

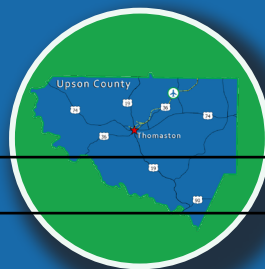
THOMASTON-UPSON INDUSTRIAL PARK

STATE ROUTE 36, THOMASTON, GA 30286

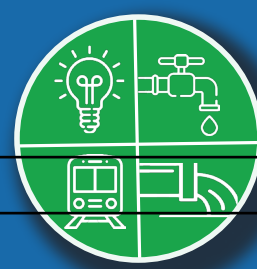
BuildUPSON
THOMASTON - UPSON DEVELOPMENT AUTHORITY
www.thomastonupsonida.com



SKILLED WORKFORCE



TRANSPORTATION NETWORK



ON-SITE UTILITIES

KYLE FLETCHER, GCED

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Thomaston-Upson County IDA

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ECG
Economic Development Partner

HIGHLIGHTS

- ➡ 120-acre park with on-site utilities
- ➡ Property available for sale
- ➡ Zoning: Industrial
- ➡ Freeport Exemptions for Class 1, Class 2 and Class 3 commercial and industrial inventory at 100% for each class
- ➡ Tier 1 County
- ➡ Federal Opportunity Zone
- ➡ New Market Tax Credit
- ➡ Less Developed Census Tract

DEMOGRAPHIC SUMMARY

Thomaston-Upson County 45 Minute Drive Time

Population	415,416
Median Age	40.8
Available Work Force	190,091
Work Force Participation Rate	57.2%

Sources: JobsEQ, U.S. Census Bureau Population Estimates 2020.

A SAMPLE OF KEY EMPLOYERS

Dart Container	Manufacturer of plastic food service products
Interfor U.S., Inc	Lumber manufacturing & treatment
Standard Textile	Textile products for the healthcare & hospitality industry
Quad/Graphics	Commercial contract printer of magazines
TenCate Protective Fabrics	Flame resistant fabrics for the Fire Service, Industrial and Military markets
Crown Technology	Manufacture thermoplastic pavement markings

Source: ESRI 2020

UTILITIES

- ➡ Natural Gas: On-Site - 4" Main
- ➡ Public Water: On Site - 12" Main
- ➡ Sewer Service: On-Site - 6" Main
- ➡ Electric Service: On-Site
- ➡ Rail Provider: CaterParrott Railnet with connections to Norfolk Southern Railway

AIRPORTS

Thomaston-Upson County Airport.....	0 mi
Middle Georgia Regional Airport.....	49 mi
Atl. Hartsfield-Jackson Int'l Airport.....	72 mi
Augusta Regional Airport.....	120 mi

HIGHWAYS & INTERSTATES

GA State Route 36.....	0 mi
GA State Route 74.....	2 mi
US 19.....	5 mi
Interstate 75.....	27 mi
Interstate 16.....	57 mi
Interstate 85.....	78 mi

PORTS

Port of Savannah.....	200 mi
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