



## FOR LEASE

91,826± SQ FT • 18.21± ACRES

## INDUSTRIAL WAREHOUSE

PROPERTY VIDEO: <https://vimeo.com/498097243/505995f754>



839 Everee Inn Road  
Griffin, Spalding County, Georgia 30224

**LEASE RATE: \$1.65/PSF, NNN**

[CBCMACON.COM](http://CBCMACON.COM)

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[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)



## PROPERTY OVERVIEW

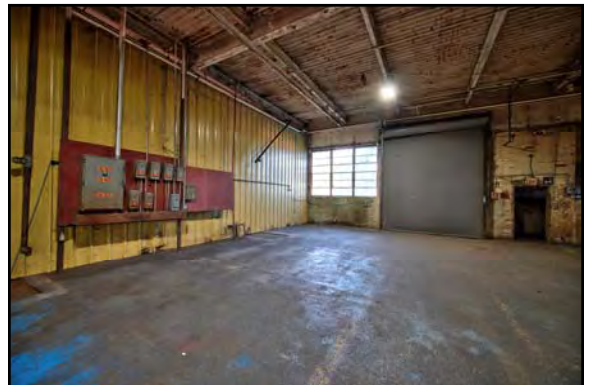
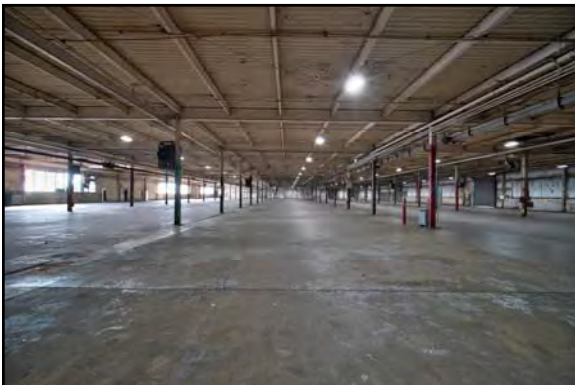
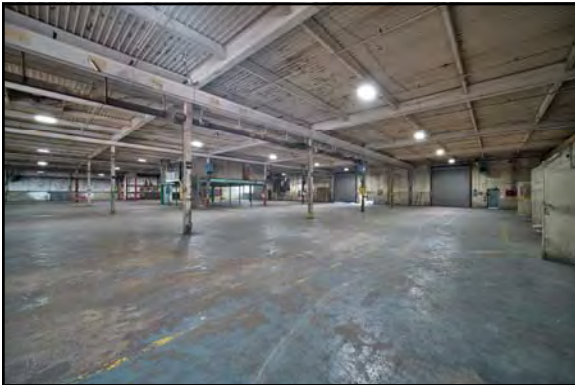
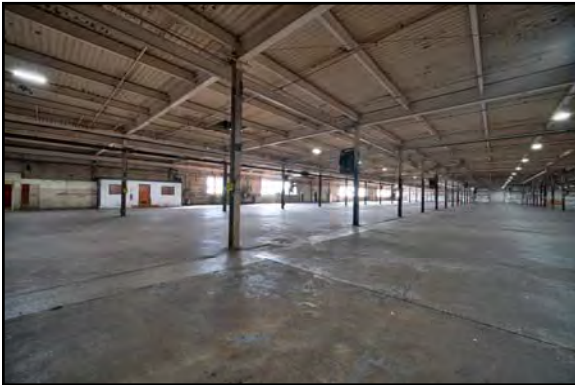
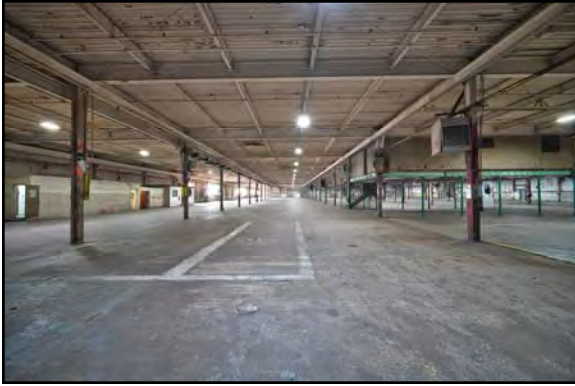
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<b>PROPERTY VIDEO:</b>	<a href="https://vimeo.com/498097243/505995f754">https://vimeo.com/498097243/505995f754</a>
<b>BUILDING INFORMATION:</b>	91,826± SF Warehouse/Manufacturing <ul style="list-style-type: none"><li>- 3,300± SF Office</li><li>- Large locker room</li><li>- Break room, capacity 25</li></ul>
<b>USE:</b>	Former trailer manufacturer
<b>ACREAGE:</b>	<ul style="list-style-type: none"><li>• 18.21± Acres; completely fenced</li><li>• Power line easement on the southernmost section of the tract</li></ul>
<b>CEILING HEIGHT:</b>	19'
<b>COLUMN SPACING:</b>	26' X 45'
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"><li>• Six (6) dock doors</li><li>• Two (2) dock doors onto covered platform</li><li>• Six (6) drive-in doors</li><li>• One (1) internal loading bay</li></ul>
<b>RAIL:</b>	Rear of site; inactive
<b>PARKING:</b>	350 spaces
<b>CONSTRUCTION:</b>	Block & steel
<b>YEAR BUILT:</b>	1955
<b>ROOF:</b>	Existing metal roof; one section replaced in 2019 (\$150,000)
<b>FLOOR:</b>	Reinforced Concrete
<b>LIGHTING:</b>	New T-5 fluorescent lights
<b>PLUMBING:</b>	<ul style="list-style-type: none"><li>• Women: 4 stalls, 4 sinks</li><li>• Men: 10 toilets, 6 urinals, 10 sinks</li></ul>
<b>FIRE PROTECTION:</b>	Sprinklered, last inspection 2018
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Electric: Georgia Power - 3,600 kva; transformer on property</li><li>• Water: City</li><li>• Sewer: City</li><li>• Gas: Natural</li></ul>
<b>ACCESS:</b>	<ul style="list-style-type: none"><li>• One mile to GA Highway 41</li><li>• 35 miles to Atlanta-Hartsfield Airport</li><li>• 219 miles to Port of Savannah</li></ul>
<b>ZONED:</b>	PID, Planned Industrial District
<b>TAX BILL:</b>	\$17,450 (Estimated)
<b>LEASE RATE: \$1.65/PSF, NNN</b>	



# PHOTOS

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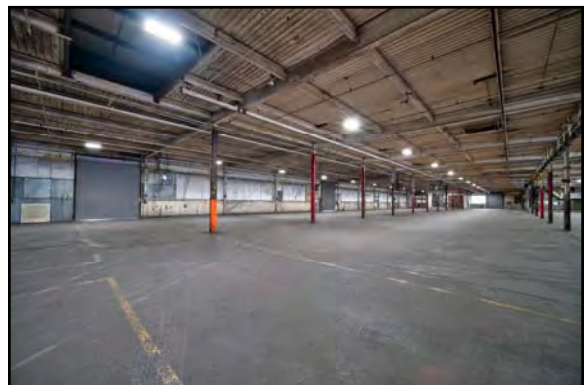
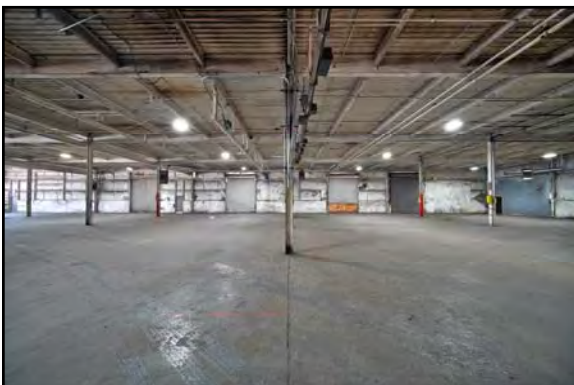
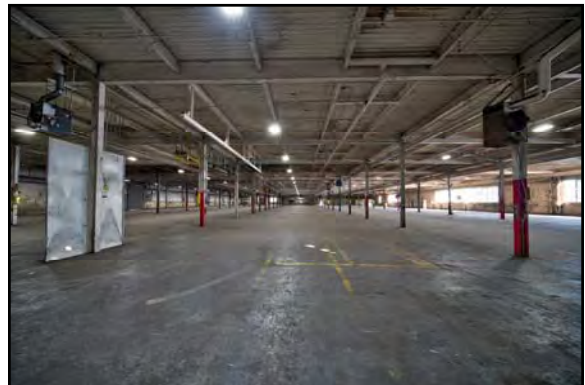
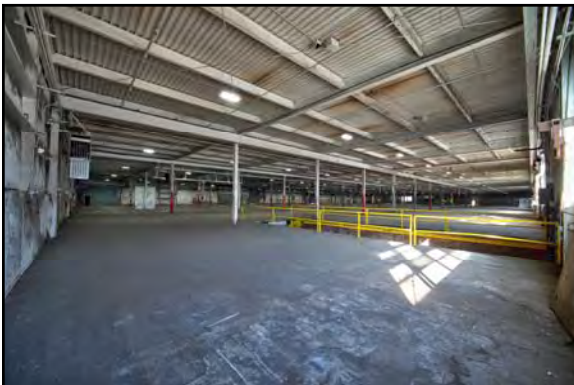
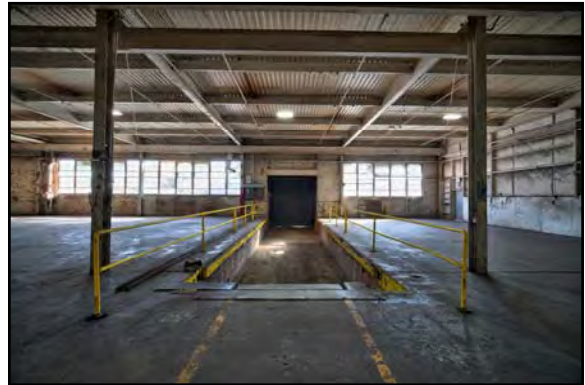


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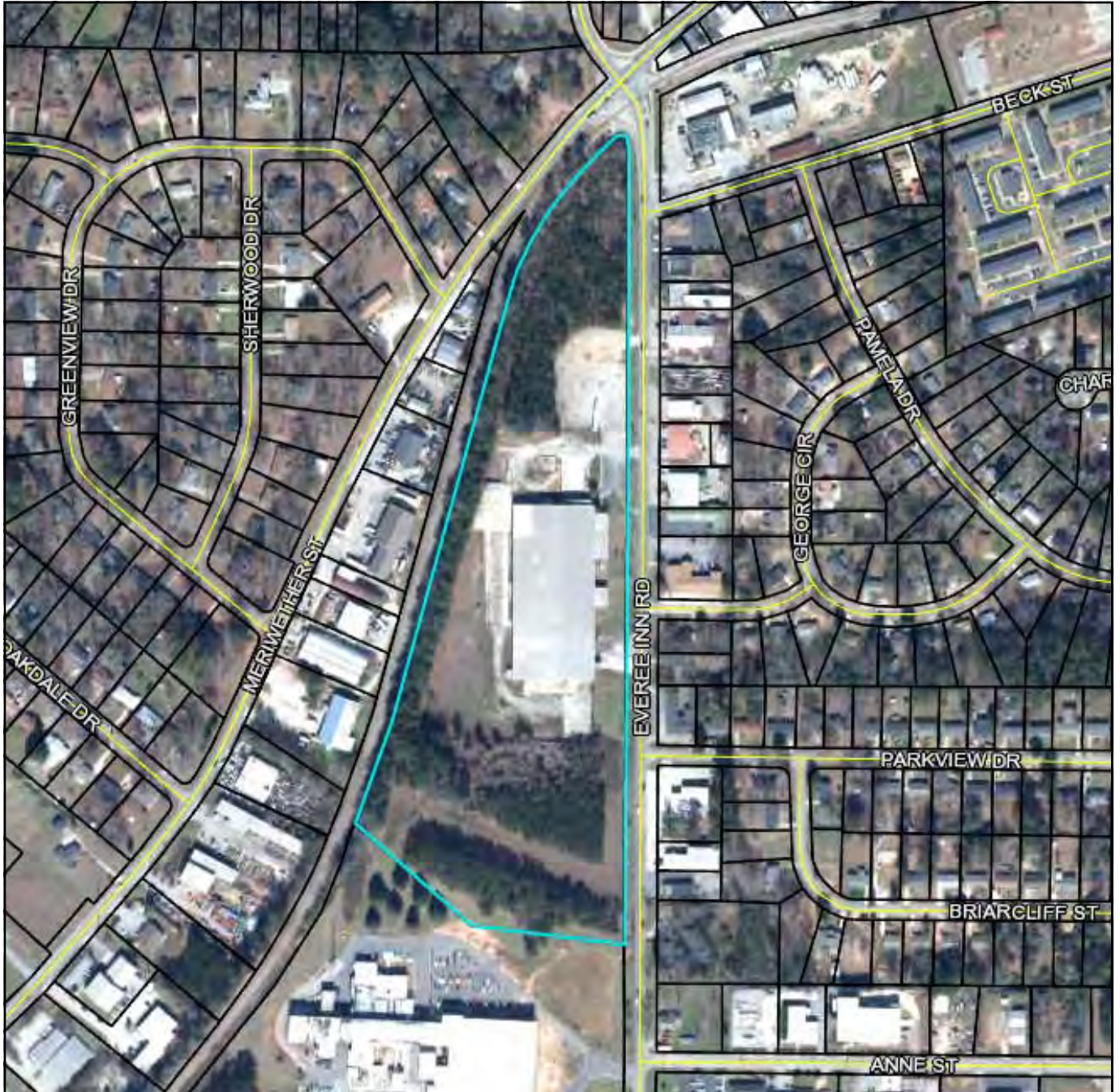






## AERIAL PARCEL MAP

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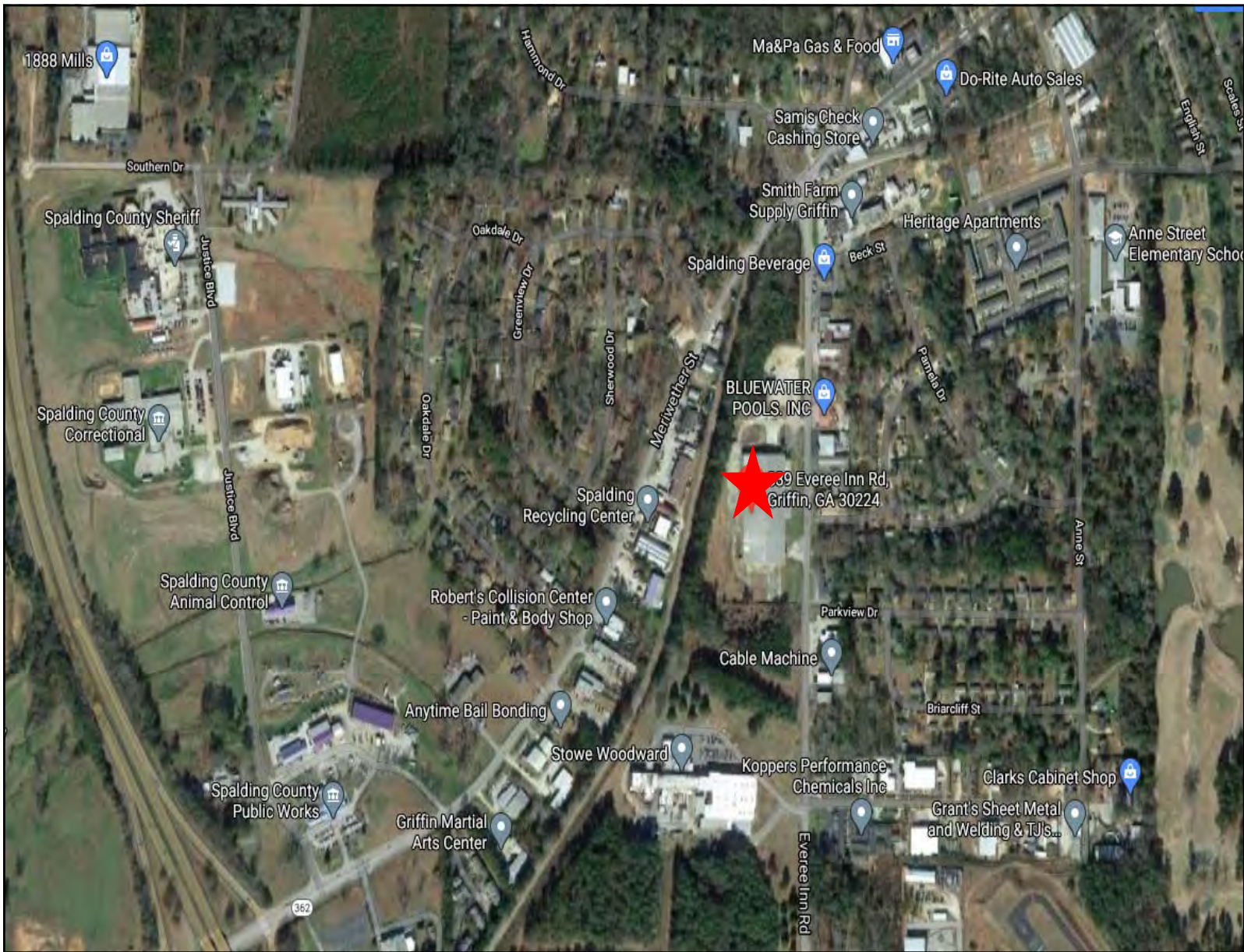


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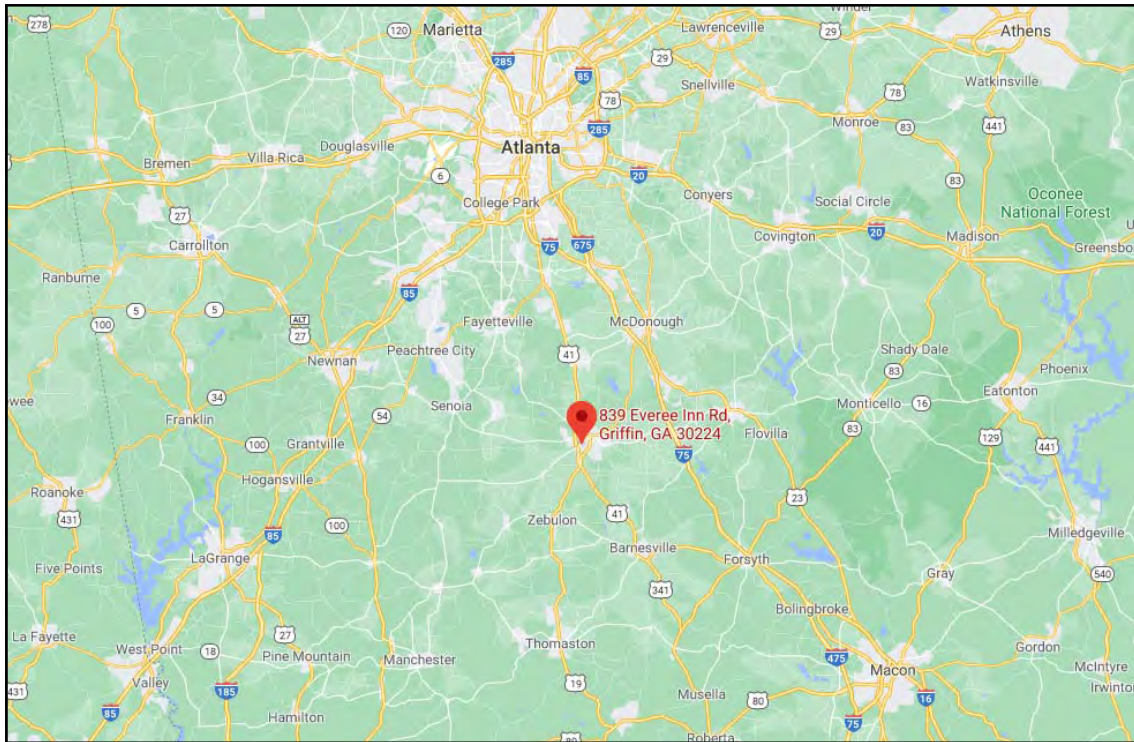
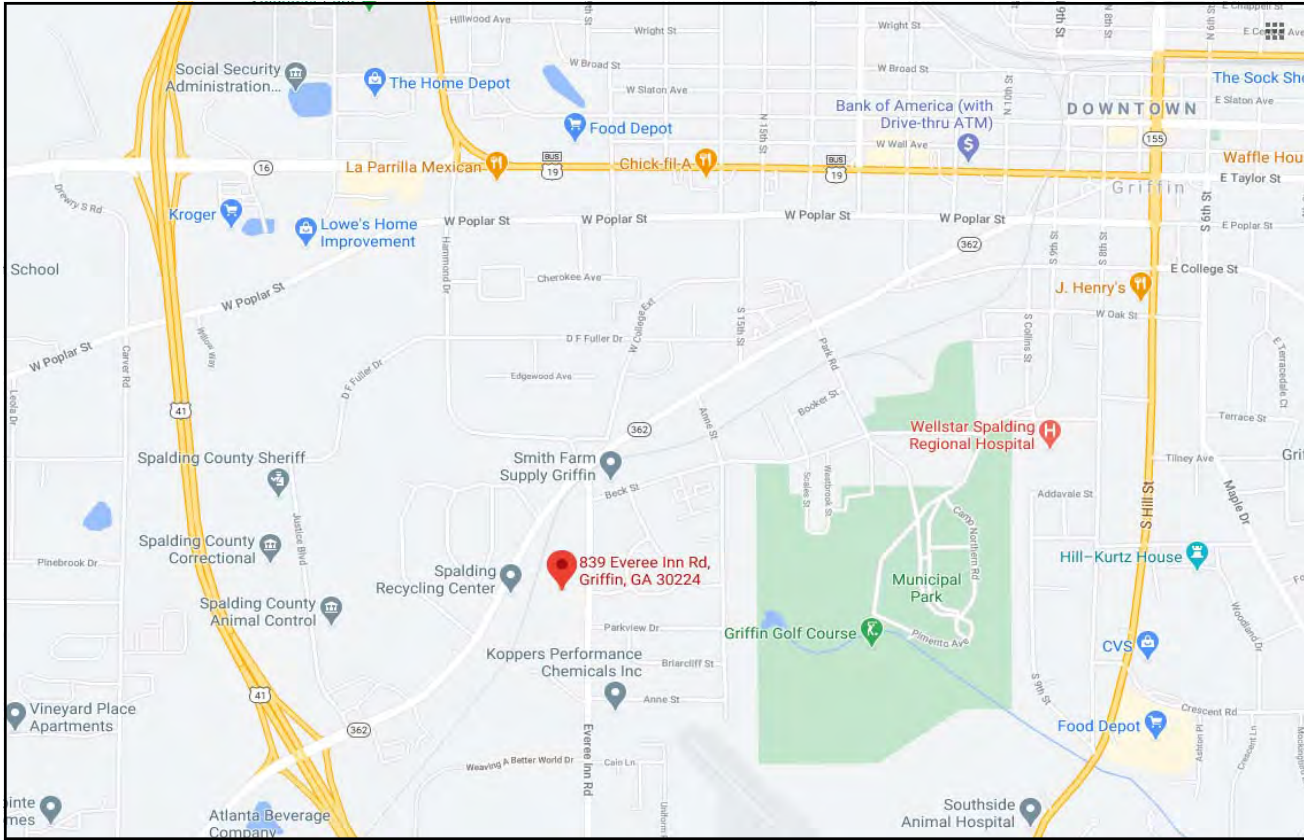


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## LOCATION MAPS

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# DEMOGRAPHICS - SPALDING COUNTY

839 Everee Inn Road  
Griffin, Spalding County, Georgia 30224

## KEY FACTS

68,608

Population



2.6

Average Household Size

39.1

Median Age

\$43,074

Median Household Income

## EDUCATION

16%

No High School Diploma



40%

High School Graduate



26%

Some College



18%

Bachelor's/Grad/Prof Degree

## BUSINESS



2,103

Total Businesses



21,200

Total Employees

## EMPLOYMENT



57%

White Collar



30%

Blue Collar



13%

Services

14.6%

Unemployment Rate

## INCOME



\$43,074

Median Household Income



\$22,242

Per Capita Income



Variable: 2020 Per Capita Income

## Households By Income

The largest group: \$35,000 - \$49,999 (19.2%)

The smallest group: \$150,000 - \$199,999 (2.5%)

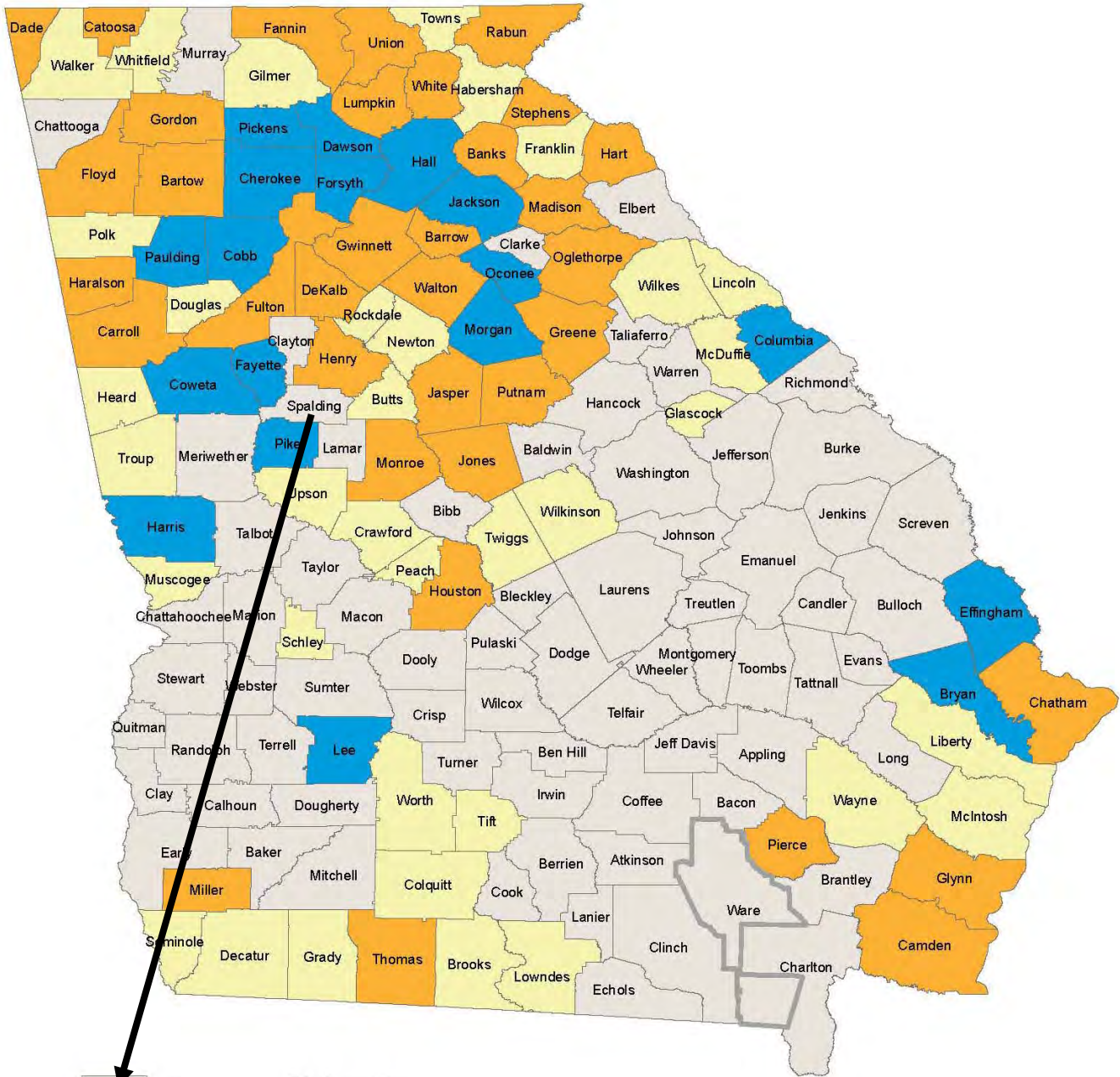
Indicator ▲	Value	Diff	
<\$15,000	11.1%	+0.3%	
\$15,000 - \$24,999	12.6%	+3.4%	
\$25,000 - \$34,999	14.3%	+5%	
\$35,000 - \$49,999	19.2%	+6.5%	
0 - \$74,999	18.2%	+0.5%	
0 - \$99,999	12.1%	-0.4%	
00 - \$149,999	7.4%	-7.2%	
\$150,000 - \$199,999	2.5%	-3.7%	

Bars show deviation from Georgia



# 2021 JOB TAX CREDIT TIER MAP

839 Everee Inn Road  
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	Tier 1	71 Counties
	Tier 2	35 Counties
	Tier 3	35 Counties
	Tier 4	18 Counties

For more information on Tax Credits:  
<https://dca.ga.gov/community-economic-development/incentives/job-tax-credits>



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## JOB TAX CREDITS - TIER 1 COUNTY

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### Job Tax Credits – Tier 1 County

For initial job creation threshold met in tax years beginning January 1, 2012 or later

- The Georgia Job Tax Credit Program falls under O.C.G.A. 48-7-40
- Eligible Business Enterprises must create at least two (2) net new jobs within a tax year and the new jobs must be full-time jobs of at least 35 hours per week
- New jobs must be offered health insurance; the employer does not have to pay for such insurance, just offer it
- The average wage of each new job created must pay at or above the average wage of the county with the lowest average wage in the state – as of June 2020 this is Glascock County at \$541 per week or \$28,132 per year, per Georgia Department of Labor (GA DOL) (Georgia Employment and Wages – 2019 Averages)
- Job threshold must be created in initial year, then maintained an additional four years – credit is initially claimed on the initial year tax return – for example, an initial threshold of eligible new jobs created in 2020 may be claimed on the 2020 tax return – additional credit is then claimed on each of the following four years' tax returns as long as the jobs are maintained; Tax credit = \$3,500 per job (with an additional \$500 bonus credit if the county is within a JDA, which would make the credit = \$4,000 per job)
- Credit is claimed by filing *Form IT-CA* with the Georgia Business Income Tax return
- Credit may be applied against 100 percent of any corporate income tax liability on the Georgia Income Tax Return. Flow-through entities will be able to flow the credit through to the members, partners, or shareholders
- Excess credit may be applied against withholding if the proper steps are taken with the Georgia Department of Revenue (GA DOR)

### Withholding Tax Credits

- Job Tax Credit claimed against withholding may not exceed \$3,500 per job
- Credit must be first applied to any corporate income tax liability prior to claiming withholding
- Carry forward income tax credits may not be applied to withholding, nor may withholding be claimed on an amended tax return
- Credit is applied to future withholding tax returns
- No refund paid on withholding credits
- Credits not applicable to withholding (i.e. Joint Development Authority bonus, port credit; such bonus credits are only available to job tax credit claimed under a Tier 1 county and not in a LDCT) may be carried forward or flowed through to partners, members, or shareholders (if applicable)

### Claiming Withholding Credit

- For tax years beginning on or after January 1, 2017, to claim any excess tax credit not used on the Income Tax Return against the generating entity's payroll withholding tax liability, the entity must file Revenue Form IT-WH *Notice of Intent* through the Georgia Tax Center within 30 days after the due date of the Georgia income tax return (including extensions) or within 30 days after the filing of a timely filed Georgia income tax return, whichever occurs first - **Paper filings will no longer be allowed**
- Failure to file this form as provided will result in disallowance of the withholding tax benefit
- DOR has 120 days to review once the Business Income Tax Return is filed
- Business will receive notice of approved credit and when to claim against withholding from GA DOR
- Business will then apply credit to withholding returns until fully utilized
- Withholding credit has no effect on employees
- Flow-through entities may elect to claim a specific portion of the credit against the entity's payroll withholding and flow the remaining credit through to shareholders, partners, or members. This is an annual irrevocable election dependent upon the filing of *Form IT-WH*.

*Form IT-CA* may be obtained from the GA Department of Revenue web site at:  
[https://dor.georgia.gov/sites/dor.georgia.gov/files/related\\_files/document/TSD/Form/IT-CA\\_2012\\_Job\\_Tax\\_Credit\\_Form\\_ITCA.pdf](https://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/TSD/Form/IT-CA_2012_Job_Tax_Credit_Form_ITCA.pdf)

Job Tax Credit info on the web at:

<https://www.dca.ga.gov/community-economic-development/incentive-programs/job-tax-credits>

Contact for Job Tax Credit: Tricia DePadro: (404) 679-1585 or [tricia.depadro@dca.ga.gov](mailto:tricia.depadro@dca.ga.gov)

Updated June 2020

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