

SALE

MANUFACTURING / DISTRIBUTION FACILITY

917 N Hightower Street - Thomaston, Upson County, GA 30286



[CLICK HERE FOR PROPERTY VIDEO](#)

107,800± SQ FT DISTRIBUTION BUILDING

8.84± ACRES

SALES PRICE: \$2,350,000

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990 RIVERSIDE DRIVE
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Created 5/25/23

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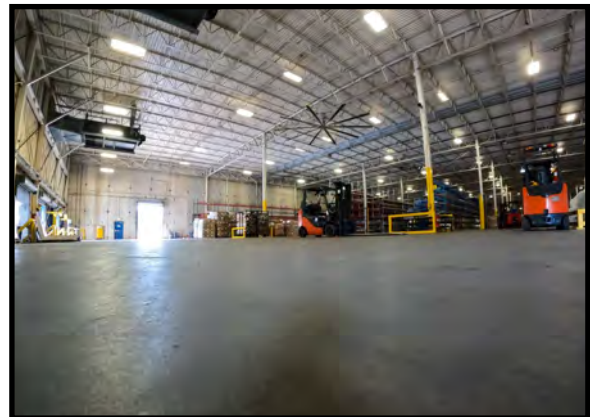
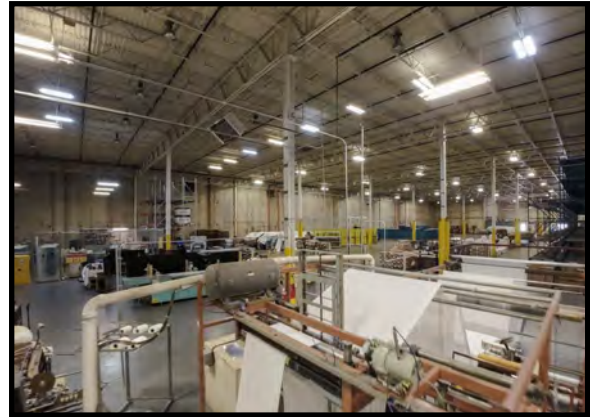
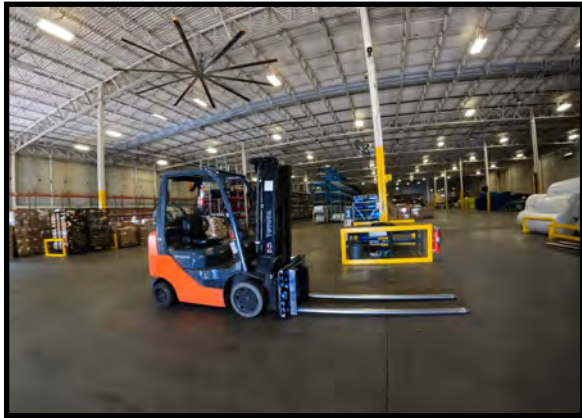
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<u>PROPERTY VIDEO:</u>	https://www.goroundmedia.com/warehouse-distribution-for-sale-917-n-hightower-st-thomaston-ga/
BUILDING INFORMATION:	107,800± SF One-story building - 39,200± SF Manufacturing area - 68,600± SF Warehouse/distribution area - Two (2) Restrooms
CEILING HEIGHTS:	• Manufacturing: 20' center eave height • Warehouse: 40' center eave height
SITE INFORMATION:	8.84 Acres (Corner Lot)
FRONTAGE:	• 289.16' on 3rd Avenue • 1,097.05' on S Main Street/N Hightower Street
YEAR BUILT:	1990
CONSTRUCTION:	Steel frame with concrete panels
ROOF:	Flat/TPO and Gable/Metal/TPO and Metal
FLOORS:	Concrete
WALLS:	Concrete
LIGHTING:	Halide
HVAC:	Central heat and air conditioning in manufacturing area only.
PARKING:	Asphalt paved with lighting and fencing including an adjacent lot
TRUCK LOADING:	• Manufacturing: Seven (7) dock high doors with levelers plus two (2) drive-in doors • Warehouse: Nine (9) dock high doors with levelers
ELECTRICITY: SEE PAGE 10	• 917 N Hightower: 600v, 600 amp - Sub panels are 480v, 240v, 220v, 120v • 915 N Hightower: Two main panels each 480v, 400 amp - Sub panels are 480v, 240v, 220v, 120v
UTILITIES: SEE PAGES 11-12	• Water/sewer: 1.5" pipe; City of Thomaston • Gas: 2" pipe, 10 psi @ 915 N Hightower
FIRE PROTECTION:	Sprinkler system
ZONING:	M-2, Industrial
TAX BILL:	\$15,512 (2022)
SALES PRICE: \$2,350,000	

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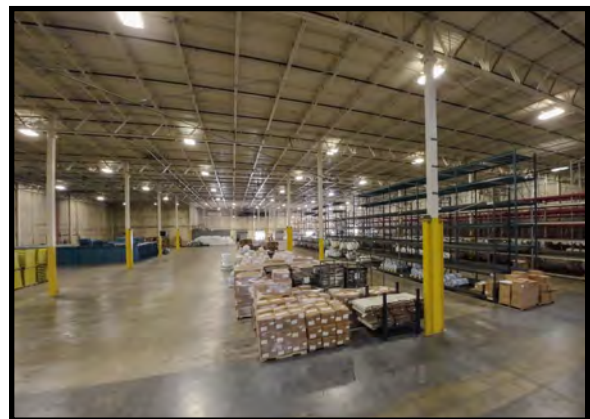
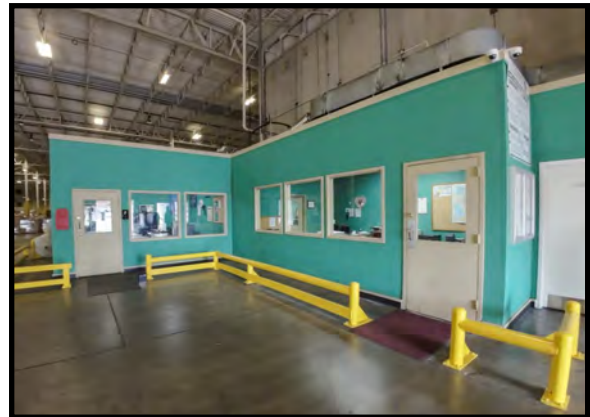
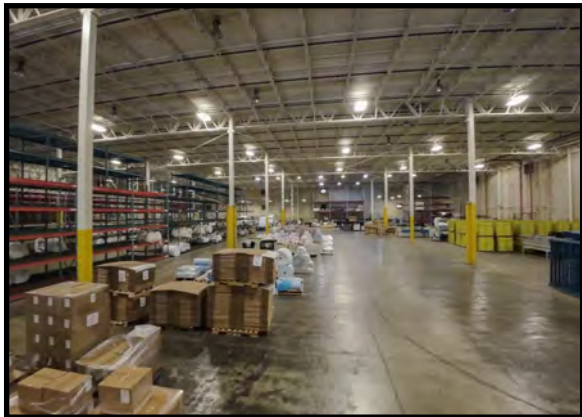
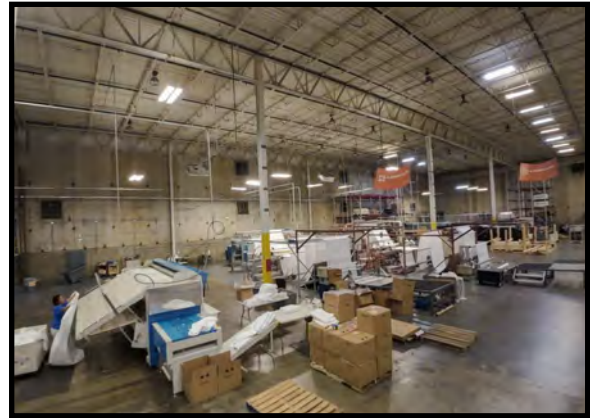
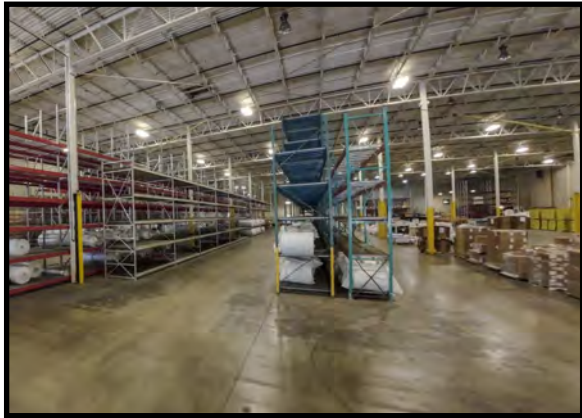
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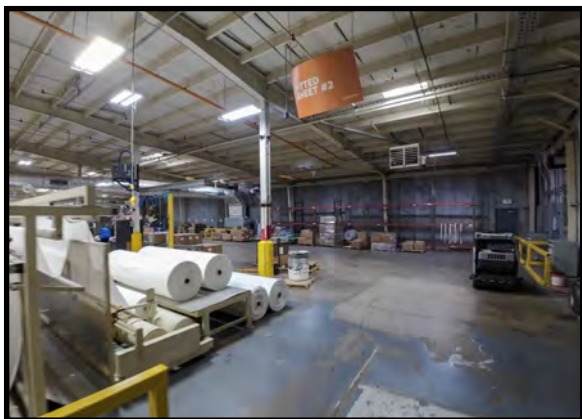
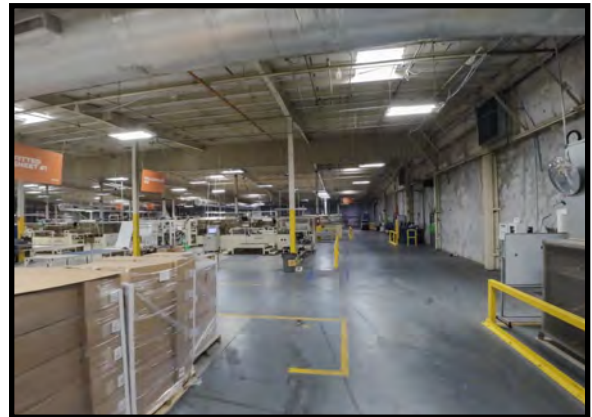
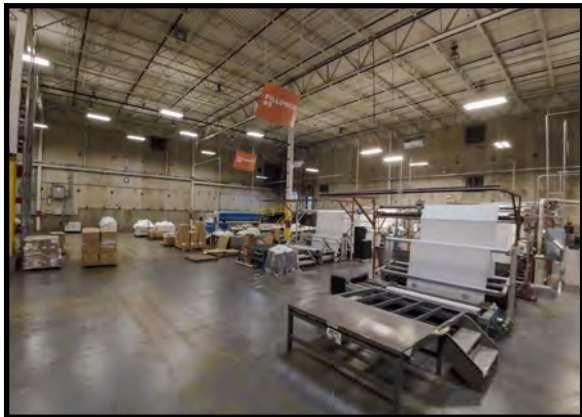
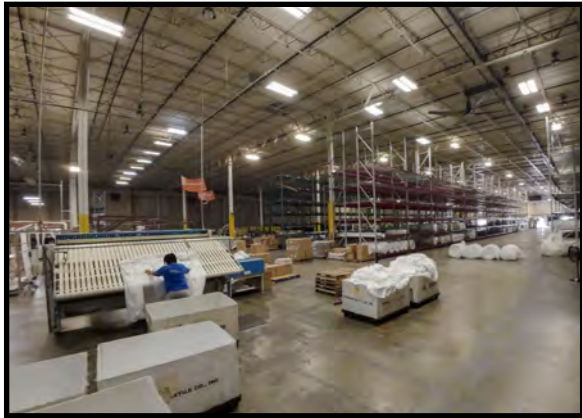
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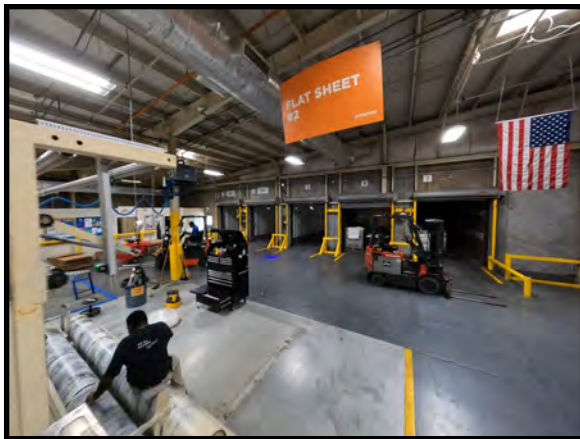
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AERIAL PARCEL MAP

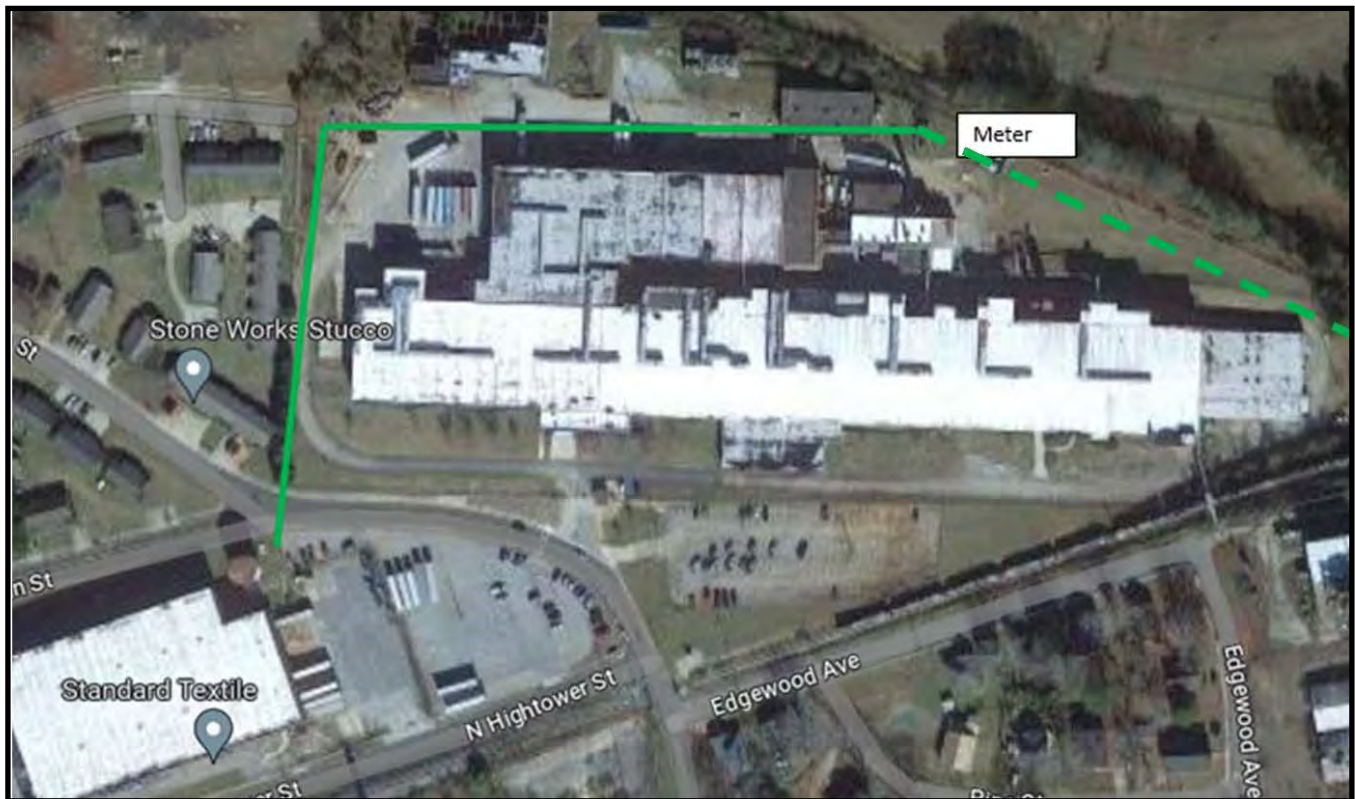


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ELECTRIC LAYOUT



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NATURAL GAS LAYOUT



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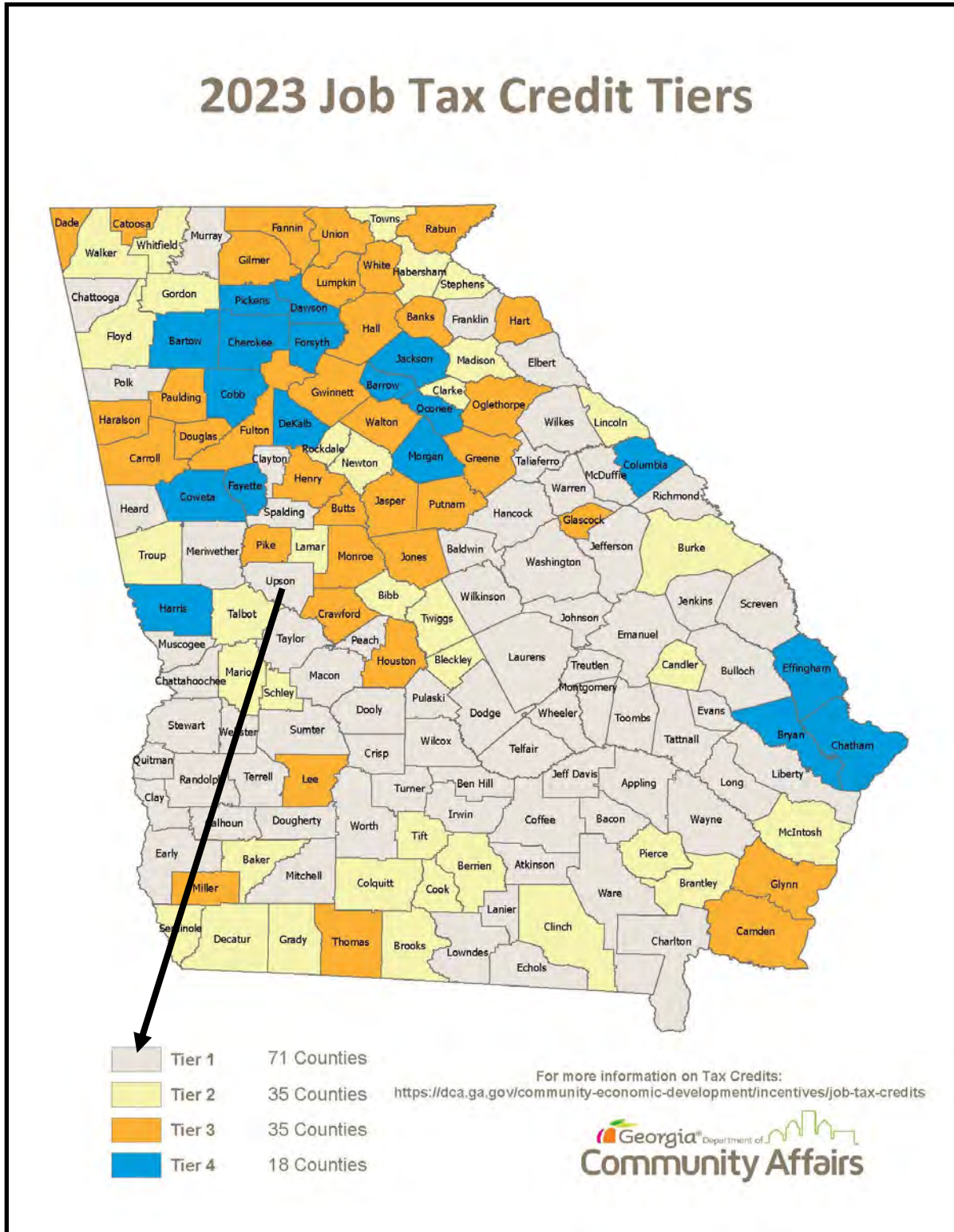
WATER LAYOUT



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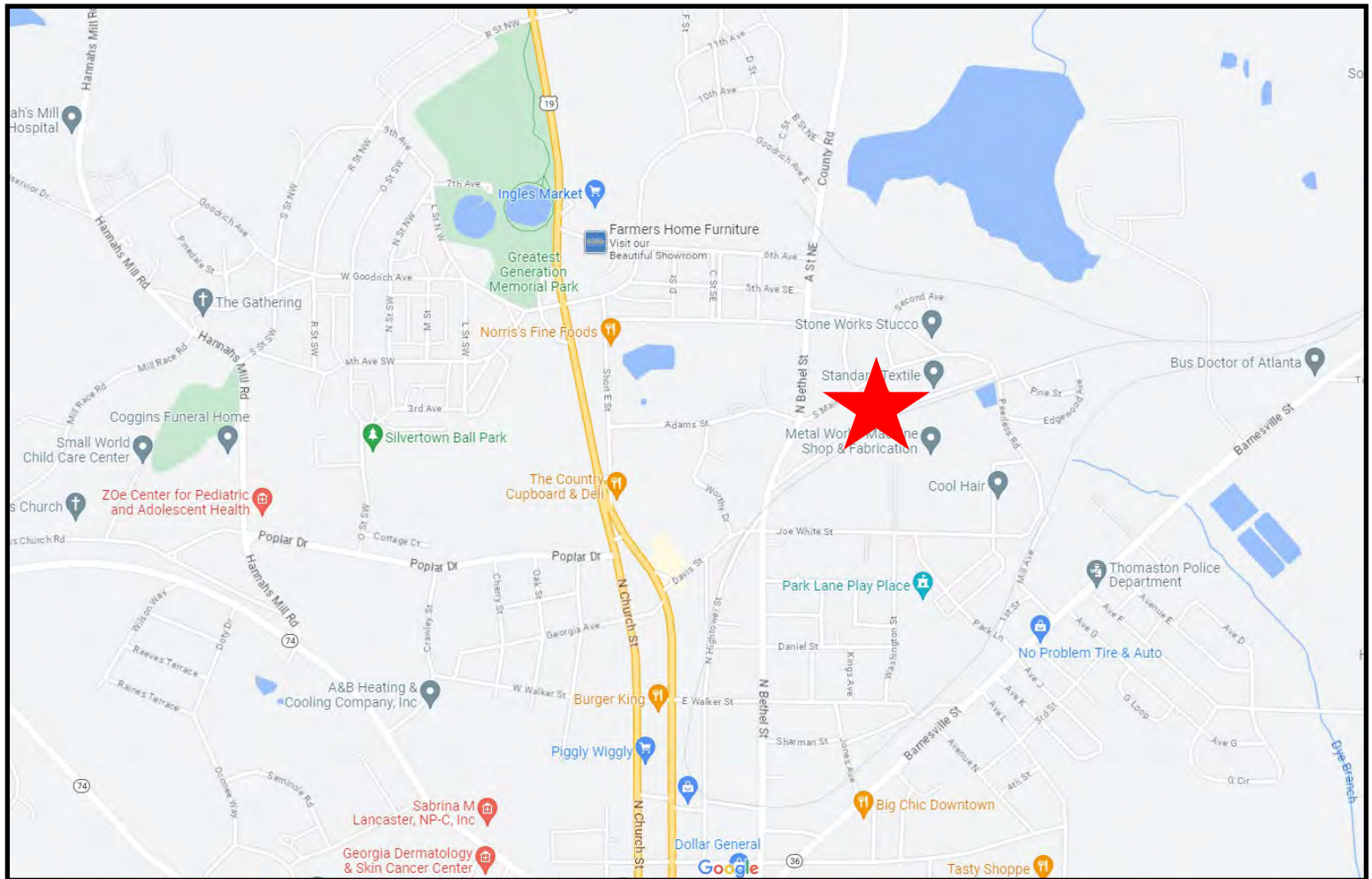


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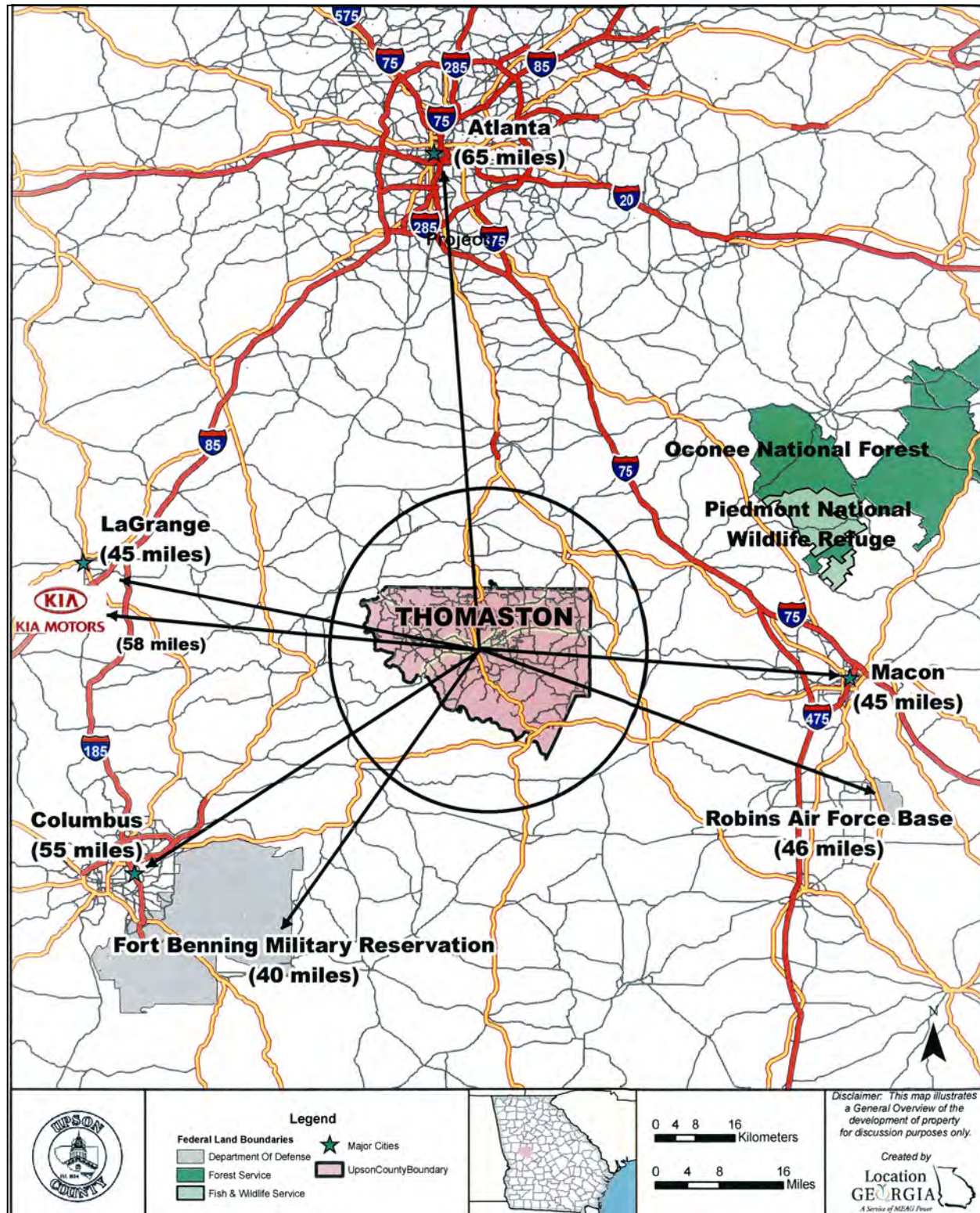
LOCATION MAP



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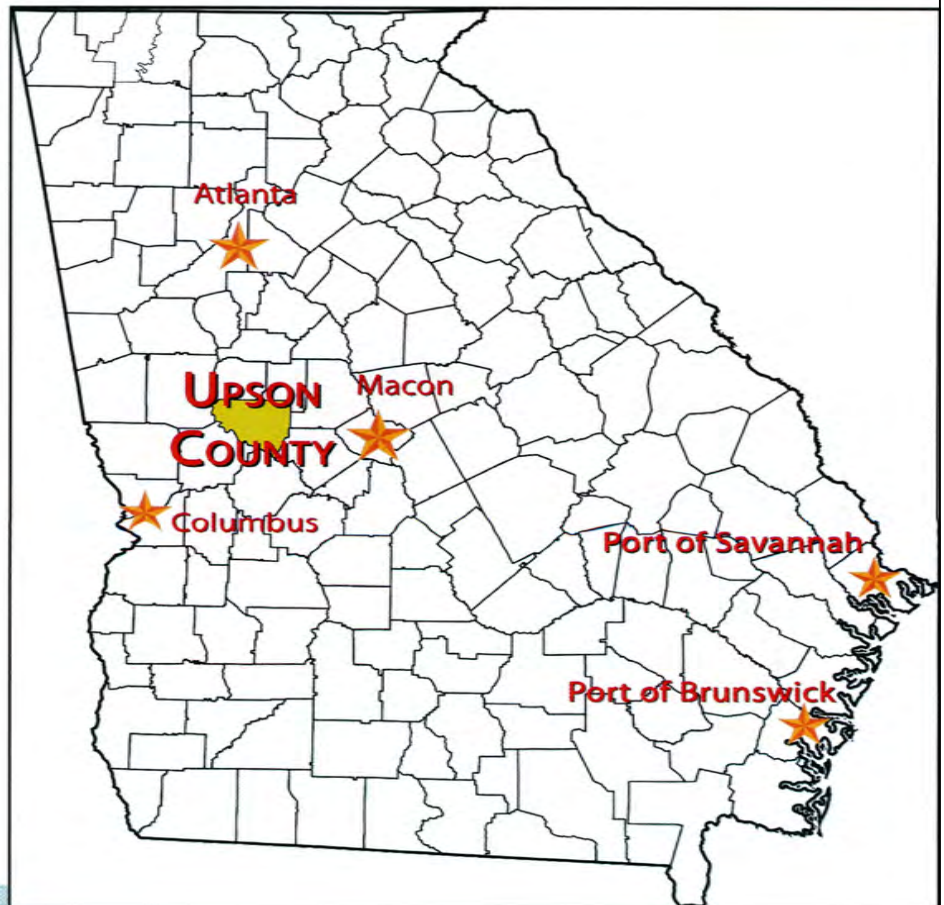
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Georgia on my mind!

***•You're in the middle
of
Georgia's economy!***

- Two interstates
- Three metro markets
- Two military bases
- 4 hours from two ports
- One hour from Hartsfield-Jackson International Airport



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DEMOGRAPHICS - UPSON COUNTY

Upson County, GA (13293)
Geography: County

KEY FACTS

27,812
Population



2.4
Average Household Size

42.7

Median Age

\$43,961

Median Household Income

EDUCATION

15%

No High School Diploma



39%

High School Graduate



30%

Some College



15%

Bachelor's/Grad/Prof Degree

BUSINESS



752

Total Businesses



7,737

Total Employees

EMPLOYMENT



White Collar

53%



Blue Collar

33%



Services

14%



3.2%
Unemployment Rate

INCOME



\$43,961

Median Household Income



\$25,387

Per Capita Income



\$75,562

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.8%)

The smallest group: \$200,000+ (1.7%)

Indicator ▲	Value	Diff	
<\$15,000	14.4%	+5.5%	
\$15,000 - \$24,999	15.1%	+7.4%	
\$25,000 - \$34,999	12.1%	+4.1%	
\$35,000 - \$49,999	12.6%	+1.1%	
\$50,000 - \$74,999	16.8%	-1.2%	
\$75,000 - \$99,999	11.6%	-1.7%	
\$100,000 - \$149,999	12.2%	-4.3%	
\$150,000 - \$199,999	3.4%	-4.1%	
\$200,000+	1.7%	-6.8%	

Bars show deviation from 13 (Georgia)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.