

512 Union Grove Road

Building Summary and Specifications:

Address: 512 Union Grove Road
City of Calhoun, Gordon County, Georgia

Location: Corner of I-75 and the full diamond interchange with
Union Grove Road

Size: 121,000 SF free standing (divided 83,000 SF and 38,000 SF)

Office: 2,821 SF (38,000 SF approx. 786 SF two story; 83,000 SF
approx. 2,035 SF rented to a month to month tenant)

Ceiling

Height: 22' eave height and 32' peak height

Sprinkler: Yes, wet system, inspected annually per fire code

Dock High

Doors: Twelve (12) 9' X 10' juxtaposed in 3 locations; 4 per
location. All have dock boards but no levelers. Not
insulated and no vision panels.

Drive-In

Doors: Two (2) 12' X 14', manually operated

Truck

Courts: Two (2) separate areas neither of which are fenced/secured

Column

Spacing: Primarily 25' X 60'

Lighting: 38,000 SF LED; 83,000 SF Metal Halide

Power: Two (2) separate transformers, Electrical Service is 400
amps/280V, each. Additional service capacity can be added.

Rail: Not rail served

Freeport: Gordon County is 100% Freeport and City of Calhoun is currently 80%/20% with approved change to 100% January 2021.

State

Incentives: Gordon County is a State of Georgia Tier 3 county which allows a state income tax credit of \$1,250 for Gordon County and \$500 for the City of Calhoun or \$1,750 total per employee above a fifteen (15) employee threshold.

Pricing: Sales Price: \$4,961,000 / \$41 SF
Lease Price: \$37,812.50 per month; \$453,750 per year;
\$3.75 per SF net of taxes and insurance.

The 2019 Property Taxes for the City of Calhoun and Gordon County are \$0.36 SF /\$43,475.60. Property Casualty and liability insurance is \$12,100 per year.

Occupancy:

The entire building can be made available within 30-60 days after lease execution. Some accommodation can be made for a portion of the building if necessary.