

FOR LEASE



EBERHARDT & BARRY INC.



**250,000± SF Distribution Warehouse
Formerly 1888 Mills**

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

LEASE RATE: \$1.15/PSF (MAIN FLOOR) • \$.30/PSF (BASEMENT)

FOR MORE DETAILS CONTACT:

Created 3/23/17

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Main	478-746-8171	Toll Free	800-926-0990
Fax	478-746-1362	Cell	478-731-8000

990 Riverside Drive
Macon, GA 31201

BUILDING INFORMATION:	250,000± SF Distribution Warehouse
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



904 N. Hightower Street - Thomaston, GA

Photos

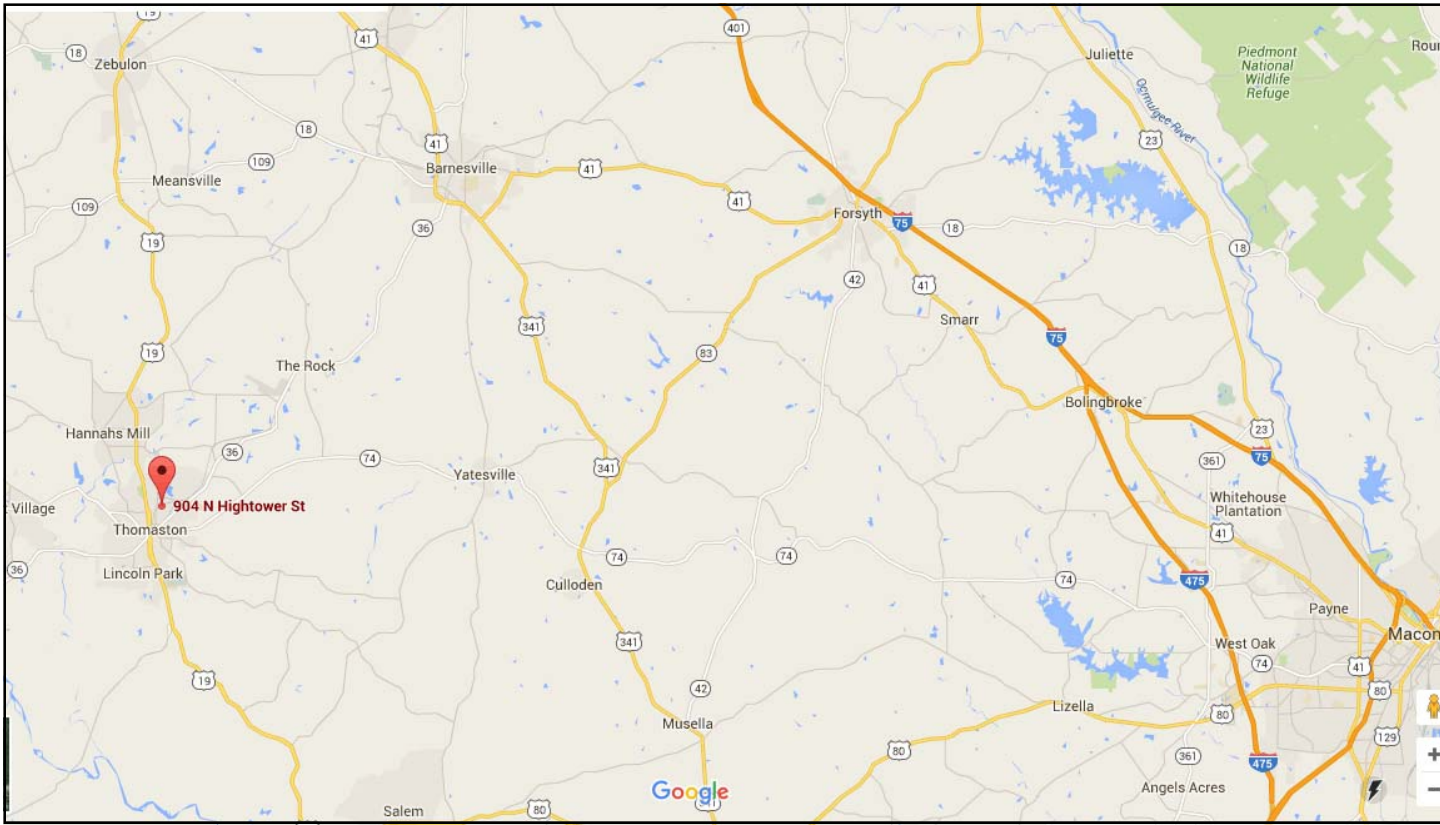
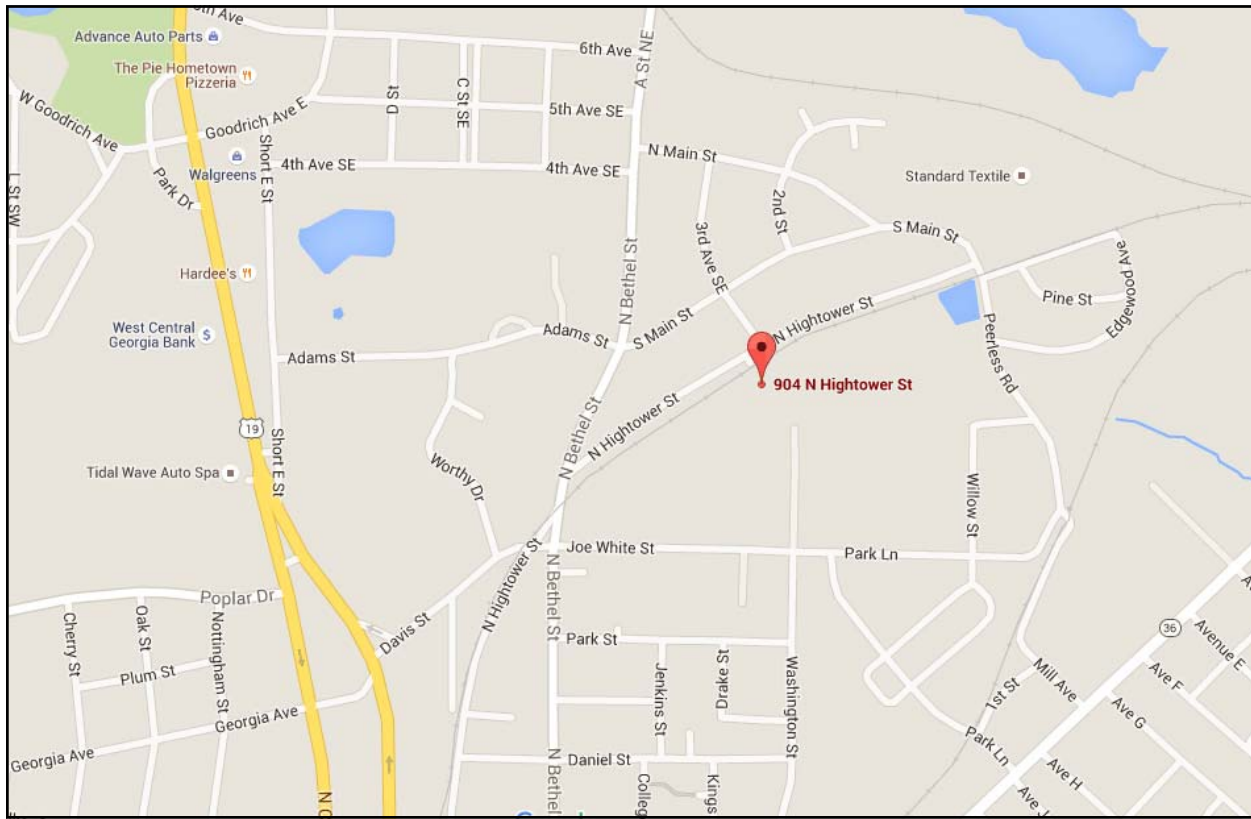




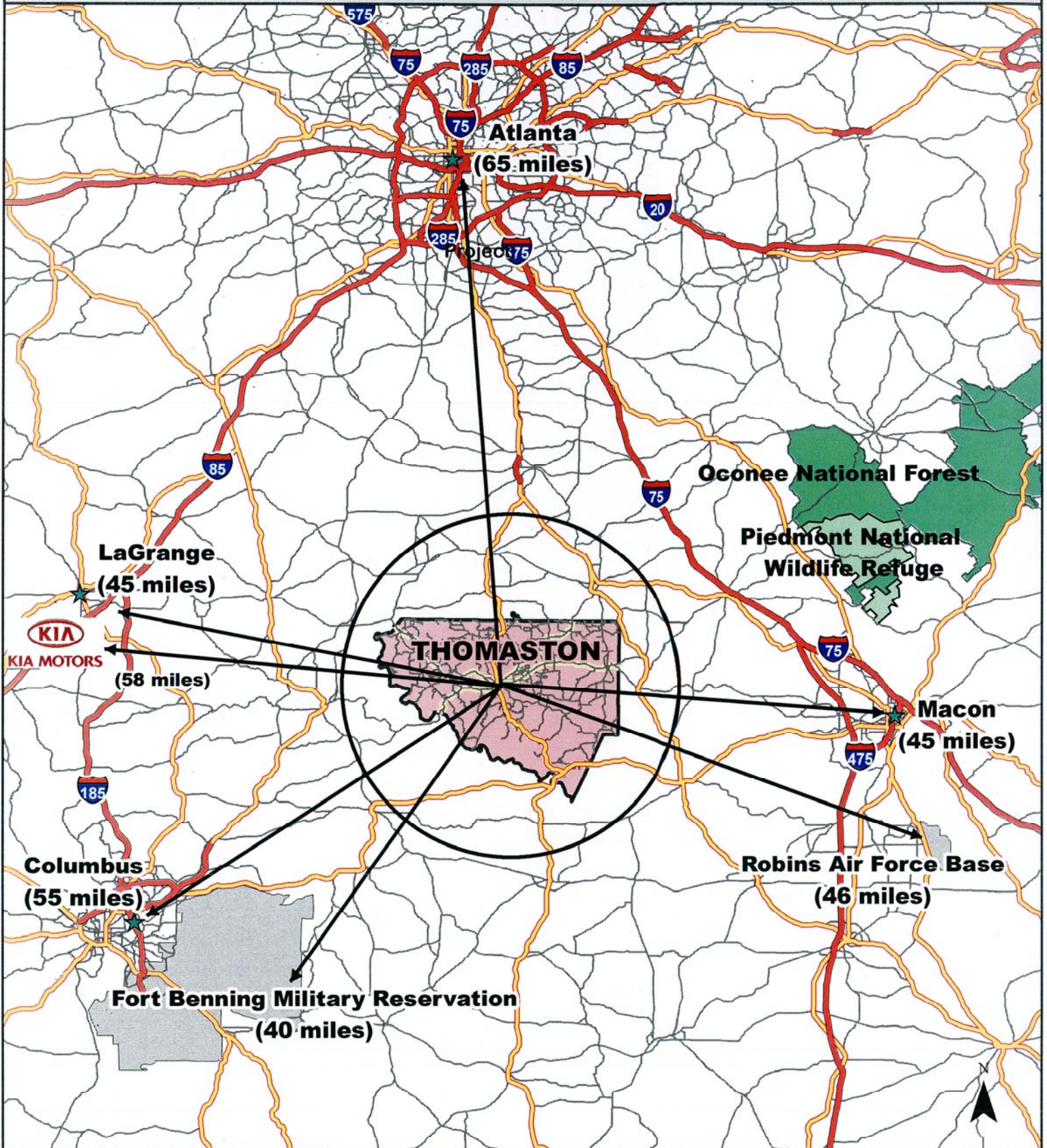
**COLDWELL
BANKER
COMMERCIAL**

EBERHARDT & BARRY INC.

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



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



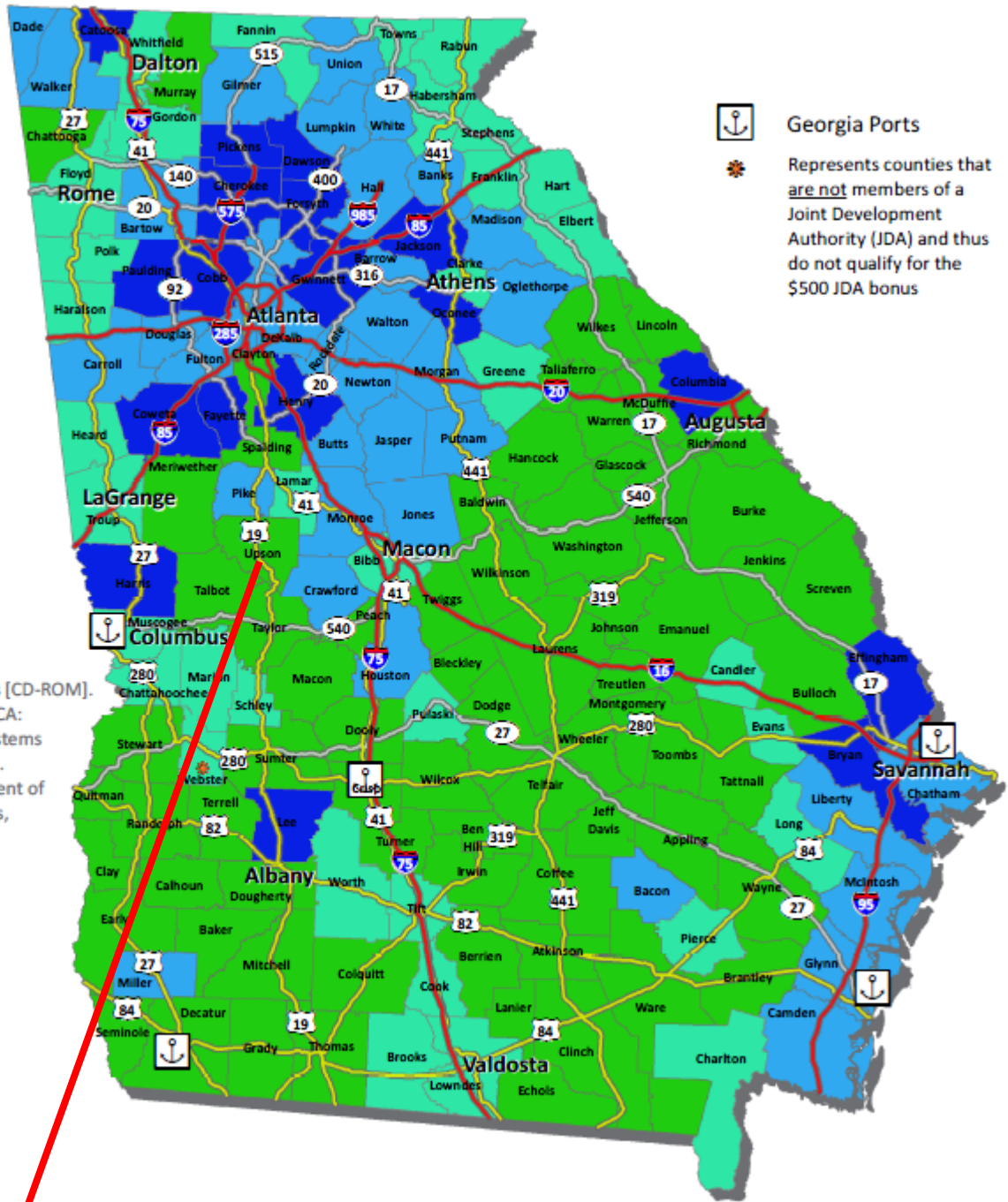
Legend

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



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.

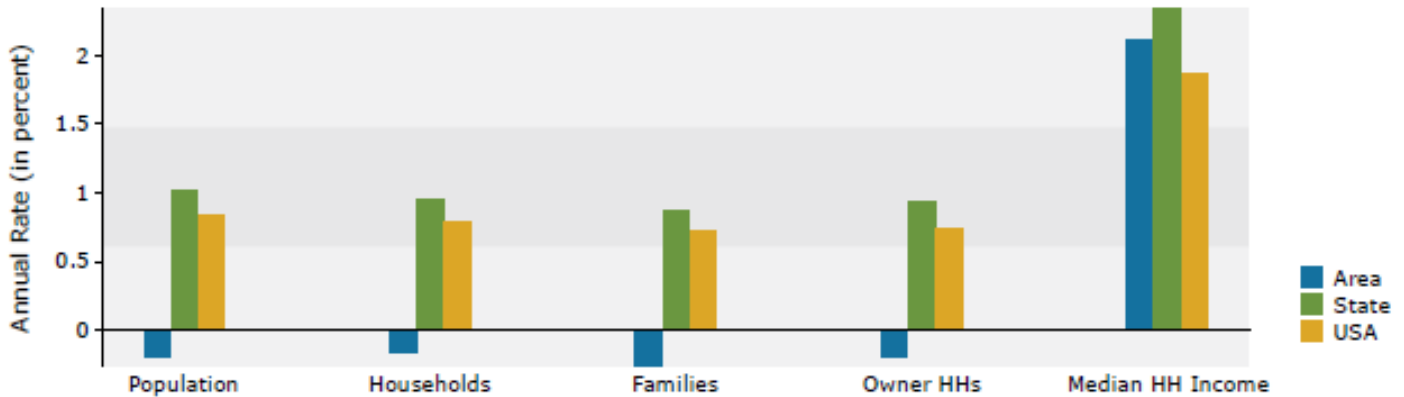


Demographic and Income Profile

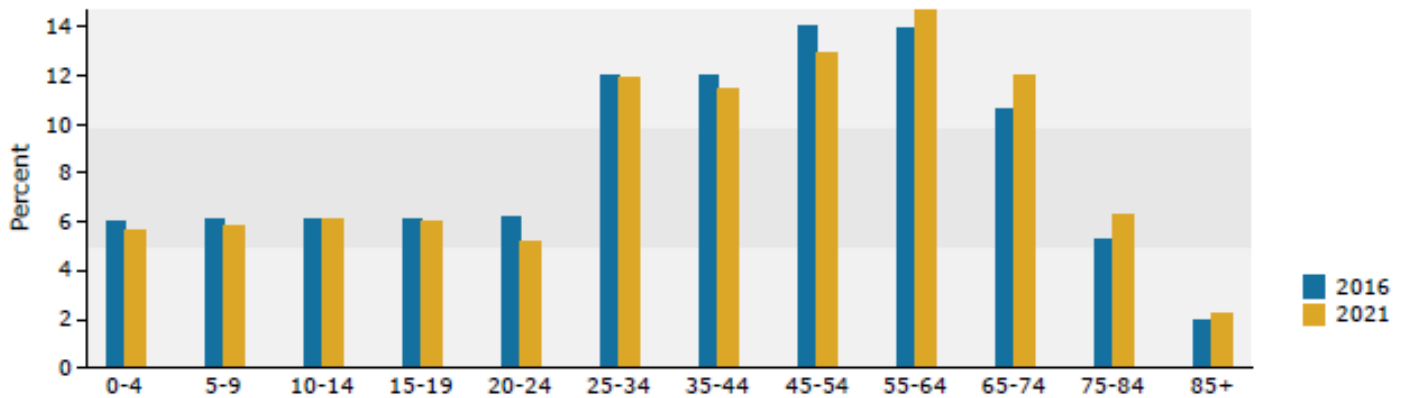
Upson County, GA
Geography: County

Prepared by Esri

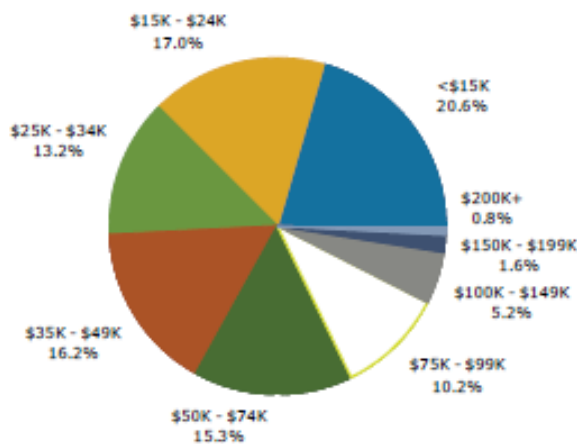
Trends 2016-2021



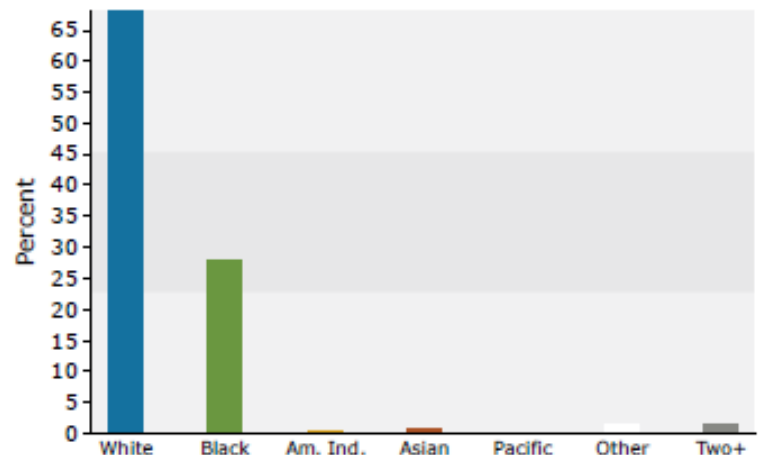
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 2.6%