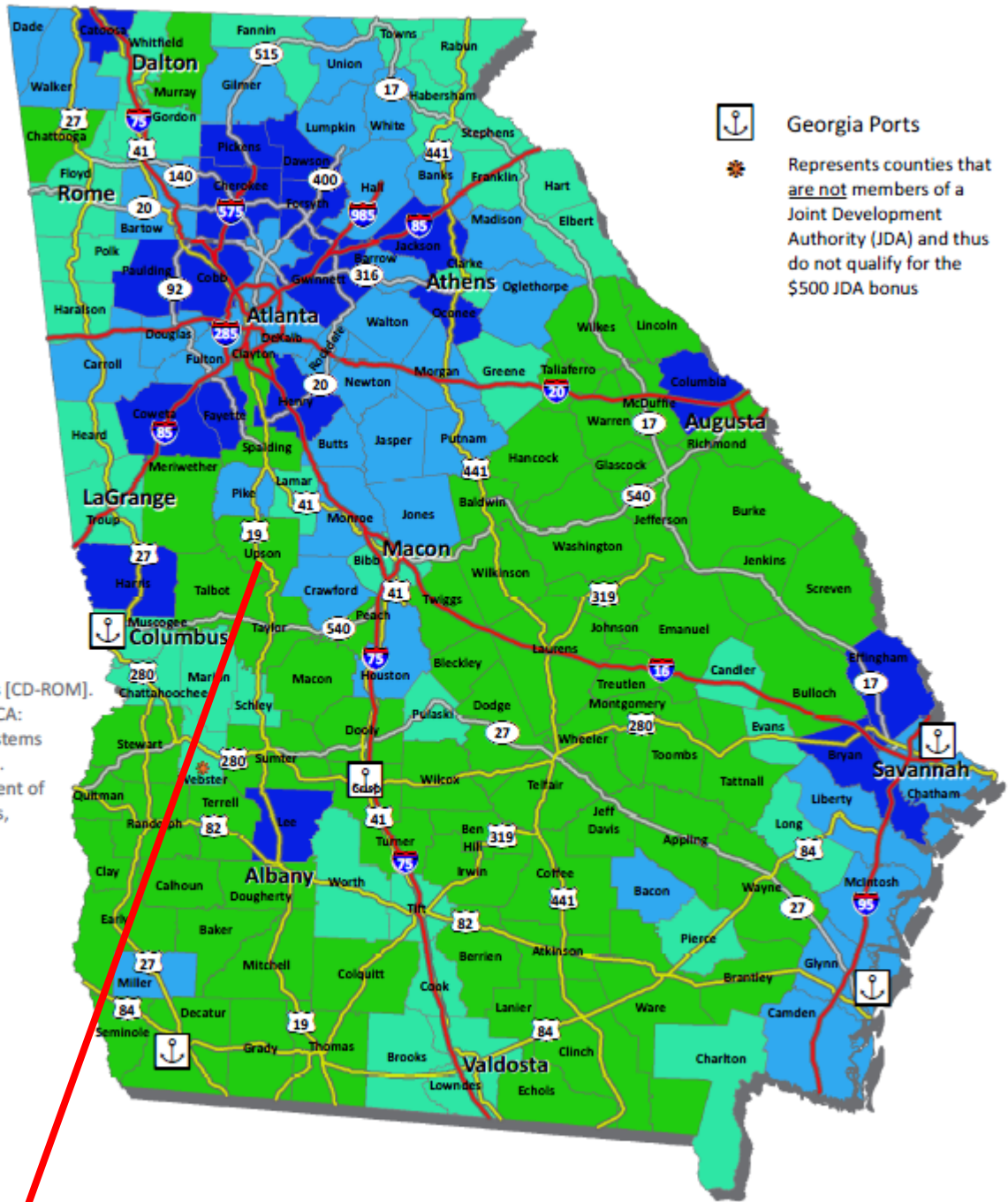


0 4 8 16
Kilometers

0 4 8 16
Miles

Disclaimer: This map illustrates a General Overview of the development of property for discussion purposes only.

Created by
Location GEORGIA
A Service of MEAG Power



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

Upson County, GA
Geography: County

Prepared by Esri

Summary	Census 2010	2016	2021
Population	27,153	27,034	26,758
Households	10,716	10,742	10,653
Families	7,382	7,329	7,232
Average Household Size	2.49	2.48	2.47
Owner Occupied Housing Units	7,156	6,727	6,658
Renter Occupied Housing Units	3,560	4,015	3,995
Median Age	40.3	41.6	43.2
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	-0.21%	1.02%	0.84%
Households	-0.17%	0.96%	0.79%
Families	-0.27%	0.87%	0.72%
Owner HHs	-0.21%	0.93%	0.73%
Median Household Income	2.11%	2.34%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	2,216	20.6%	2,386	22.4%
\$15,000 - \$24,999	1,821	17.0%	1,506	14.1%
\$25,000 - \$34,999	1,419	13.2%	936	8.8%
\$35,000 - \$49,999	1,735	16.2%	1,881	17.7%
\$50,000 - \$74,999	1,643	15.3%	1,743	16.4%
\$75,000 - \$99,999	1,091	10.2%	1,210	11.4%
\$100,000 - \$149,999	562	5.2%	687	6.4%
\$150,000 - \$199,999	173	1.6%	216	2.0%
\$200,000+	82	0.8%	88	0.8%

Median Household Income	\$34,219	\$37,984
Average Household Income	\$45,911	\$50,130
Per Capita Income	\$18,457	\$20,174

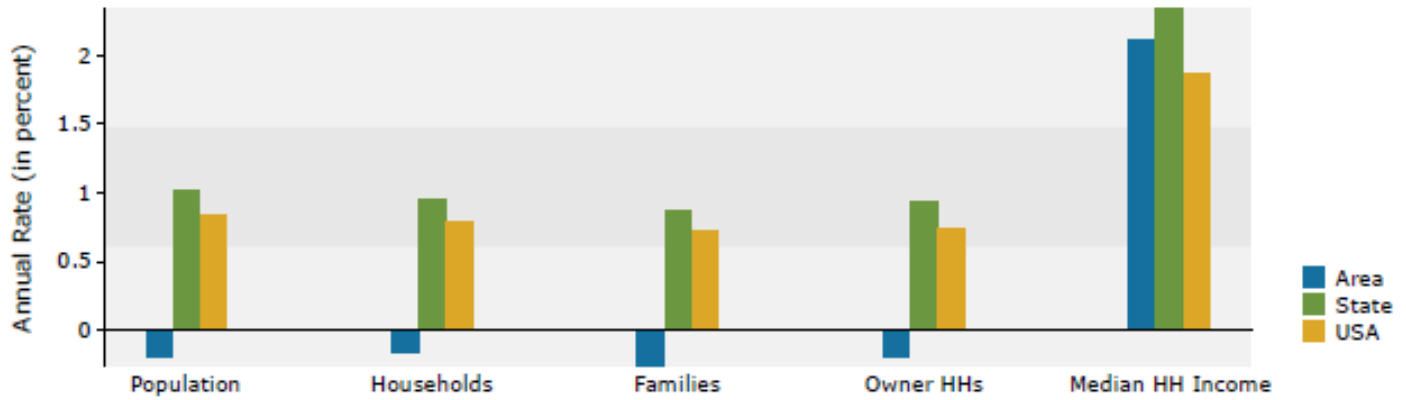
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,691	6.2%	1,613	6.0%	1,525	5.7%
5 - 9	1,685	6.2%	1,642	6.1%	1,552	5.8%
10 - 14	1,812	6.7%	1,640	6.1%	1,641	6.1%
15 - 19	2,001	7.4%	1,639	6.1%	1,610	6.0%
20 - 24	1,579	5.8%	1,670	6.2%	1,380	5.2%
25 - 34	3,017	11.1%	3,235	12.0%	3,166	11.8%
35 - 44	3,489	12.8%	3,226	11.9%	3,054	11.4%
45 - 54	4,057	14.9%	3,790	14.0%	3,454	12.9%
55 - 64	3,570	13.1%	3,758	13.9%	3,932	14.7%
65 - 74	2,434	9.0%	2,867	10.6%	3,194	11.9%
75 - 84	1,304	4.8%	1,424	5.3%	1,672	6.2%
85+	514	1.9%	530	2.0%	578	2.2%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	18,693	68.8%	18,371	68.0%	17,943	67.1%
Black Alone	7,590	28.0%	7,518	27.8%	7,399	27.7%
American Indian Alone	76	0.3%	101	0.4%	120	0.4%
Asian Alone	127	0.5%	225	0.8%	324	1.2%
Pacific Islander Alone	9	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	323	1.2%	385	1.4%	440	1.6%
Two or More Races	335	1.2%	425	1.6%	523	2.0%
Hispanic Origin (Any Race)	588	2.2%	705	2.6%	795	3.0%

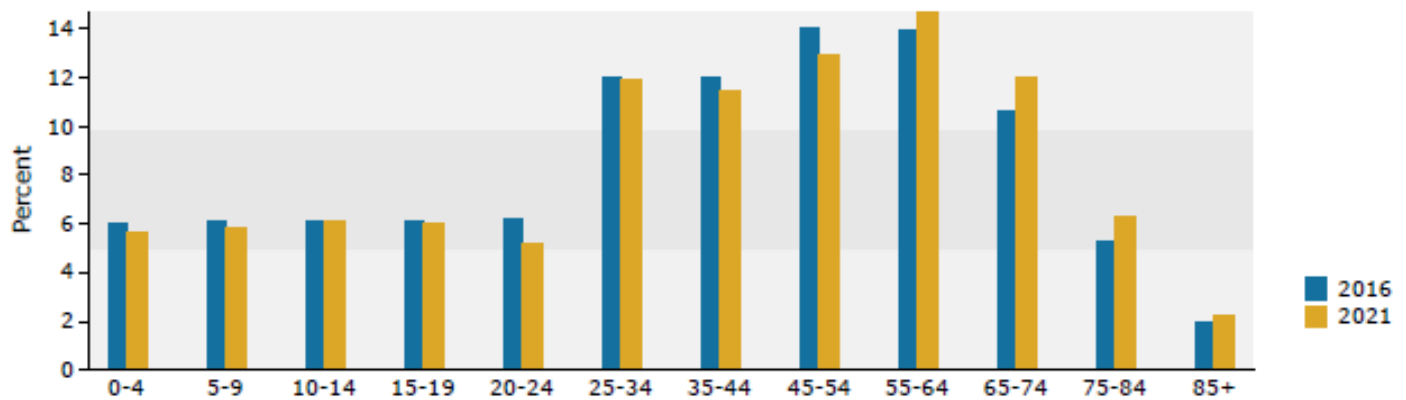
Data Note: Income is expressed in current dollars.

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

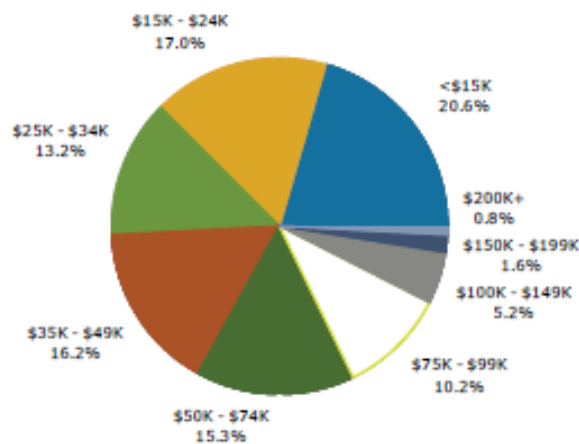
Trends 2016-2021



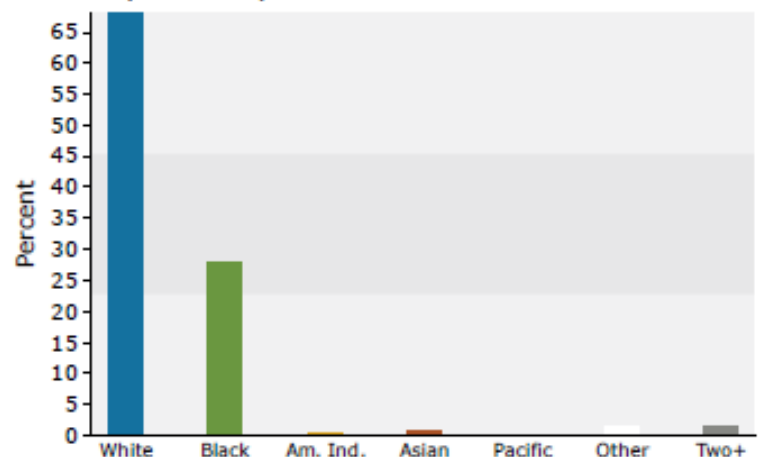
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 2.6%