



**FOR SALE
OPPORTUNITY**



- ★ **Multi-Certified, Shovel-Ready Supersite bordered by Interstate 16**
- ★ **2,000 acres, zoned for over 17 MM SF Industrial, Manufacturing and Distribution**
- ★ **Rail-Served by Georgia Central Railway with access to CSX and Norfolk Southern**
- ★ **Strategic Location for Savannah, Macon and Atlanta**



A Weyerhaeuser Industrial Community

SOUTHEASTERN INDUSTRIAL HUB



DESTINATION	MILES/KM	AVERAGE TRAVEL TIME (HOURS)
Macon	59/124	1
Port of Savannah	110/177	1.5
Port of Brunswick	139/224	2
Atlanta	141/227	2
Charleston, SC	209/337	3.5
Charlotte, NC	262/422	4.25
Nashville, TN	405/652	6
Memphis, TN	540/869	7.75
Chicago, IL	859/1,382	12.75
Detroit, MI	863/1,389	12.75
New York, NY	902/1,452	13.5

THE SITE

- Supersite with McCallum Sweeney Industrial Park and Mega Site certifications.
- Designated as a Georgia Ready for Accelerated Development (GRAD) site.
- Incredible flexibility and customization, with 2,000 acres and over 17 million square feet zoning.
- Dublin and Laurens County boast favorable economic development partnerships for the site.
- Served by Georgia Central Railway, connecting to CSX and Norfolk Southern.
- Electric, natural gas and telecommunications currently in place.

THE LOCATION

- Located in Dublin, Georgia in Laurens County, with frontage on Interstate 16, providing direct access to Interstates 75 and 95.
- Five Atlantic Ocean ports in Georgia, Florida and South Carolina are accessible within 240 miles.

- Airline and air cargo transportation via Middle Georgia Regional Airport, Savannah-Hilton Head International Airport and Hartsfield-Jackson Atlanta International Airport.

THE AREA WORKFORCE

- A workforce of more than 440,000 lives within 60 miles or average of one hour of the site.
- Quick Start, the number-one workforce training program in the country, is available to customize workforce solutions for your business.
- Educational and workforce training opportunities through Oconee Fall Line College, Mercer University, Middle Georgia State University and Laurens County School System.
- Guaranteed 90% tuition scholarships for high-performing students attending Georgia colleges and universities, with 100% tuition paid for the very best students.

2,000 CERTIFIED, SHOVEL-READY ACRES





THE NUMBER-ONE STATE FOR BUSINESS

Heart of Georgia Mega Site benefits from being in the number-one state in the U.S. for business, recognized by *Site Selection*. Georgia is a business-friendly state with a pro-business tax structure and an extensive list of programs to reward companies that create local jobs.

- Job Creation Tax Credits
- Sales and Use Tax Exemptions
- Industrial Revenue Bonds
- Property Tax Abatement
- Laurens County Closing Fund
- Variety of Workforce Tax Credits
- Number-One U.S. Workforce Training Program
- Investment, Technology and R & D Tax Credits
- Center for Innovation Services
- Local Discretionary Incentives



heartofgeorgiamegasite.com

FOR MORE INFORMATION, PLEASE CONTACT:



Wit Truitt, SIOR
Executive Vice President
+1 404.995.6590
wit.truitt@am.jll.com



Chris Tomasulo
Executive Vice President
+1 404.995.2462
chris.tomasulo@am.jll.com



Brad Pope, SIOR, CCIM
Senior Vice President
+1 404.995.2261
brad.pope@am.jll.com



JLL[®]

3344 Peachtree Road, NE
Suite 1200
Atlanta, Georgia 30326
jll.com