

TRANSPORTATION ACCESS



INTERSTATE ACCESS
27 MILES



HIGHWAY ACCESS
ADJACENT TO SITE



INTERNATIONAL AIRPORT
ATLANTA HARTSFIELD-JACKSON
INTERNATIONAL AIRPORT
72 MILES

COMMERCIAL AIRPORT
MIDDLE GEORGIA REGIONAL
AIRPORT
49 MILES

LOCAL AIRPORT
THOMASTON-UPSON COUNTY
AIRPORT
ADJACENT TO PARK



INTERMODAL FACILITY
CORDELE INLAND PORT
45 MILES



PORT ACCESS
PORT OF SAVANNAH
200 MILES



SCAN FOR SITE LISTING

Upson County and Georgia Job Tax Credits: Tier 2

A minimum of 10 jobs within a single tax year is required to obtain Georgia's Job Tax Credit for new job creation within Upson County. That credit is worth \$3,000 per job created and maintained for 5 years. Those credits are applicable to 100% of a company's corporate income tax liability. These credits can be carried forward for 10 years. The County also possesses Less Developed Census Tracts which may be eligible for higher credits. For more information please contact the Thomaston-Upson Industrial Development Authority.

Site Information

ZONING	Industrial - Less Developed Census Tract	
SIZE	Total Acres: 240	Contiguous Acres: 145
UTILITIES	Electric Service	Customer Choice for Loads over 900 KV
	Gas Service	6" Main
	Sewer Service	City of Thomaston 8" Main 135,000 GPD
	Water Service	City of Thomaston 12" Main 1,000,000 GPD
	Fiber Service	Windstream

Population/Labor Force

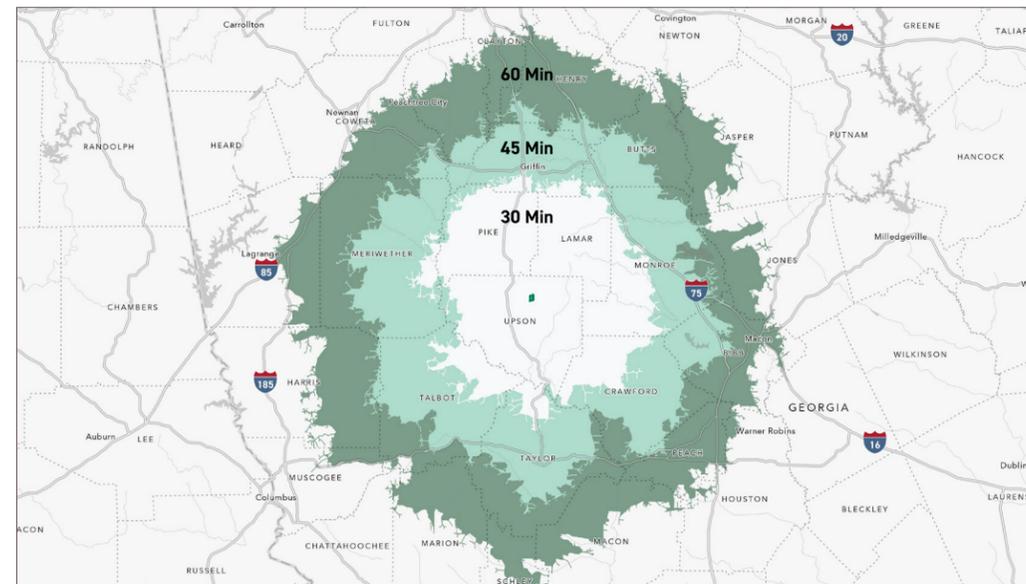
DRIVE TIME POPULATION

30 MINUTE	105,454
45 MINUTE	336,297
60 MINUTE	1,528,808

DRIVE TIME LABOR FORCE

30 MINUTE	44,735
45 MINUTE	147,615
60 MINUTE	722,338

Source: JobsEQ 2021



Tax Incentives:

Freeport (Inventory) Exemption:

100% Classes 1-3

Sales & Use Tax: 8%

Located in Less Developed Census Tract



GEORGIA READY FOR ACCELERATED DEVELOPMENT



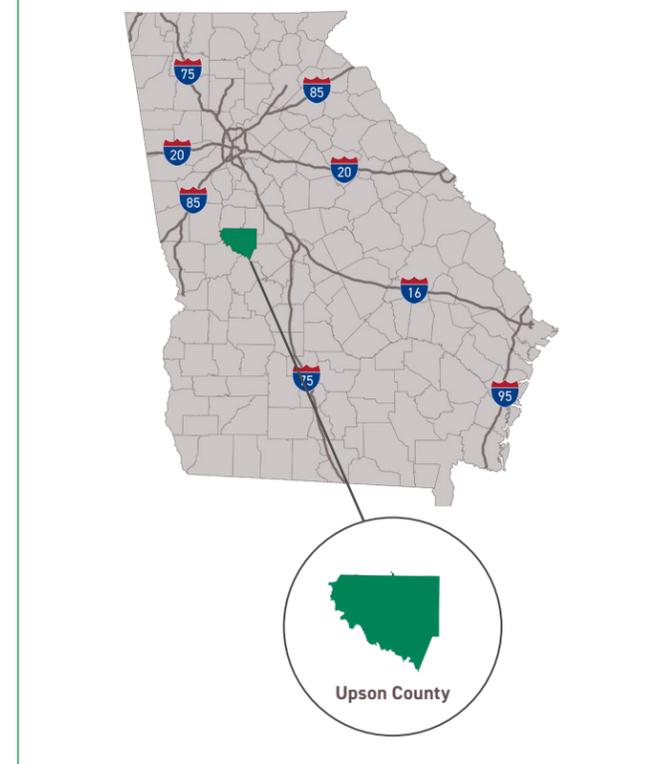
CENTRAL GEORGIA BUSINESS & TECHNOLOGY PARK

SITE



Upson County Community Summary

There are numerous reasons to start, expand or relocate a business or industry in Thomaston-Upson County, Georgia. We have a skilled workforce, a unified group of Economic Development partners, attractive incentives, industrial acreage, and easy access to transportation options. Our proximity to 3 major cities including Atlanta and Hartsfield Jackson International Airport (58 miles), Macon, and Columbus as well as I-75 and I-16 provide excellent transportation opportunities. Our skill set strength is in advanced manufacturing and the diverse industrial base offers employment opportunities in injection molding, wire molding, food processing, textiles, printing and logistics. Just 65 miles south of Atlanta, Upson County is rich in outdoor and recreation activities. From canoeing, fishing and hiking at Spewell Bluff Park, to soaring through the air with Skydive Atlanta, you can find your next adventure in Upson County!



CENTRAL GEORGIA BUSINESS & TECHNOLOGY PARK

UPSON COUNTY, GA



Legend

- Park Boundary
- Lot Boundary
- Building
- Roads & Parking
- Existing Rail



SCAN FOR VIRTUAL TOUR

