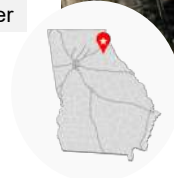


890 GA-72

890 GA-72
Comer, GA 30629, Madison County



Available Space:	74,125 SF	Status:	Existing
Building Size:	74,125 SF	Sale or Lease:	Sale
Ceiling Height:	N/A	Former Use:	N/A
Truck Doors:	2	Water Provider:	N/A
Drive-In Doors:	1	Sewer Provider:	N/A
Single Tenant:	Yes	Gas Provider:	N/A
Year Built:	N/A	Electric Provider:	Georgia Power



Sources: CoStar, REsimplif



Job Tax Credit:	\$3,500/job
County Millage Rate:	27.582
County Property Tax:	\$11.03 per \$1000 FMV
Total Sales Tax:	7%
County Freeport:¹	1: 100% 2: 100% 3: 100% 4: 0%

Incentive Zones

Less Developed Census Tract
New Market Tax Credit

Sources: Georgia Dept. of Revenue, Georgia Dept. of Community Affairs



International Airport:	Greenville Spartanburg International, 76.9 miles	Port 1:	Port of Savannah, 178.9 miles
Interstate:	I 85, 22.9 miles	Port 2:	Port of Charleston, 203.6 miles
Rail Served:	Yes	Inland Port:	Inland Port Greer, 79.6 miles
		Intermodal:	Inman Rail Yard, 78.9 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Laborforce	
Madison County:	13,953
Draw Area:²	168,662

Unemployment Rate	
Madison County:	3.0%
Georgia:	3.4%
US:	3.6%

Average Weekly Wage	
Madison County:	\$816
Draw Area:²	\$961
Georgia:	\$1,197
US:	\$1,300

Source: Georgia Dept. of Labor

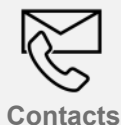


Population	
Madison County:	31,437
Draw Area:²	351,651

Median Age	
Madison County:	41.9
Georgia:	37.5
US:	39.1

Percent College Degree ³	
Madison County:	31.3%
Georgia:	44.9%
US:	45.7%

Source: ESRI 2023



Property Contact:
Anna Strickland
Madison County Chamber of Commerce
706-795-2191 (Ext. 1453)
astrickland@madisoncountyga.org

For more details, contact your local Georgia Power Community Development Manager:
Andrew Carnes
Georgia Power Community & Economic Development
470-654-7556
acarnes@southernco.com

¹ Level 1 - Business inventory is exempt from state property taxes for the following categories - 1: raw materials, 2: finished goods, 3: finished goods awaiting shipment outside of GA, 4: fulfillment center stock in trade

² Includes county and adjoining counties ³ Population 25 and older with an Associates degree or higher
This information is provided "as is" without warranty of any kind either express or implied.

New Build-to-Suit Warehouse For Lease

No Address
Hull, GA 30646, Madison County



Available Space:	17,000 SF	Status:	Proposed
Building Size:	17,000 SF	Sale or Lease:	Lease
Ceiling Height:	N/A	Former Use:	N/A
Truck Doors:	N/A	Water Provider:	N/A
Drive-In Doors:	N/A	Sewer Provider:	N/A
Single Tenant:	Yes	Gas Provider:	N/A
Year Built:	N/A	Electric Provider:	Jackson EMC



Sources: CoStar, REsimplifi



Job Tax Credit:	\$3,500/job
County Millage Rate:	27.582
County Property Tax:	\$11.03 per \$1000 FMV
Total Sales Tax:	7%
County Freeport:¹	1: 100% 2: 100% 3: 100% 4: 0%

Incentive Zones
Less Developed Census Tract

Sources: Georgia Dept. of Revenue, Georgia Dept. of Community Affairs



International Airport:	Hartsfield-Jackson Atlanta International, 69.9 miles	Port 1:	Port of Savannah, 183.3 miles
Interstate:	I 85, 19.2 miles	Port 2:	Port of Charleston, 211.3 miles
Rail Served:	No	Inland Port:	Inland Port Greer, 88.3 miles
		Intermodal:	Inman Rail Yard, 68.8 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Laborforce	
Madison County:	13,953
Draw Area:²	168,662

Unemployment Rate	
Madison County:	3.0%
Georgia:	3.4%
US:	3.6%

Average Weekly Wage	
Madison County:	\$816
Draw Area:²	\$961
Georgia:	\$1,197
US:	\$1,300

Source: Georgia Dept. of Labor

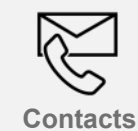


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Percent College Degree ³	
Madison County:	31.3%
Georgia:	44.9%
US:	45.7%

Source: ESRI 2023



Property Contact:
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For more details, contact your local Georgia Power Community Development Manager:
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