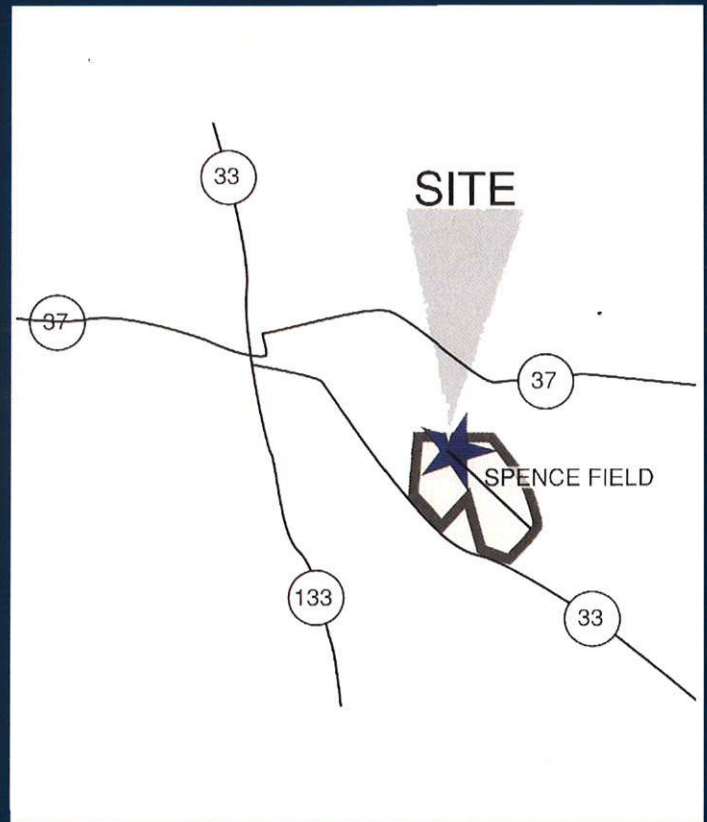
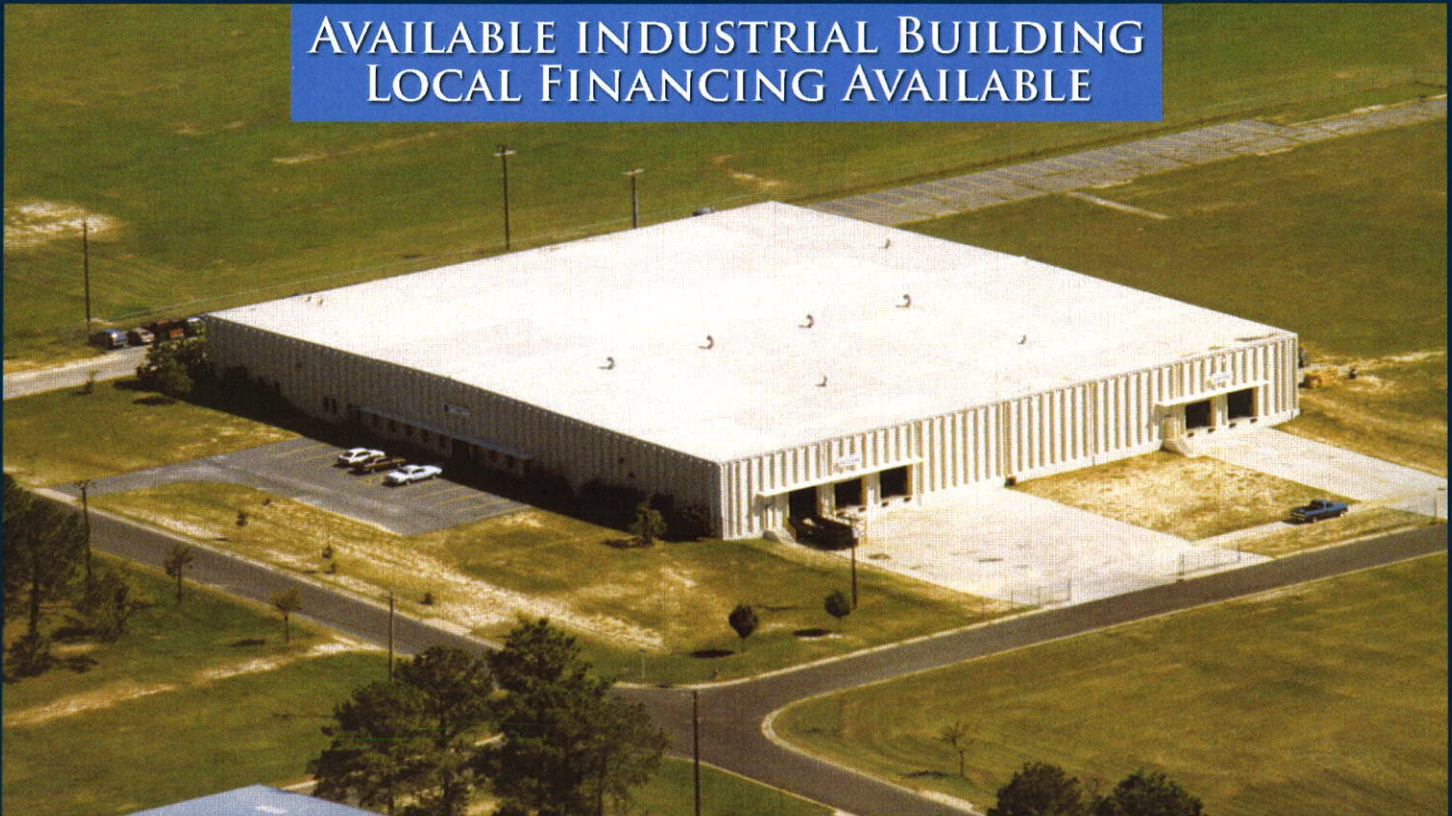


MOULTRIE, GA

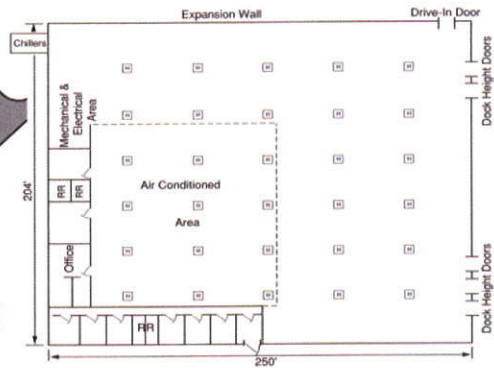
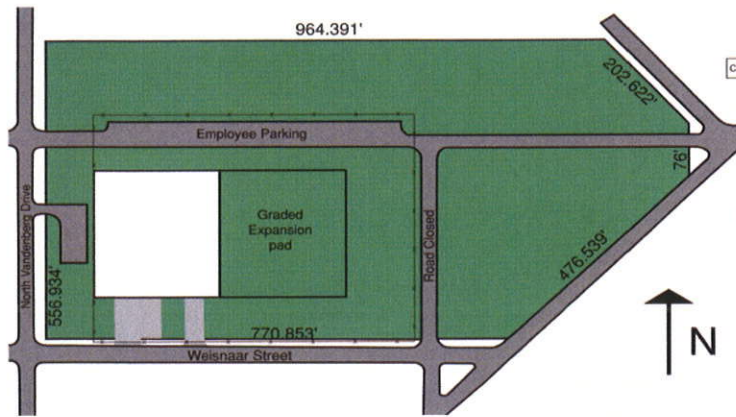
51,000 SQUARE FEET

AVAILABLE INDUSTRIAL BUILDING
LOCAL FINANCING AVAILABLE



MOULTRIE-COLQUITT COUNTY
LIVING HISTORY. GROWING FUTURE

SITE PLAN/FLOOR PLAN/SPECIFICATIONS



SQUARE FOOTAGE: 45,280 Manufacturing
5,720 S.F. Office

TOTAL SQUARE FOOTAGE: 51,000

LOCATION: Spencefield Industrial Park
Moultrie, Georgia 31768

SITE SIZE: 12.6 Acres • Graded for Expansion

YEAR BUILT: 1984

BUILDING DIMENSIONS: 204' x 250'

CONDITION: Good

CONSTRUCTION: Precast Concrete Panels
Steel WF
6" Concrete • 4,000 psi
Modified bitumen • New 1993

CEILING HEIGHTS: 22' Clear

COLUMN SPACINGS: 30' x 40'

TRUCKING FACILITIES: (5) 10' x 10' Dock Height Doors • (2) Drive in Doors • Concrete truck pads

UTILITIES: Power: City of Moultrie • 3,000 amps • 3-Phase
Water: City of Moultrie • 6" main
Sewer: City of Moultrie • 8" main
Gas: City of Moultrie • 4" main

SPRINKLER: 100% Wet

HEATING: Suspended Gas Fired Units

AIR CONDITIONING: 120-ton Chilled Water System cooling 35% of Facility

LIGHTING: Strip Fluorescent

OTHER: Immediate Possession • Adjacent to 8,000' Airport Runway • (2) Five ton and (2) Ten ton Cranes

PREVIOUS USE: Industrial Boilers

COMMUNITY

COLQUITT COUNTY

LABOR MARKET POPULATION: 425,000

MFG EMPLOYMENT: 18,200

LABOR FORCE: 195,000

UNEMPLOYMENT: 4,500 (4.2%)

EXCESS WATER CAPACITY: 4.5 MGD

EXCESS SEWER CAPACITY: .5 MGD*

EFFECTIVE PROPERTY TAX RATES:
City - \$7.18 per \$1,000 of Value
County - \$23.53 per \$1,000 of Value

TAX EXEMPTIONS: 100% Freeport inventory tax exemption • Sales & Use tax exemption on equipment used directly in the manufacturing process, air & water pollution control, and solar energy • Property

TAX EXEMPTIONS (Cont.): \$20,000 Job Tax Credit for each new qualified manufacturing job.

NEAREST COMMERCIAL AIRPORT: Tallahassee - 60 miles
Valdosta - 40 miles

MAJOR HIGHWAYS: I-75 - 25 miles
I-10 - 55 miles
GA Hwy 133 - Adjacent
US Hwy 319 - 1 Mile

AREA MANUFACTURERS: Riverside Manufacturing
Sanderson Farms
National Beef • Maule Air
Moultrie Post Forms
Ice House America

Darrell Moore, President
County Development Authority
dlmoore@alltel.net
229-985-2131



Moultrie-Colquitt Chamber
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