

Tifton 218

7814 Magnolia Industrial Blvd.

This 218,575 square foot building owned by the The Tift County Development Authority is open to a lease, sale, or lease/purchase arrangement. Featuring twelve dock doors with two additional truck entrances, the building's laboratory/office space can be finished to suit the user's needs.



LOCAL INCENTIVES

The Tift County Development Authority structures incentive packages customized to the requirements of industrial prospects. Incentives that may be available locally include:

- * Development authority financing
- * Site development assistance
- * Free utility hookups
- * Employee relocation assistance

Incentives are based on: 1) overall investment in land, building, equipment, and infrastructure demands 2) the number of jobs created and the value of those jobs as they relate to average payroll in Tift County.

The economic development staff at the Tifton-Tift County Chamber of Commerce will provide specific data based on project criteria.



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Site Characteristics

Size in Acres

Freestanding or Industrial Park	Industrial Park
Specific Building Site Acres	20+
Acres available for future growth	Expansion of building on existing parcel
Zoning Classification	HI (Heavy Industrial)

Building Specifications

Construction Type	Masonry
Construction Date	1992 + 2000
Previous Use	Storage only
Building Size (sq. Ft.)	218,575
Building Classification	Industrial
Ceiling Height	24'
Column Spacing	50'
Floors	concrete
Elevators	none
Loading Docks	12 tailgate / 1 drive-in

Transportation

Access	4-lane rd. in industrial park
Highway Linkage	U.S. Hwy 41, 82 and I-75
2 or 4 Lane	Both 2-lane and 4-lane
Distance to 4 Lane Highway	less than 1 mile



(aerial view)

Utilities: Water & Sewer

Provider	City of Tifton
Water Main	Yes
Size	12"
Static Pressure	62 psi
Residual Pressure	57 psi
Flow per Minute	1,240 gpm
Onsite Storage	1,000± offsite
Elevated	yes
Capacity in Gallons	100,000 w/500,000 total
Sewer Main	yes
Size	8"
Use of Lift Required	no
Treatment Plant	yes
Type	activated sludge process
Rated Capacity (mgd)	8 mgd
Peak Demand (mgd)	4.5 mgd

Utilities: Gas

Provider	City of Tifton
Gas Main	yes
Size	6"
Gas Pressure	75 psi

Utilities: Electric

Provider	Georgia Power
Fire Insurance Class Rating	4

List Price

\$8.4 million



(location map)

