

**FOR SALE
OR LEASE**



EBERHARDT & BARRY INC.

Property Video: <https://youtu.be/LvtysOQdQ5k>



**Former Columbia Forest Products
Manufacturing / Distribution Facility
191,120± Total SF - 21.29 Total Acres**

**55 Tote Road
Cuthbert, Randolph County, Georgia 39840**

SALES PRICE: \$350,000

LEASE RATE: \$.50 PSF

FOR MORE DETAILS CONTACT:

Created 3/1/17

ARTHUR P. BARRY III, SIOR - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 **Toll Free** 800-926-0990
Fax 478-746-1362 **Cell** 478-731-8000
www.coldwellbankercommercialeb.com

990 Riverside Drive
Macon, GA 31201

PROPERTY VIDEO:	https://youtu.be/LvtysOQdQ5k
BUILDING INFORMATION:	191,120± SF Manufacturing / Distribution Facility 6,152± SF Main office 4,644± SF Two-story office in plant - First floor consists of a break room, training room and two (2) industrial restrooms. - Second floor are general offices. - Several small detached buildings including a guard house.
ACREAGE:	21.293 Acres Total (contiguous except for roads) - Tract A: 11.61 acres with building. - Tract A1: 4.44 acres (vacant land) - Tract B: 5.243 acres (vacant land and parking lot of the industrial building) 4,606± ft. road frontage (site fronts on both sides of Tote Road, Wall Street on the east, and Morgan Street on the north.
TOPOGRAPHY:	- Level in Tracts A and B. Slopes down to the south on Tract A1. - Site is NOT located in FEMA 100 year flood zone.
YEAR BUILT:	121,531 SF building area built in 1978 and remaining building areas built in 1990.
CEILING HEIGHTS:	- Office: 8' - Warehouse: 14'- 24'
TRUCK LOADING:	4,282± SF of open canopies and docks adjacent to the north and south sides of building - Two (2) loading docks on the west and east sections of building. 16 overhead doors of which seven (7) are dock height doors at north side rail spur
RAIL:	Georgia Southwestern Railroad main tract fronts the south side of Tract B and a rail spur extends onto Tract A.
CONSTRUCTION:	- Office Building: Frame with brick veneer - Manufacturing Buildings: Brick / concrete block / metal
ROOF:	Front office roof is composition in average condition. Remaining roofs are metal gable on steel frame. All metal roofs are original.
WALLS:	- Exterior: Metal - Interior: Office areas contain panel walls.
FLOOR:	- Office: Carpet & tile - Warehouse: Concrete
LIGHTING:	- Office: acoustical ceilings with recessed lights - Warehouse: High intensity lights and skylights

HVAC:	Central heat and air conditioning in office.
FIRE PROTECTION:	Wet sprinkled
PARKING:	Asphalt paved lot on Tract B across Tote Road from building.
UTILITIES:	• All utilities available to site. • Electrical: 2,000 amps
ZONED:	C-3
MISCELLANEOUS:	Chain link fencing adjacent to part of the south side of building.
FORMER USE:	Property was used to convert cotton lint and waste to cattle and agricultural feed.
SALES PRICE:	\$350,000
LEASE RATE:	\$.50/PSF (Tenant pays ad valorem taxes, utilities, all risk insurance, all maintenance and grounds keeping.)

Tote Road - Cuthbert, Randolph County, GA

PHOTOS





Tote Road - Cuthbert, Randolph County, GA

PHOTOS

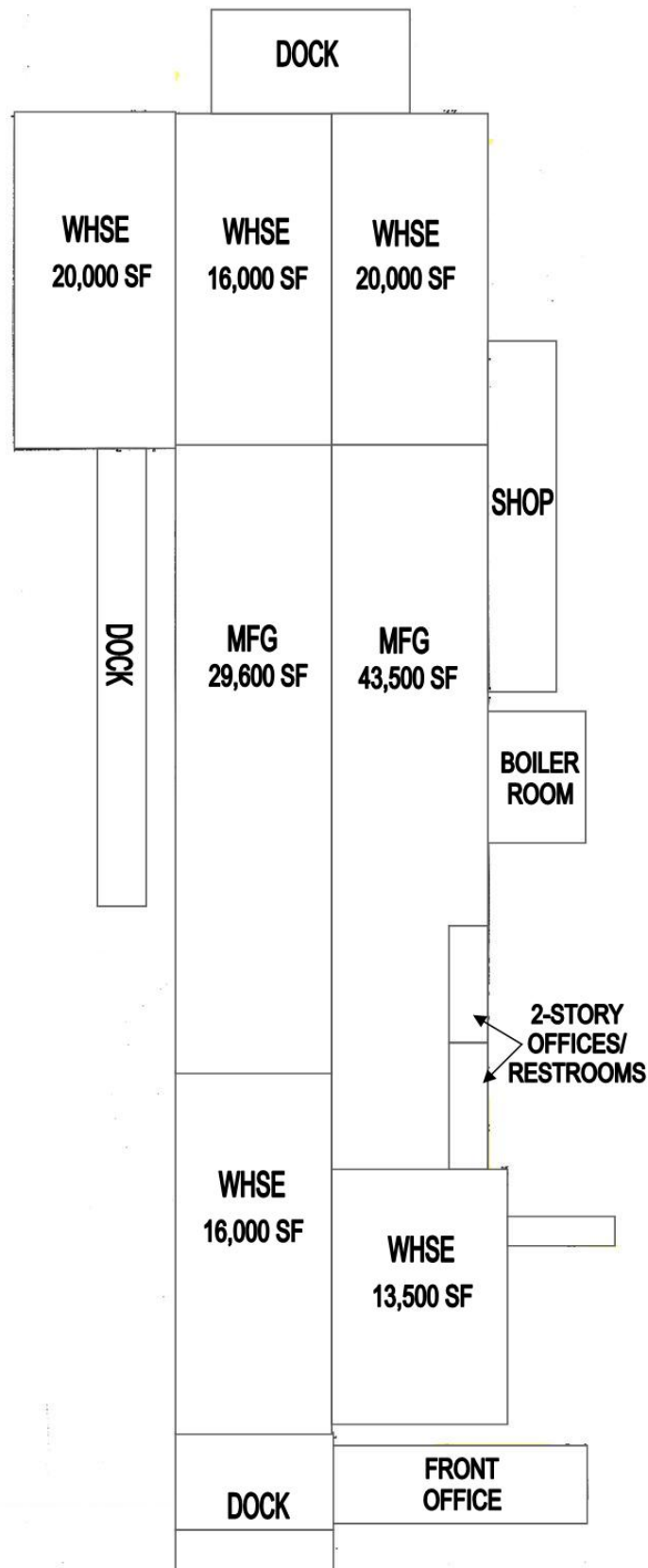




Tote Road - Cuthbert, Randolph County, GA

PHOTOS

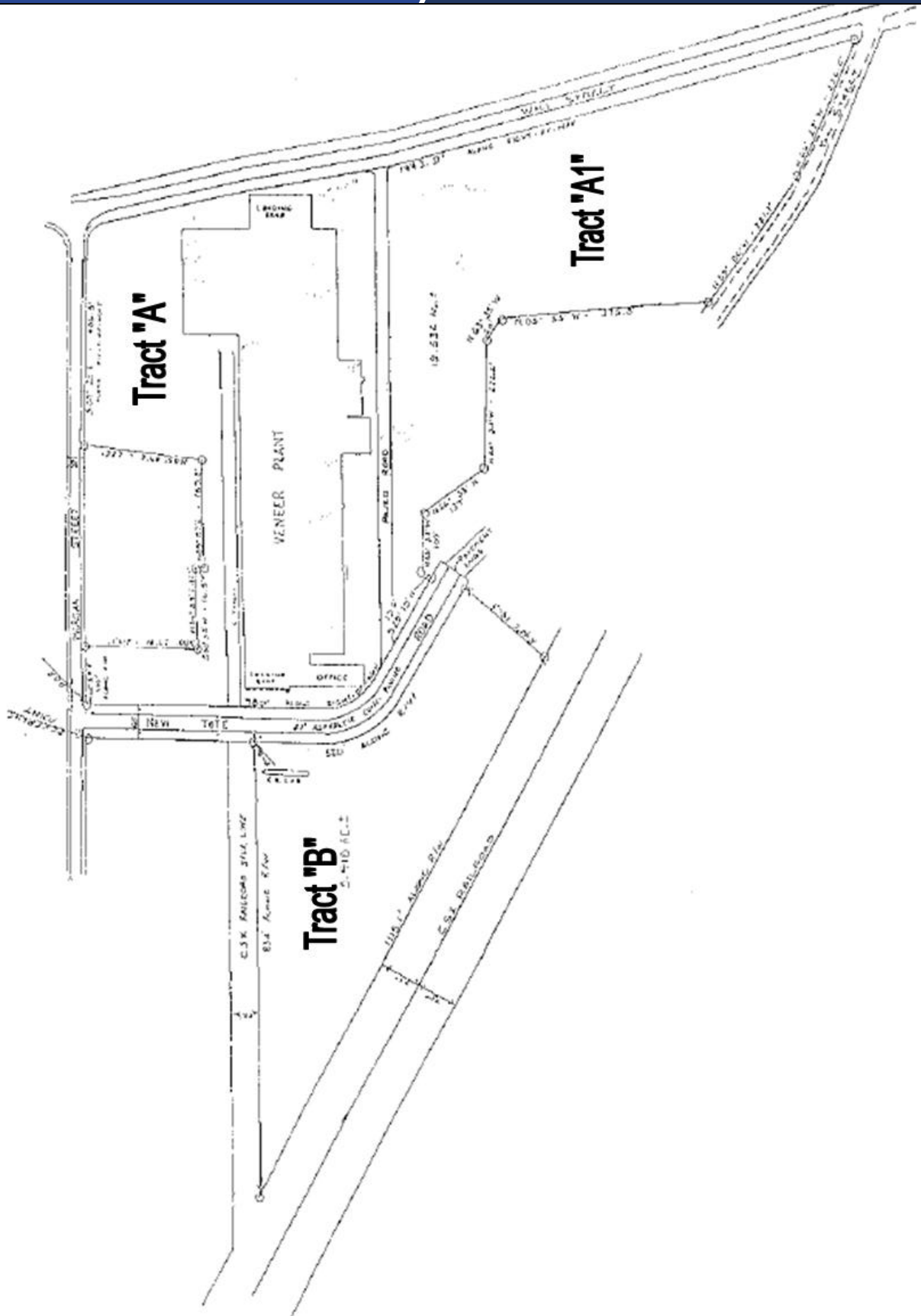






PLAT



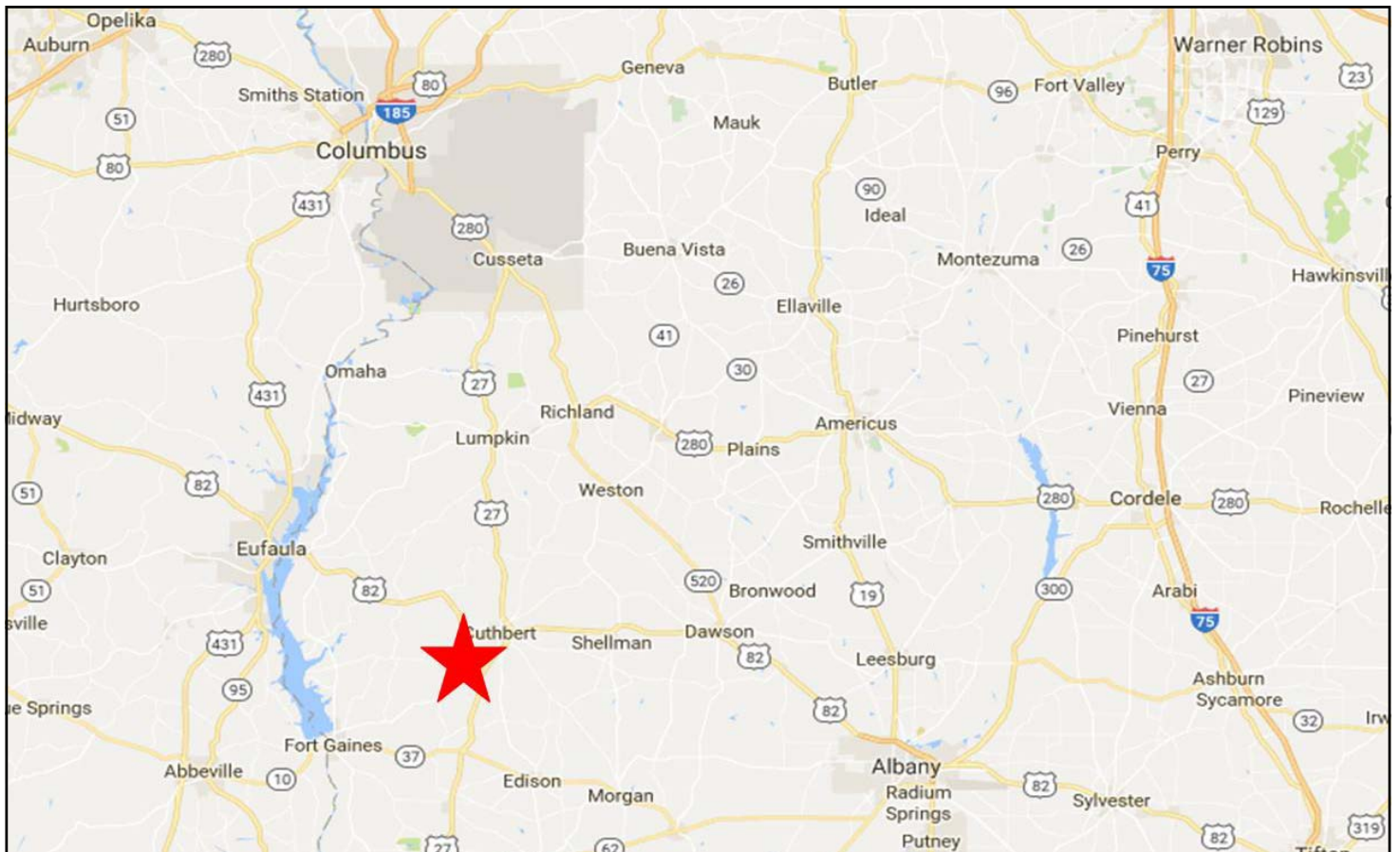
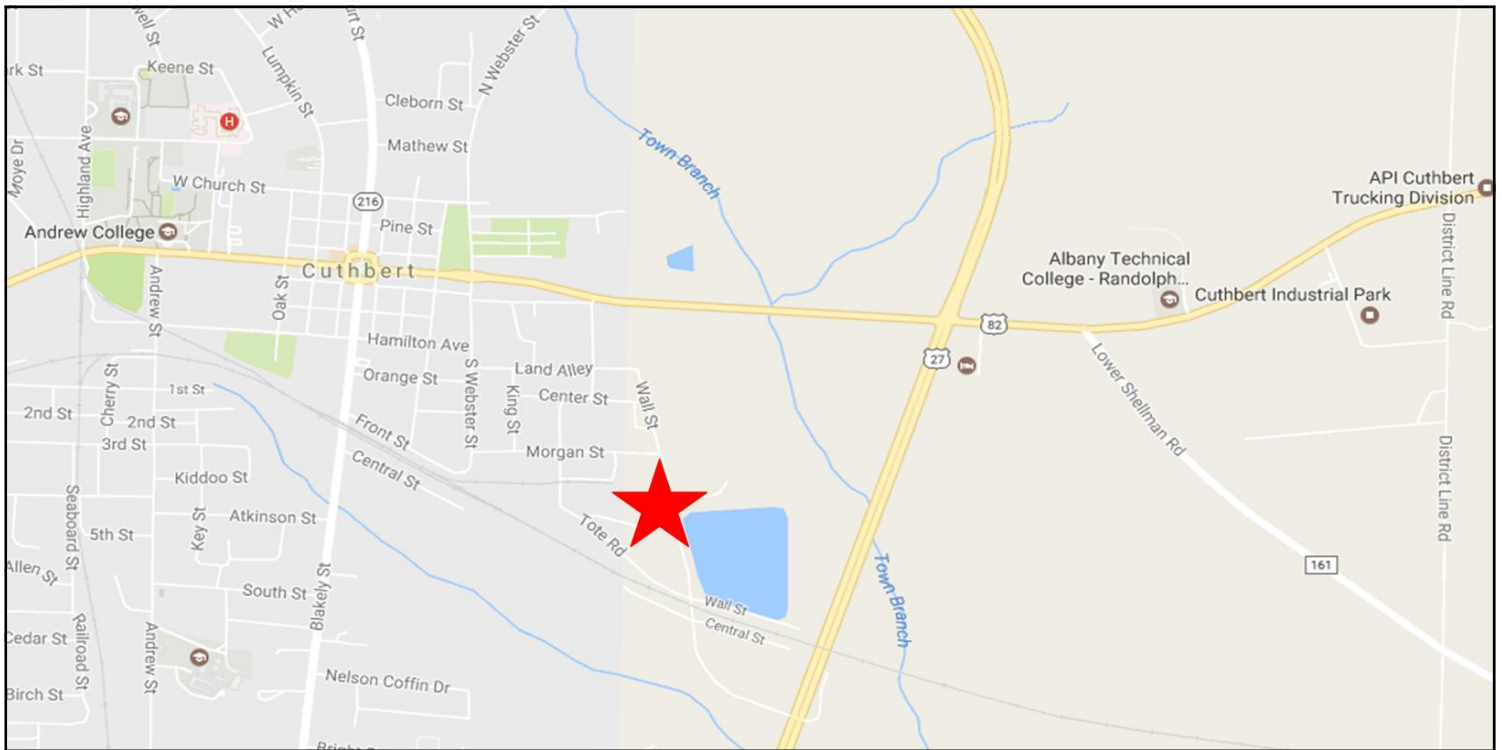




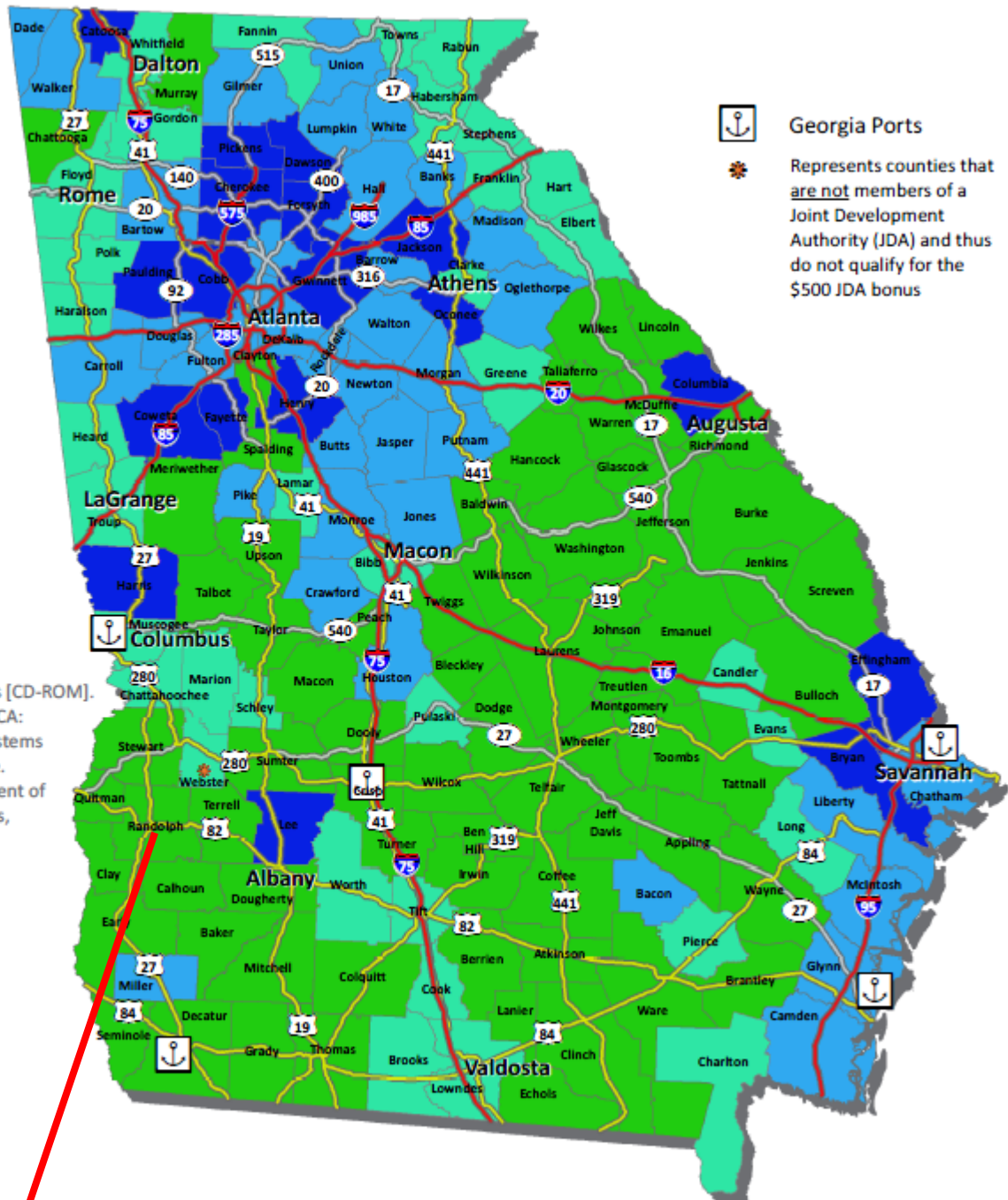
*Measurements are approximate.

Tote Road - Cuthbert, Randolph County, GA

LOCATION MAPS



Georgia Business Incentives



Sources:

- 1) ESRI Data & Maps [CD-ROM]. (2010). Redlands, CA: Environmental Systems Research Institute.
- 2) Georgia Department of Community Affairs, dca.ga.gov, 2016

Tier	Job Tax Credit \$	Jobs	Use of Credits	Carry Forward
1	\$3,500 - \$4,000*	2	100% of Tax Liability Excess to Withholding Tax up to \$3,500	10 Years
2	\$2,500 - \$3,000*	10	100% of Tax Liability	10 Years
3	\$1,250 - \$1,750*	15	50% of Tax Liability	10 Years
4	\$750 - \$1,250*	25	50% of Tax Liability	10 Years

In the table immediately above, the () denotes the inclusion of the \$500 bonus for counties that are members of a Joint Development Authority (JDA). This addition of the \$500 bonus creates the maximum Job Tax Credit amount which can be awarded to a business.*



Demographic and Income Profile

Randolph County, GA
Randolph County, GA (13243)
Geography: County

Prepared by Esri

Summary	Census 2010		2016		2021		
Population	7,719		7,765		7,660		
Households	3,187		3,143		3,092		
Families	2,011		1,960		1,916		
Average Household Size	2.33		2.33		2.34		
Owner Occupied Housing Units	2,133		1,966		1,930		
Renter Occupied Housing Units	1,054		1,177		1,162		
Median Age	42.6		42.9		43.9		
Trends: 2016 - 2021 Annual Rate	Area		State		National		
Population	-0.27%		1.02%		0.84%		
Households	-0.33%		0.96%		0.79%		
Families	-0.45%		0.87%		0.72%		
Owner HHs	-0.37%		0.93%		0.73%		
Median Household Income	1.45%		2.34%		1.89%		
Households by Income				2016		2021	
				Number	Percent	Number	Percent
	<\$15,000			819	26.1%	893	28.9%
	\$15,000 - \$24,999			580	18.5%	483	15.6%
	\$25,000 - \$34,999			410	13.0%	273	8.8%
	\$35,000 - \$49,999			463	14.7%	504	16.3%
	\$50,000 - \$74,999			399	12.7%	413	13.4%
	\$75,000 - \$99,999			233	7.4%	255	8.2%
	\$100,000 - \$149,999			147	4.7%	165	5.3%
	\$150,000 - \$199,999			53	1.7%	67	2.2%
\$200,000+			39	1.2%	39	1.3%	
Median Household Income			\$28,492		\$30,614		
Average Household Income			\$42,516		\$45,528		
Per Capita Income			\$17,705		\$18,881		
Population by Age	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	499	6.5%	465	6.0%	444	5.8%
	5 - 9	437	5.7%	436	5.6%	403	5.3%
	10 - 14	481	6.2%	439	5.7%	440	5.7%
	15 - 19	573	7.4%	588	7.6%	580	7.6%
	20 - 24	439	5.7%	514	6.6%	478	6.2%
	25 - 34	823	10.7%	831	10.7%	798	10.4%
	35 - 44	809	10.5%	762	9.8%	766	10.0%
	45 - 54	1,174	15.2%	1,001	12.9%	901	11.8%
	55 - 64	1,108	14.4%	1,148	14.8%	1,102	14.4%
	65 - 74	717	9.3%	919	11.8%	1,007	13.1%
	75 - 84	452	5.9%	444	5.7%	518	6.8%
	85+	207	2.7%	218	2.8%	223	2.9%
	Race and Ethnicity	Census 2010		2016		2021	
Number		Percent	Number	Percent	Number	Percent	
White Alone		2,827	36.6%	2,857	36.8%	2,805	36.6%
Black Alone		4,769	61.8%	4,722	60.8%	4,624	60.4%
American Indian Alone		5	0.1%	5	0.1%	5	0.1%
Asian Alone		23	0.3%	44	0.6%	59	0.8%
Pacific Islander Alone		0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone		35	0.5%	49	0.6%	58	0.8%
Two or More Races		60	0.8%	88	1.1%	109	1.4%
Hispanic Origin (Any Race)		119	1.5%	166	2.1%	205	2.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

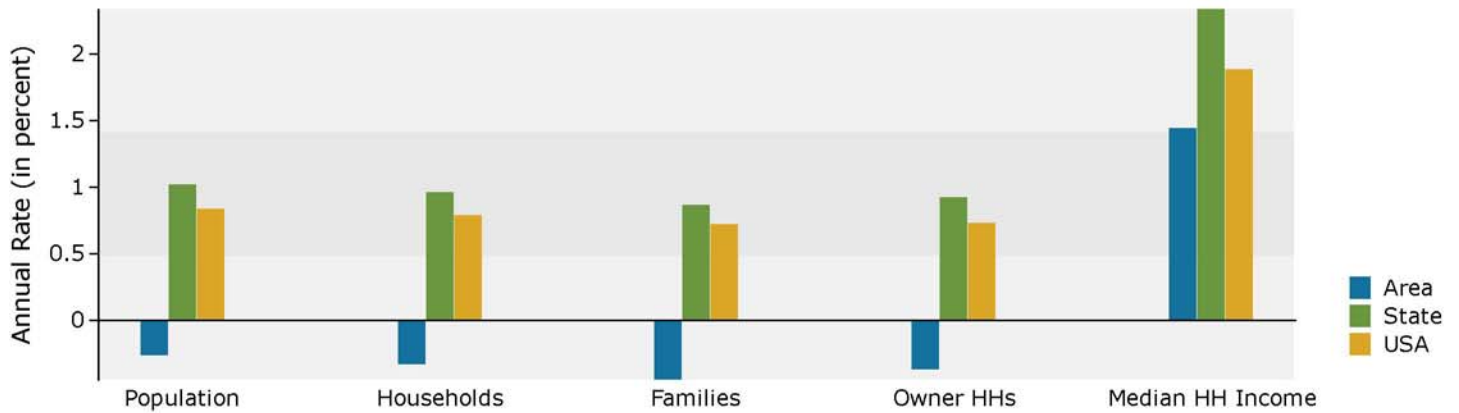


Demographic and Income Profile

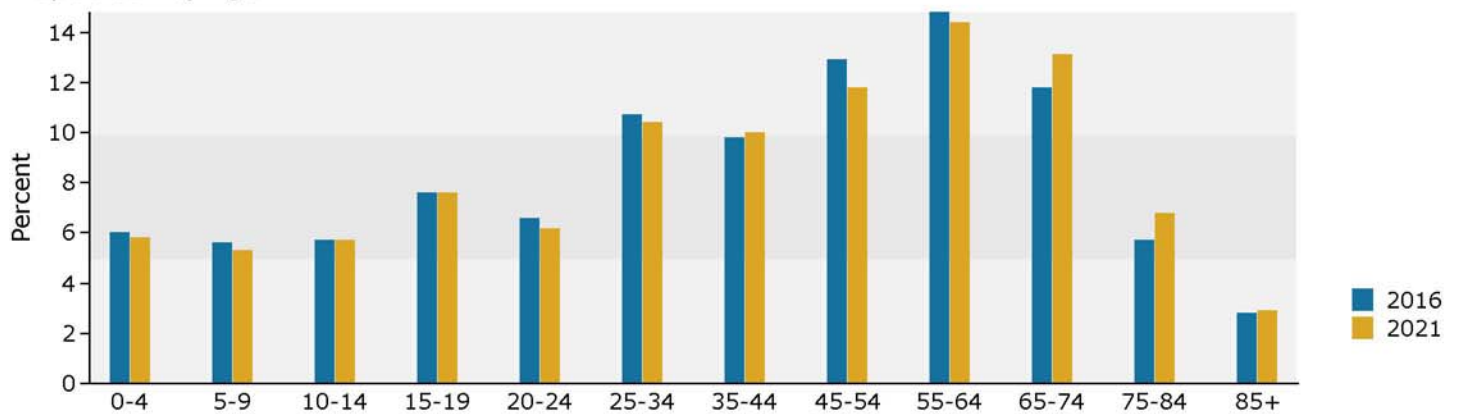
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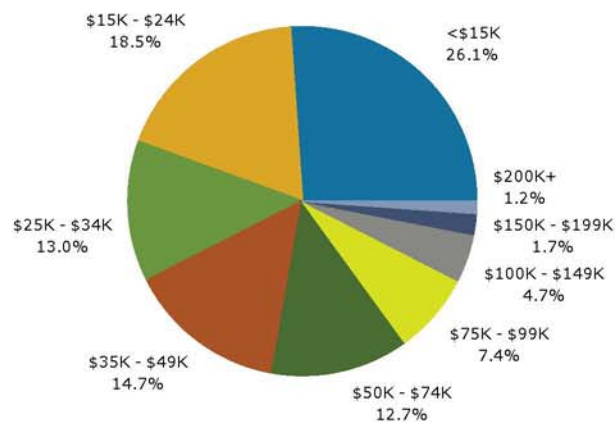
Trends 2016-2021



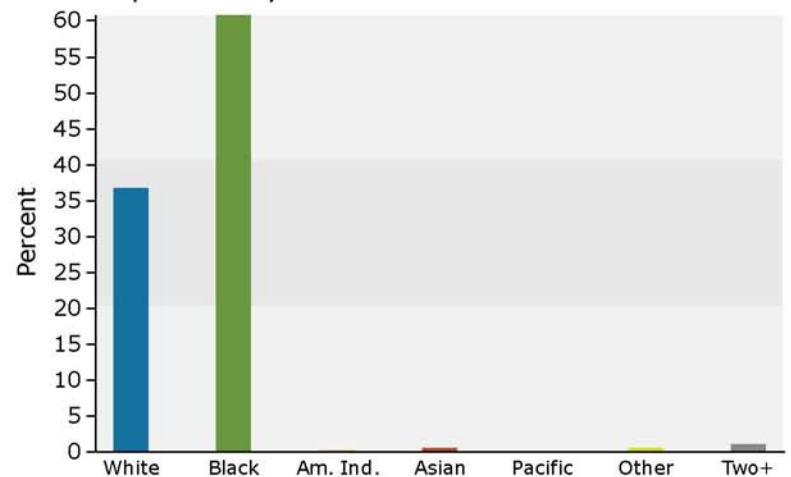
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 2.1%