

# SALE

301 RIVERSIDE DRIVE / W CENTRAL AVENUE / 11TH STREET SW  
MOULTRIE, COLQUITT, GEORGIA 31768



PROPERTY VIDEO: <https://www.groundmedia.com/moultrie-industrial-complex/>

**MANUFACTURING / DISTRIBUTION / OFFICE BUILDINGS  
UNDEVELOPED TRACTS OF LAND  
122.7± TOTAL ACRES**

**SALES PRICE: \$9,995,000**

ARTHUR P. BARRY III, SIOR  
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Revised 02/19/24

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## PROPERTY AERIAL



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<b>PROPERTY VIDEO:</b>	<a href="https://www.goroundmedia.com/moultrie-industrial-complex/">https://www.goroundmedia.com/moultrie-industrial-complex/</a>
<b>BUILDING NAME:</b>	Main Plant (Floor Plan Page 26)
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 102,400± Square Foot Building - 4,400± SF Office</li><li>• Previous use Main Manufacturing Plant</li></ul>
<b>ACREAGE:</b>	13.63± Acres Total (Building 1 & 2)
<b>TOPOGRAPHY:</b>	Flat
<b>ZONED:</b>	Industrial
<b>YEAR BUILT:</b>	1954 with additions in 1966, 1973, 1975
<b>CEILING HEIGHT:</b>	14.3'
<b>WALLS:</b>	Masonry
<b>ROOF:</b>	Retrofit Roof System (2004)
<b>FLOORING:</b>	Concrete
<b>LIGHTING:</b>	Fluorescent
<b>HVAC:</b>	Central HVAC
<b>FIRE PROTECTION:</b>	Wet system
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Water/Sewer</li><li>• Gas</li><li>• Electricity</li><li>• Telephone</li></ul>
<b>TRUCK LOADING:</b>	Six truck docks (five with levelers)
<b>PARKING:</b>	400± spaces
<b>ACCESS:</b>	<ul style="list-style-type: none"><li>• US Hwy. 319 / GA 33 N</li><li>• Interstate 75: 25 miles</li></ul>



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<b>BUILDING NAME:</b>	Main Office (Floor Plan Page 27)
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 47,716± Square Foot Executive Office Building</li><li>• Previous use corporate office</li></ul>
<b>ACREAGE:</b>	18.57± Acres
<b>TOPOGRAPHY:</b>	Flat
<b>ZONED:</b>	Industrial
<b>YEAR BUILT:</b>	1974 / 1982
<b>CEILING HEIGHT:</b>	13.7'
<b>WALLS:</b>	Masonry
<b>ROOF:</b>	Foam
<b>FLOORING:</b>	Concrete
<b>LIGHTING:</b>	Fluorescent
<b>HVAC:</b>	Heat/AC
<b>FIRE PROTECTION:</b>	Wet
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Water/Sewer</li><li>• Gas</li><li>• Electricity</li><li>• Telephone</li></ul>
<b>TRUCK LOADING:</b>	One ground level
<b>PARKING:</b>	286± spaces
<b>ACCESS:</b>	<ul style="list-style-type: none"><li>• US Hwy. 319 / GA 33 N</li><li>• Interstate 75: 25 miles</li></ul>



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<b>BUILDING NAME:</b>	RECOMTEC
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 128,279± Square Foot Multi-Story Building</li><li>• Previous use manufacturing</li></ul>
<b>ACREAGE:</b>	22.9± Acres Total (Warehouse 5, 6, 7, 8, ReComtec, RIVCO)
<b>TOPOGRAPHY:</b>	Flat
<b>ZONED:</b>	Industrial
<b>YEAR BUILT:</b>	1900, 1936, 1948, 1968, 1972
<b>CEILING HEIGHT:</b>	<ul style="list-style-type: none"><li>• Main floor: 15.3'</li><li>• 1st Floor: 14.6'</li><li>• 2nd Floor: 15.6'</li><li>• Basement: 13'</li></ul>
<b>WALLS:</b>	Masonry
<b>ROOF:</b>	Standing Seam –1999
<b>FLOORING:</b>	Concrete & 4" X 12" perpendicular wood
<b>LIGHTING:</b>	Fluorescent
<b>HVAC:</b>	Yes
<b>FIRE PROTECTION:</b>	Wet
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Water/Sewer</li><li>• Gas</li><li>• Electricity</li><li>• Telephone</li></ul>
<b>TRUCK LOADING:</b>	Five truck docks (three with levelers)
<b>PARKING:</b>	178± spaces shared with Rivco, Warehouses 6, 7 & 8
<b>ACCESS:</b>	<ul style="list-style-type: none"><li>• US Hwy. 319 / GA 33 N</li><li>• Interstate 75: 25 miles</li></ul>



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<b>BUILDING NAME:</b>	RIVCO
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 22,000± Square Foot (160'x140') Office/Warehouse Building<ul style="list-style-type: none"><li>- Private offices</li><li>- Large restroom/locker room</li></ul></li><li>• Previous use sewing plant</li></ul>
<b>TOPOGRAPHY:</b>	Flat
<b>ZONED:</b>	Industrial
<b>YEAR BUILT:</b>	1968 / 1994 / 1998
<b>CEILING HEIGHT:</b>	14'
<b>WALLS:</b>	Masonry
<b>ROOF:</b>	Standing Seam –1991
<b>FLOORING:</b>	" concrete
<b>LIGHTING:</b>	Fluorescent
<b>HVAC:</b>	Conditioned air
<b>FIRE PROTECTION:</b>	Wet
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Water/Sewer</li><li>• Gas</li><li>• Electricity</li><li>• Telephone</li></ul>
<b>TRUCK LOADING:</b>	Six truck doors (two electric levelers; 2 manual levelers)



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<b>BUILDING NAME:</b>	Warehouse 8
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 30,000± Square Foot Building including two-story 400± SF modular office and one restroom</li><li>• Previous use as raw materials storage</li></ul>
<b>TOPOGRAPHY:</b>	Flat
<b>ZONED:</b>	Industrial
<b>YEAR BUILT:</b>	1971
<b>CEILING HEIGHT:</b>	30' clear
<b>WALLS:</b>	Steel
<b>ROOF:</b>	Metal
<b>FLOORING:</b>	Concrete
<b>LIGHTING:</b>	Fluorescent
<b>HVAC:</b>	Suspended heaters
<b>FIRE PROTECTION:</b>	Wet
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Water/Sewer</li><li>• Gas</li><li>• Electricity</li><li>• Telephone</li></ul>
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"><li>• Three truck doors on South end of building (one with electric leveler)</li><li>• Drive-in doors on North end of building.</li></ul>





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<b>BUILDING NAME:</b>	RUR
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 22,500± Square Foot Building</li><li>• Previously commercial laundry now owned by UPH, LLC (RPHC)</li></ul>
<b>TOPOGRAPHY:</b>	Flat
<b>ZONED:</b>	Industrial
<b>YEAR BUILT:</b>	1969
<b>CEILING HEIGHT:</b>	22' clear
<b>WALLS:</b>	Metal
<b>ROOF:</b>	Metal - 1991
<b>FLOORING:</b>	Slab
<b>LIGHTING:</b>	Fluorescent and metal halide
<b>HVAC:</b>	Conditioned air
<b>FIRE PROTECTION:</b>	Wet 90% / Dry 10%
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Water/Sewer</li><li>• Gas</li><li>• Electricity</li><li>• Telephone</li></ul>
<b>TRUCK LOADING:</b>	Seven dock high loading and drive-in doors (one manual leveler)
<b>PARKING:</b>	10± spaces



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<b>BUILDING NAME:</b>	Warehouse 5
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 20,000± Square Foot Building</li><li>• Previous use as trim storage</li></ul>
<b>ACREAGE:</b>	22.9± Acres Total (Warehouse 5, 6, 7, 8, ReComtec, RIVCO)
<b>TOPOGRAPHY:</b>	Flat
<b>ZONED:</b>	Industrial
<b>YEAR BUILT:</b>	1970
<b>CEILING HEIGHT:</b>	21.6'
<b>WALLS:</b>	Masonry, steel
<b>ROOF:</b>	Rubber membrane topcoat
<b>FLOORING:</b>	Slab
<b>LIGHTING:</b>	Metal halide & fluorescent
<b>FIRE PROTECTION:</b>	Wet
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Water/Sewer</li><li>• Gas</li><li>• Electricity</li><li>• Telephone</li></ul>
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"><li>• One truck door</li><li>• One parallel roll-up door</li></ul>
<b>PARKING:</b>	Limited
<b>ACCESS:</b>	<ul style="list-style-type: none"><li>• US Hwy. 319 / GA 33 N</li><li>• Interstate 75: 25 miles</li></ul>



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<b>BUILDING NAME:</b>	Carpenter's Shop
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 11,870± Square Foot Building<ul style="list-style-type: none"><li>- 5,000± SF Warehouse 1 including 196± SF office and one restroom</li><li>- 6,000± SF Warehouse 2</li><li>- 870± SF Carpenter Shop</li></ul></li><li>• Previous use as record storage</li></ul>
<b>ACREAGE:</b>	13.63± Acres Total (Building 1 & 2)
<b>TOPOGRAPHY:</b>	Flat
<b>ZONED:</b>	Industrial
<b>YEAR BUILT:</b>	1956 with additions in 1962, 1969
<b>CEILING HEIGHT:</b>	
<b>WALLS:</b>	Metal, uninsulated
<b>ROOF:</b>	Metal
<b>FLOORING:</b>	Half slab floor, half elevated frame/wood
<b>LIGHTING:</b>	<ul style="list-style-type: none"><li>• Inside: Fluorescent</li><li>• Outside: High pressure sodium</li></ul>
<b>HVAC:</b>	Gas heater
<b>FIRE PROTECTION:</b>	<ul style="list-style-type: none"><li>• Warehouse 1 &amp; Shop: Wet system</li><li>• Warehouse 2: Dry</li></ul>
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Water/Sewer</li><li>• Gas</li><li>• Electricity</li><li>• Telephone</li></ul>
<b>TRUCK LOADING:</b>	One truck dock with leveler
<b>PARKING:</b>	17± spaces
<b>ACCESS:</b>	<ul style="list-style-type: none"><li>• US Hwy. 319 / GA 33 N</li><li>• Interstate 75: 25 miles</li></ul>

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<b>BUILDING NAME:</b>	Clements Printing
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 10,500± Square Foot Building - 4,200± SF office</li><li>• Constructed of metal and brick</li></ul>
<b>ACREAGE:</b>	.8± Acres
<b>TOPOGRAPHY:</b>	Flat
<b>ZONED:</b>	Industrial/Commercial
<b>YEAR BUILT:</b>	<ul style="list-style-type: none"><li>• 1971 - 6,000 SF</li><li>• 1979 - 4,500 SF</li></ul>
<b>CEILING HEIGHT:</b>	<ul style="list-style-type: none"><li>• Office: 9'2"</li><li>• Print floor: 14' center; 11.9' side</li></ul>
<b>WALLS:</b>	Paneling & fire resistant sheetrock
<b>ROOF:</b>	Metal
<b>FLOORING:</b>	Concrete & carpet
<b>LIGHTING:</b>	Fluorescent
<b>HVAC:</b>	Three units / 40 tons
<b>FIRE PROTECTION:</b>	Wet
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Water/Sewer</li><li>• Gas</li><li>• Electricity</li><li>• Telephone</li></ul>
<b>TRUCK LOADING:</b>	One dock high with leveler
<b>PARKING:</b>	110± spaces
<b>ACCESS:</b>	<ul style="list-style-type: none"><li>• US Hwy. 319 / GA 33 N</li><li>• Interstate 75: 25 miles</li></ul>



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<b>BUILDING NAME:</b>	Warehouse 7
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 6,000± Square Foot Building</li><li>• Previous use as corp. maintenance storage</li></ul>
<b>ACREAGE:</b>	22.9± Acres Total (Warehouse 5, 6, 7, 8, ReComtec, RIVCO)
<b>TOPOGRAPHY:</b>	Flat
<b>ZONED:</b>	Industrial
<b>YEAR BUILT:</b>	1951
<b>CEILING HEIGHT:</b>	20'
<b>WALLS:</b>	Metal
<b>ROOF:</b>	Standing Seam
<b>FLOORING:</b>	Concrete
<b>LIGHTING:</b>	Fluorescent
<b>HVAC:</b>	No
<b>FIRE PROTECTION:</b>	Wet
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Water/Sewer</li><li>• Gas</li><li>• Electricity</li><li>• Telephone</li></ul>
<b>TRUCK LOADING:</b>	One truck door
<b>PARKING:</b>	Limited
<b>ACCESS:</b>	<ul style="list-style-type: none"><li>• US Hwy. 319 / GA 33 N</li><li>• Interstate 75: 25 miles</li></ul>



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<b>BUILDING NAME:</b>	Warehouse 6
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 5,600± Square Foot Building</li><li>• Previous use as corp. maintenance storage</li></ul>
<b>ACREAGE:</b>	22.9± Acres Total (Warehouse 5, 6, 7, 8, ReComtec, RIVCO)
<b>TOPOGRAPHY:</b>	Flat
<b>ZONED:</b>	Industrial
<b>YEAR BUILT:</b>	1949
<b>CEILING HEIGHT:</b>	16' side; 23' center
<b>WALLS:</b>	Metal
<b>ROOF:</b>	Metal
<b>FLOORING:</b>	Concrete
<b>LIGHTING:</b>	Fluorescent
<b>HVAC:</b>	Heater
<b>FIRE PROTECTION:</b>	Wet
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Water/Sewer</li><li>• Gas</li><li>• Electricity</li><li>• Telephone</li></ul>
<b>TRUCK LOADING:</b>	10' X 11' Drive-in Door
<b>PARKING:</b>	Limited
<b>ACCESS:</b>	<ul style="list-style-type: none"><li>• US Hwy. 319 / GA 33 N</li><li>• Interstate 75: 25 miles</li></ul>



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## VACANT LAND

<b>ACREAGE:</b>	<ul style="list-style-type: none"><li>• 40.9± Acres</li><li>• 10.28± Acres</li><li>• 6.44± Acres</li></ul>
<b>TOPOGRAPHY:</b>	Flat
<b>ZONED:</b>	Industrial
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Water/Sewer</li><li>• Gas</li><li>• Electricity</li><li>• Telephone</li></ul>
<b>ACCESS:</b>	<ul style="list-style-type: none"><li>• US Hwy. 319 / GA 33 N</li><li>• Interstate 75: 25 miles</li></ul>



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## PROPERTY PHOTOS

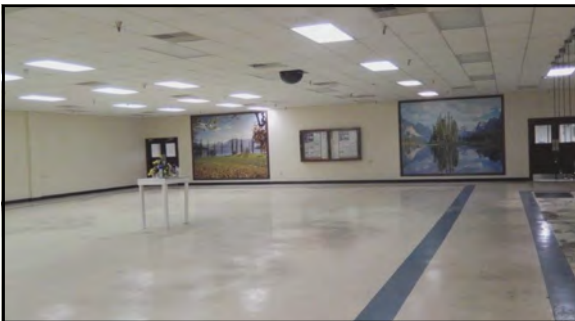
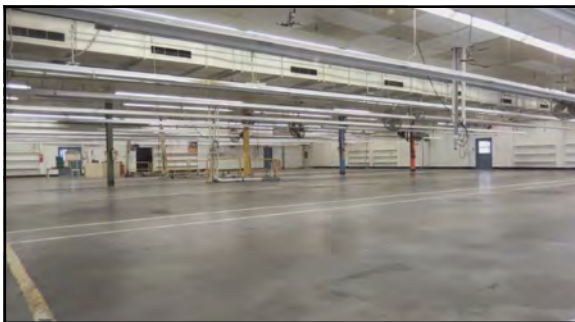
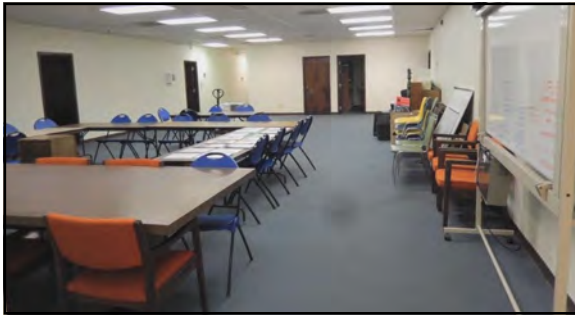




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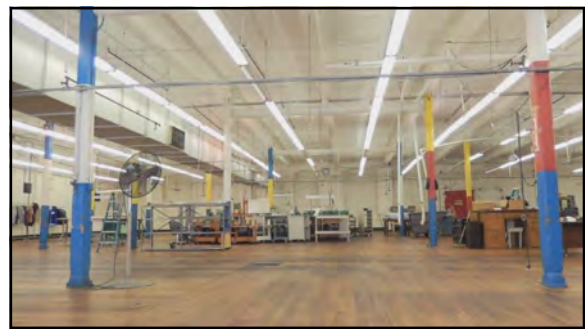
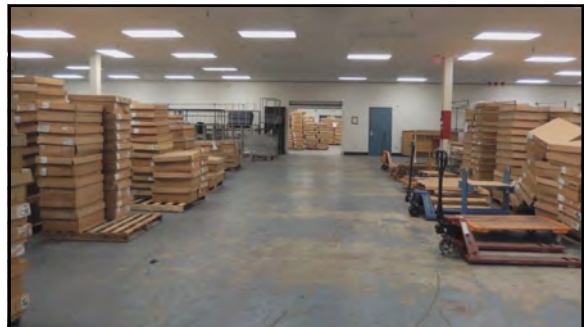
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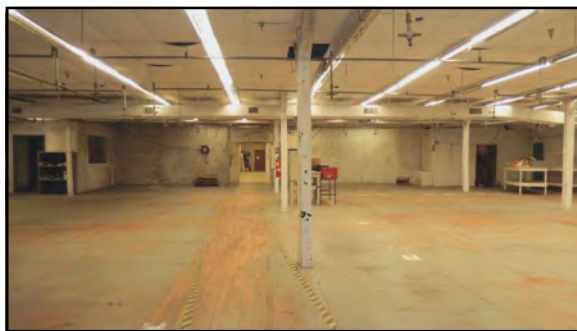
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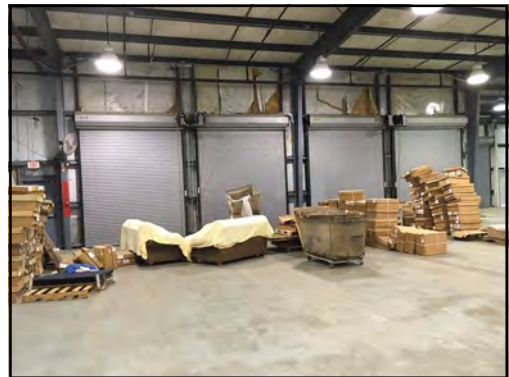
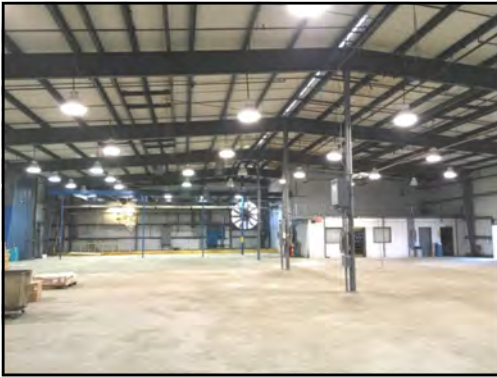
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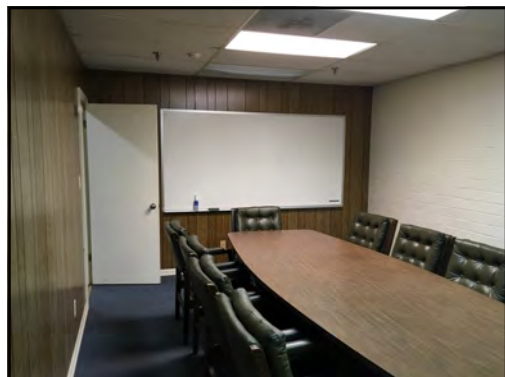
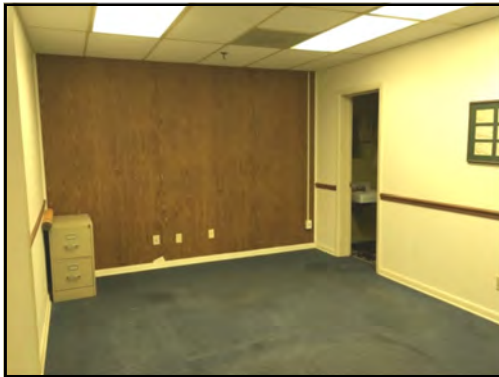
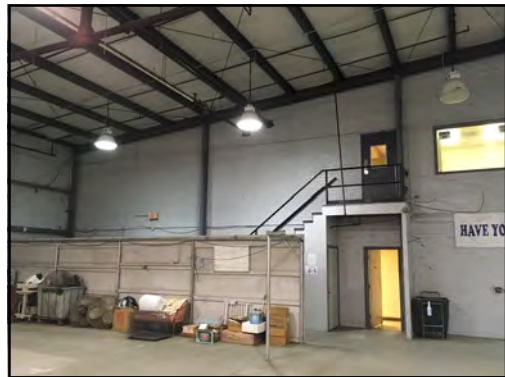
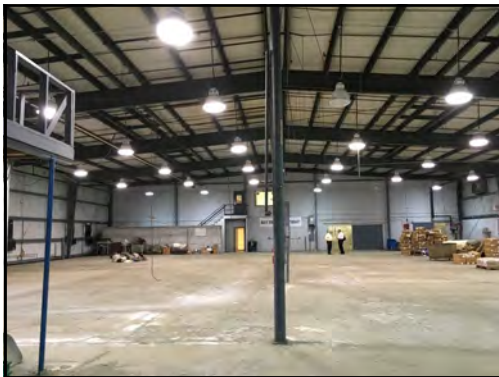
## PROPERTY PHOTOS - RUR BUILDING



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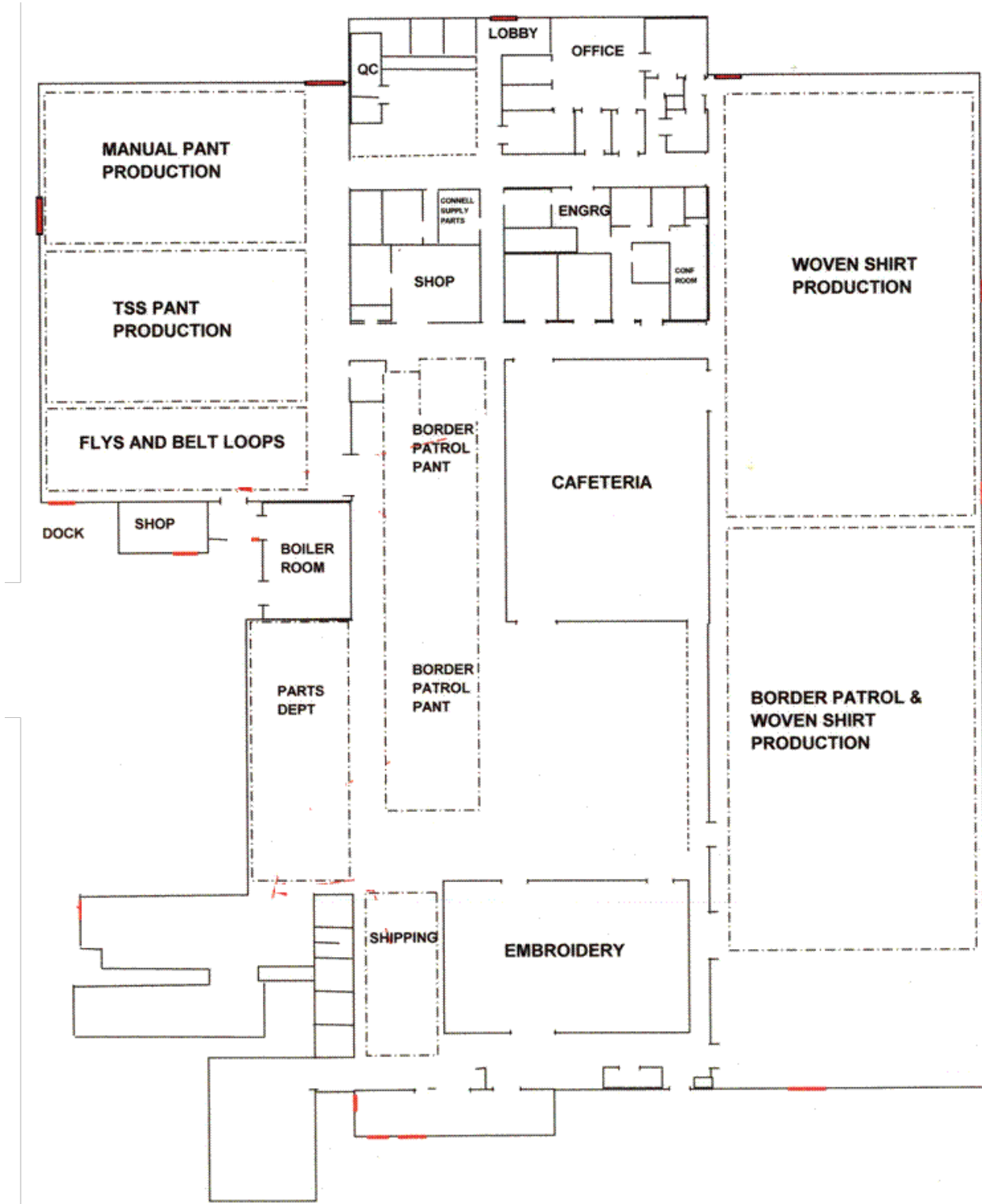
## PROPERTY PHOTOS - WAREHOUSE 8



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301 RIVERSIDE DRIVE / W CENTRAL AVENUE / 11TH STREET SW  
MOULTRIE, COLQUITT, GEORGIA 31768

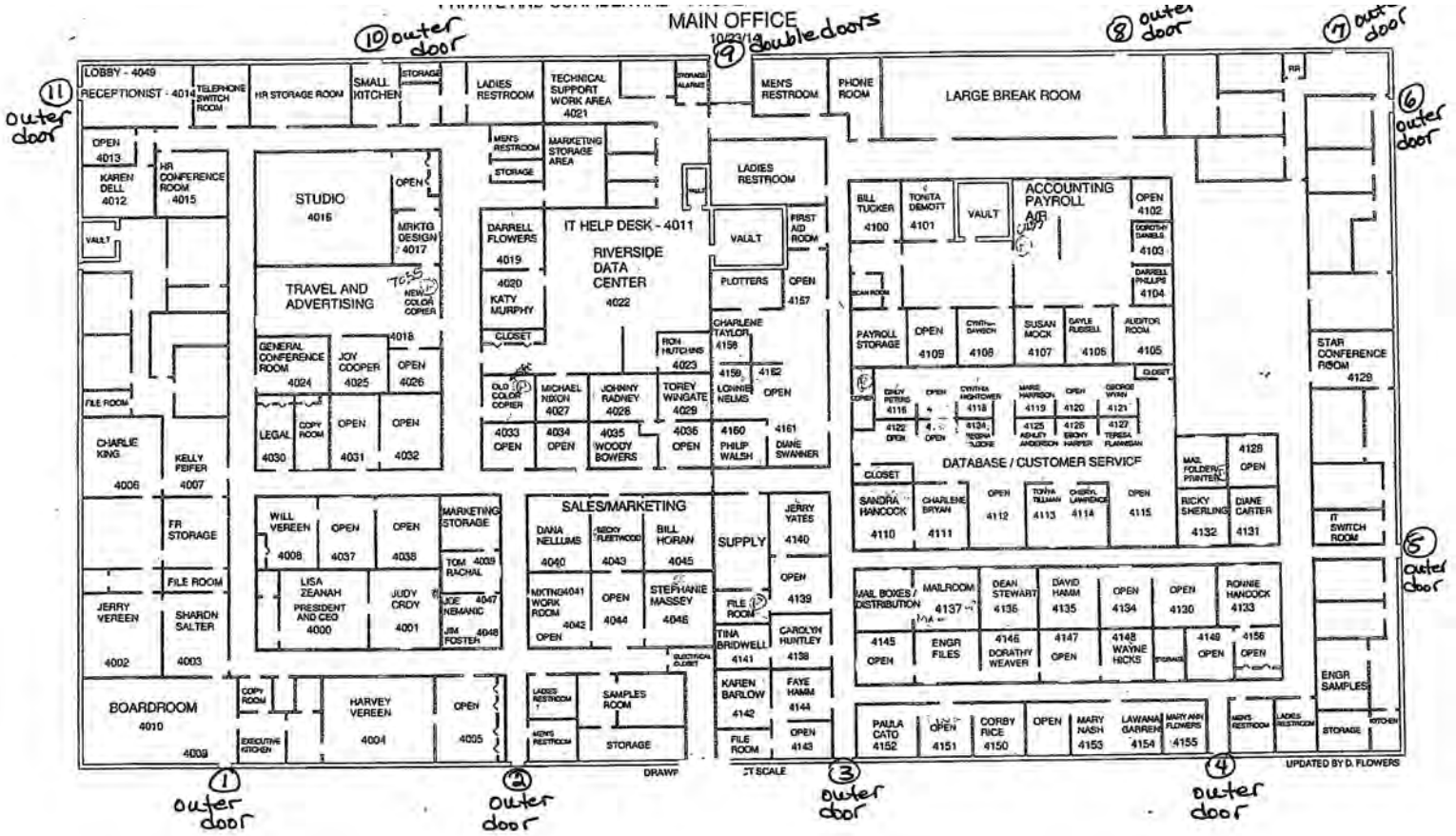
FLOOR PLAN - MAIN PLANT



SALE

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FLOOR PLAN - MAIN OFFICE



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## AERIAL TAX MAP - PARCEL RO01 002



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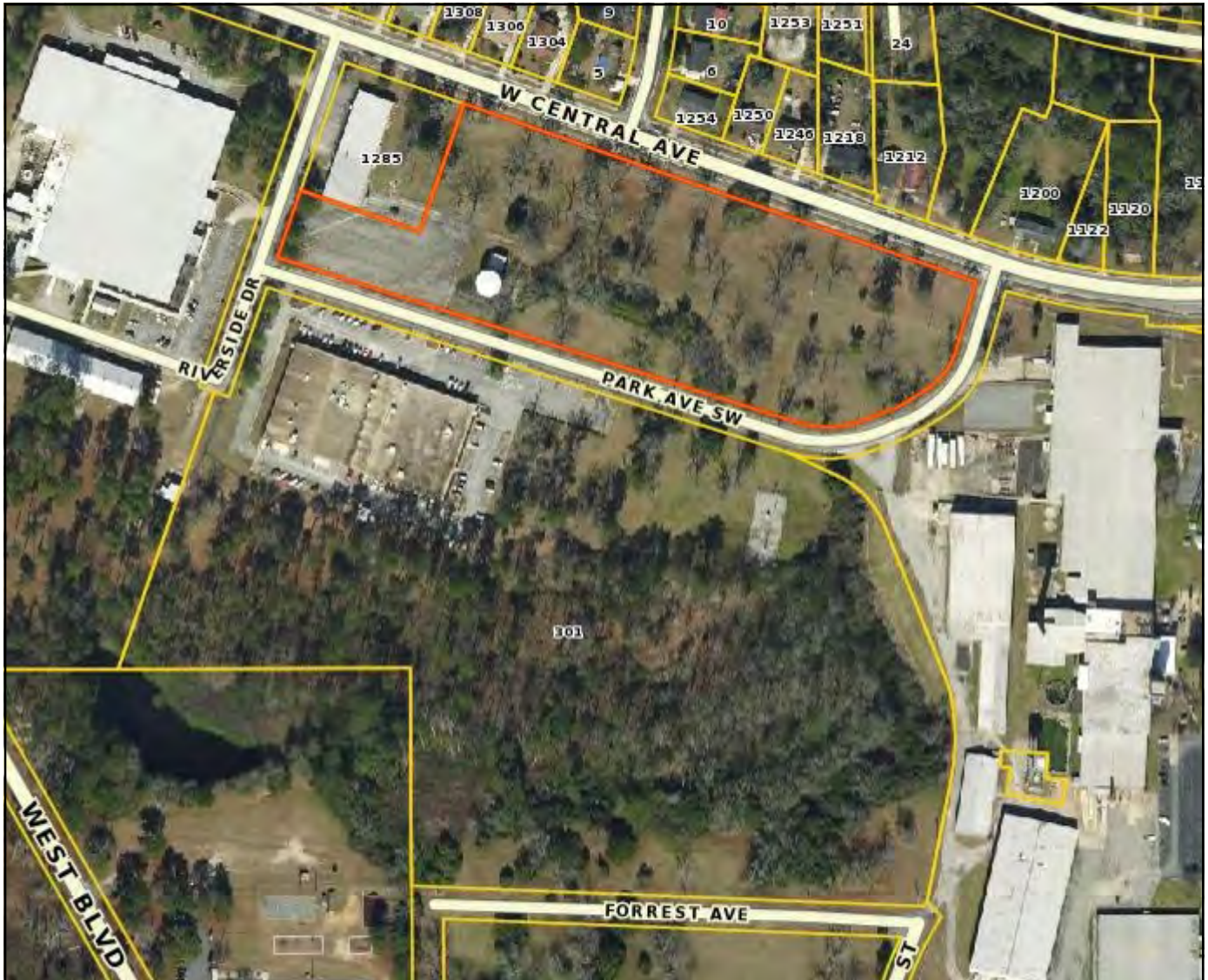
AERIAL TAX MAP - PARCEL R001 003



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## AERIAL TAX MAP - PARCEL R001 004



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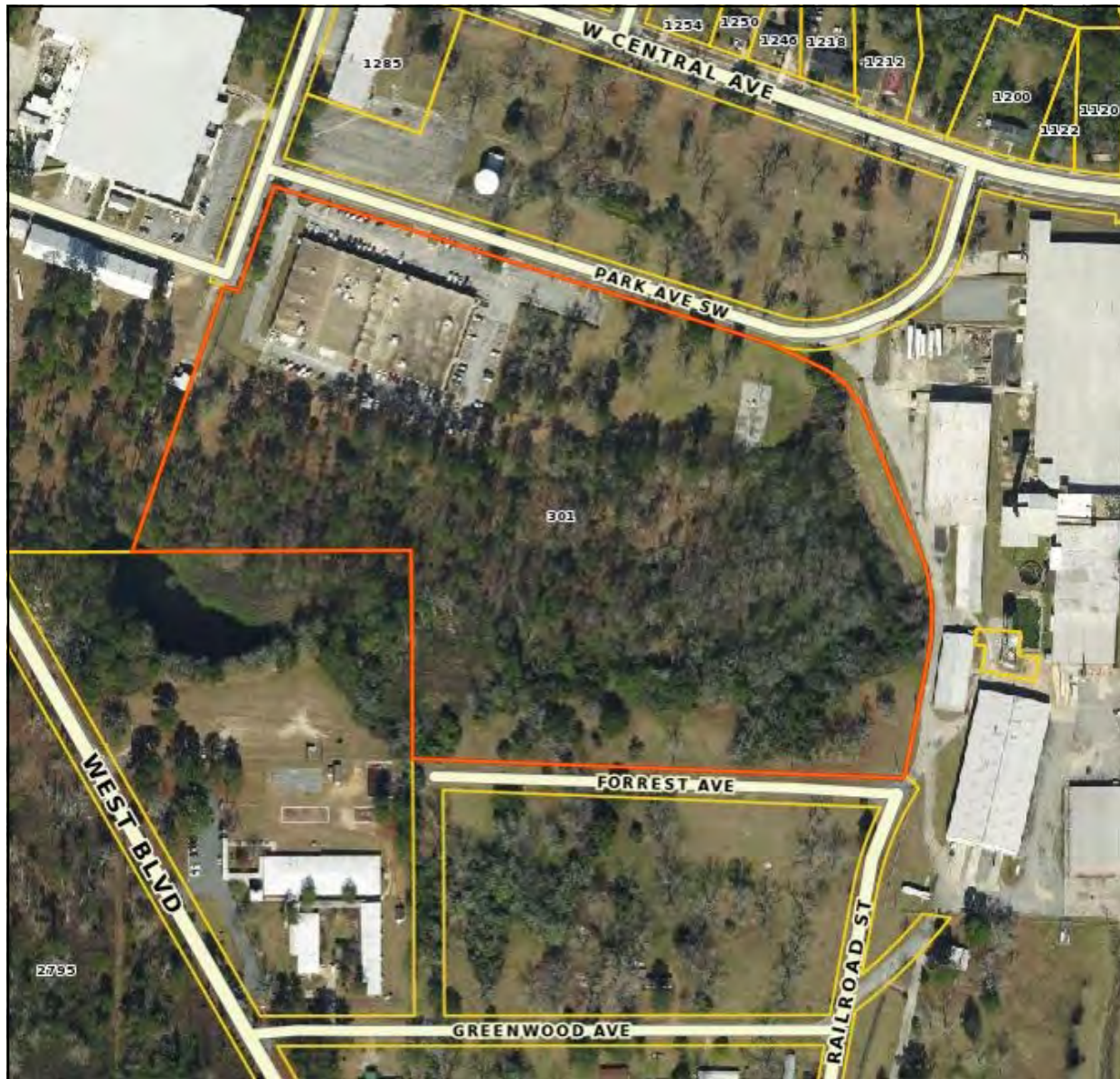
AERIAL TAX MAP - PARCEL R001 018



# SALE

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AERIAL TAX MAP - PARCEL R001 019





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AERIAL TAX MAP - PARCEL R001 020



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# SALE

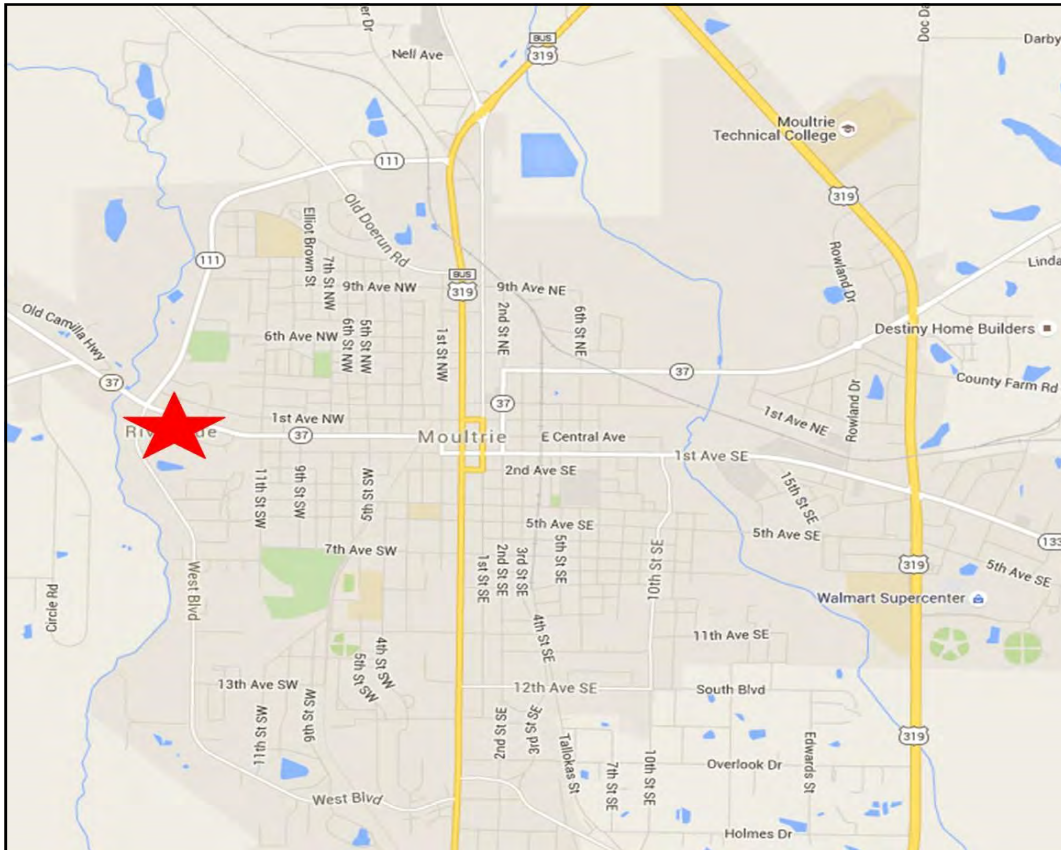
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AERIAL TAX MAP - PARCEL R001 022



# SALE

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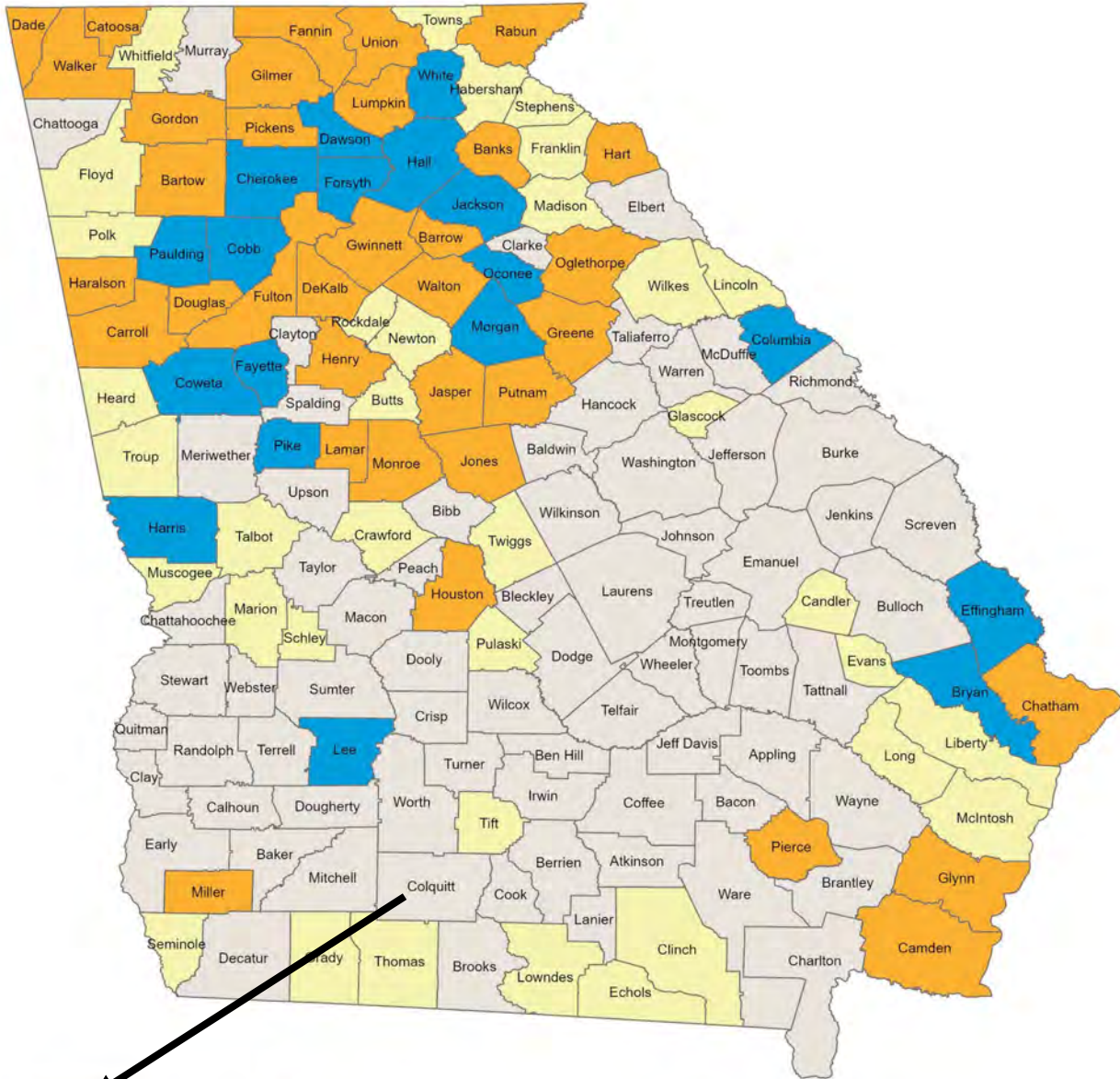
## DEMOGRAPHICS - COLQUITT COUNTY







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MOULTRIE, COLQUITT, GEORGIA 31768

## 2024 Job Tax Credit Tiers



	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 2 County

For initial threshold job creation 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 include a business location primarily engaged in manufacturing, warehousing and distribution, processing, telecommunications, broadcasting, research and development, tourism, or services for the elderly and persons with disabilities
- Eligible Business Enterprises must create at least ten (10) net new jobs within a tax year and the new jobs must be full-time jobs, working a minimum of 35 hours per week
- New jobs must be offered health insurance coverage; 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 2021 this is Glascock County at \$602 per week or \$31,304 per year, per Georgia Department of Labor (GA DOL) (Georgia Employment and Wages – 2021 Averages)
- Job threshold must be created in initial year, and then maintained an additional four years – credit is initially claimed on the initial year tax return. For example, an initial threshold of eligible net new jobs created in 2021 may be claimed on the 2021 tax return and additional credit is then claimed on each of the following four years' tax returns as long as the jobs are maintained (i.e., five-year tax credit for maintained jobs); Tax credit = \$2,500 per job (with an additional \$500 bonus credit if the county is within a JDA, which would make the credit = \$3,000 per job)
- Credit is claimed by filing *Form IT-CA* with the Georgia Business Income Tax return
- Credit may be applied against 100% of the corporate income tax liability reflected on the Georgia Business Income Tax Return

### House Bill 846

House Bill 846 was passed and signed into law by Governor Kemp on June 30, 2020. For purposes of the Georgia Job Tax Credit Program, House Bill 846 allows businesses that were already claiming the Job Tax Credit under any designation (Tier, Opportunity Zone, Less Developed Census Tract, and Military Zone) in tax year 2019 to apply their 2019 employee count for tax years beginning 2020 and 2021 or the option to continue calculating their credit as in prior years based on the number of net new full-time employee jobs that the taxpayer added during the tax years (2020 and 2021).

Further, the Bill also allows personal protective equipment manufacturers (PPE manufacturers) an additional \$1,250 in credit for jobs created, as a supplement to the regular Job Tax Credit claimed. Such term shall include any business enterprise which, in response to COVID-19, began manufacturing PPE in Georgia. Such term shall not include retail businesses that sell PPE. The PPE manufacturer must also claim the regular Job Tax Credit under any designation (Tier, Opportunity Zone, Less Developed Census Tract, and Military Zone) in order to claim the supplemental credit.

For additional information related to House Bill 846, please see:

<http://www.legis.ga.gov/legislation/en-US/Display/20192020/HB/846>



#### Claiming the Job Tax Credit

- Business must file *Form IT-CA* with its Georgia Business Income Tax Return by the due date or extended due date of the return
- Credit is applied against the income tax liability reflected on the Georgia Business Income Tax Return
- Flow-through entities will flow the credit through to shareholders, partners, or members to be applied against their individual Georgia Income Tax Returns

*Form IT-CA* is available on the 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 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)