

INDUSTRIAL OPPORTUNITY

Lot #197-198 Pateville Rd / Cordele, GA 31015



O F F E R I N G
M E M O R A N D U M

CBRE

THE OFFERING

Prime industrial property on 146 acres with a 16,000 square foot building on the property. Located in a Federal Opportunity Zone in a Tier 1 county with state job tax credits. This site was acquired in 2007 with plans to build a manufacturing facility. Construction started on the furnace tower but the rest of the facility was never completed.

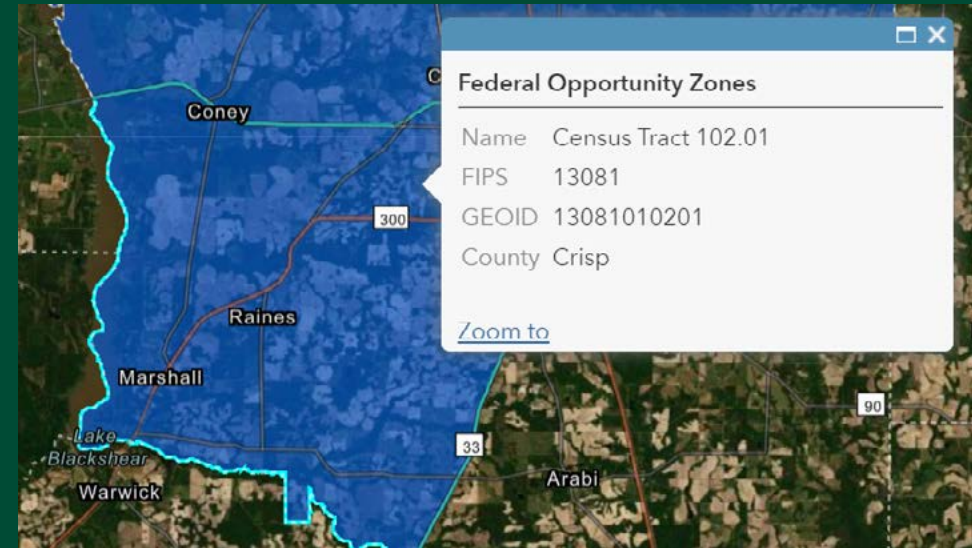


PROPERTY INFORMATION

SITE DETAILS

Located approximately 3.5 miles to I-75, 65 miles south of Macon and 35 northeast of Albany. Cordele is an interchange along the Heart of Georgia Railroad. The property is an ideal location for an industrial/manufacturing facility with 146 acres available.

- + 16,000 SF Bldg
- + 146 Acres
- + Opportunity for Redundant Power
- + Crisp County Power
- + Rail Served
- + Heart of Georgia Railroad
- + Federal Opportunity Zone
- + Tier 1 County - State job tax credits

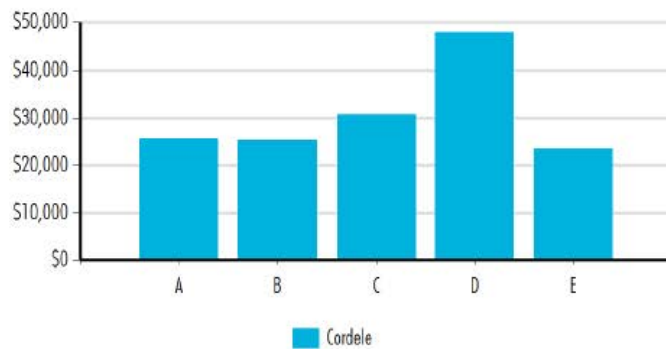


LABOR DATA (20 MILE RADIUS)

DEMOGRAPHICS

Key Metrics	Market	National
Population (vs. nat'l metro avg)	47,345	742,394
Labor Force (vs. nat'l metro avg)	21,122	378,364
Proj. Pop Growth	-1.5%	4.2%
Unemployment (Monthly)	6.1%	6.4%
Median Household Income - USD	\$36,613	\$58,100
Proj. Income Growth	8.8%	12.5%
Cost of Living	94.8%	100.0%
% Population 21-34 (Millennials)	16.9%	19.3%
Median Home Value	\$96,724	\$218,492

MEDIAN WAGES BY MARKET (USD)

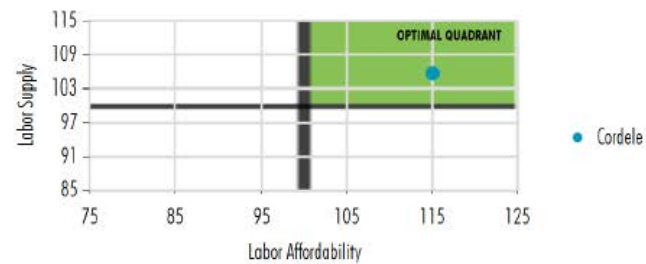


Job Title – Year of Experience	Market	National
A Forklift Operator - 1 Year	\$25,809	\$30,306
B Materials Handler - 1 Year	\$25,378	\$29,848
C Shipping and Receiving Clerk - 1 Year	\$30,744	\$35,470
D Warehouse Supervisor - 3 Year	\$47,918	\$54,159
E Warehouse Worker - 1 Year	\$23,530	\$27,819

MARKET INDEXES



OPTIMAL BALANCE



POST SECONDARY SCHOOLS

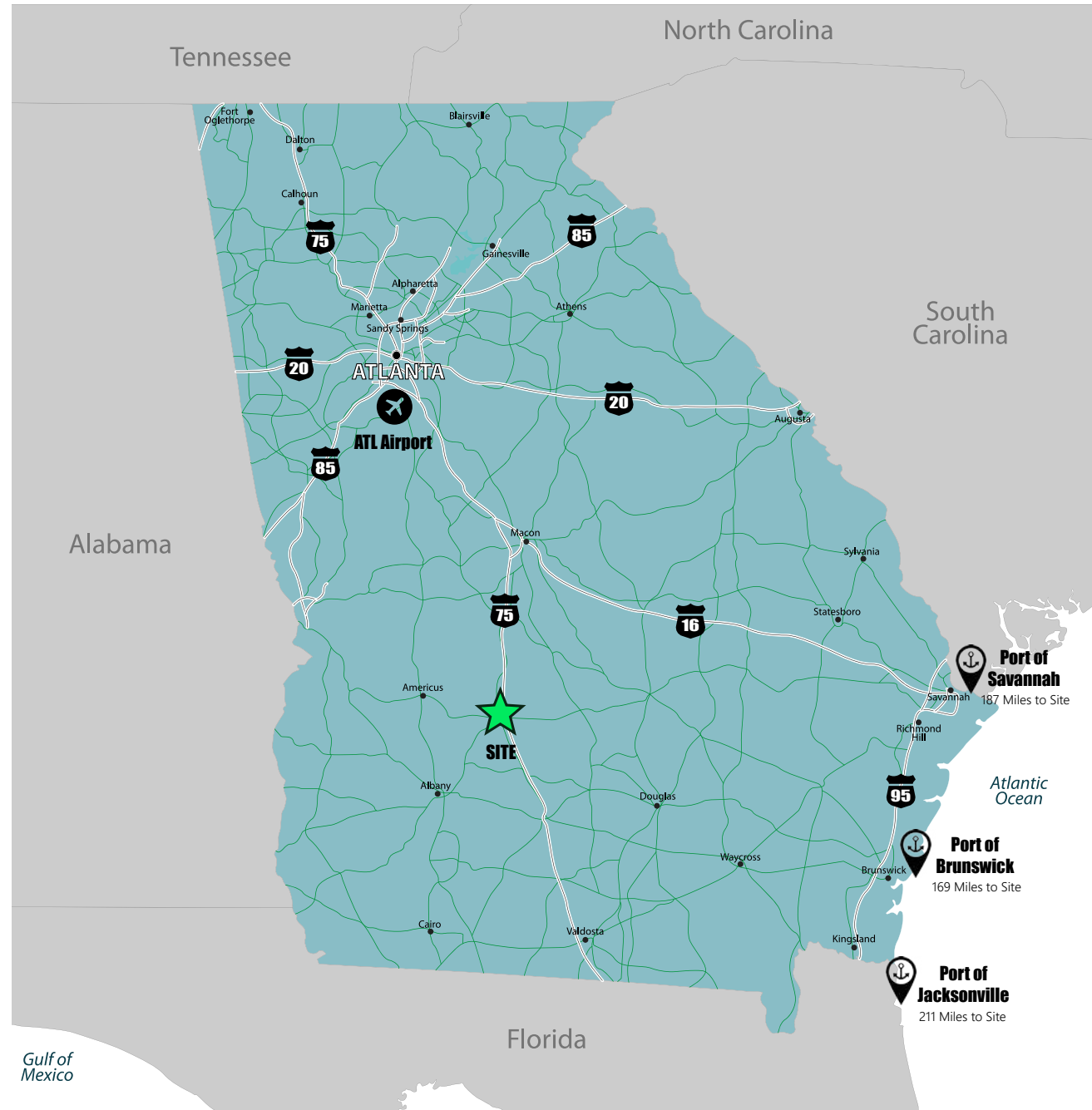
Post Secondary Schools	Type	Enrollment
None	N/A	0

2-Yr Colleges: 2-Yr Enrollment: Total # of Colleges:
 4-Yr Colleges: 4-Yr Enrollment: Total Enrollment:

PROPERTY PHOTO



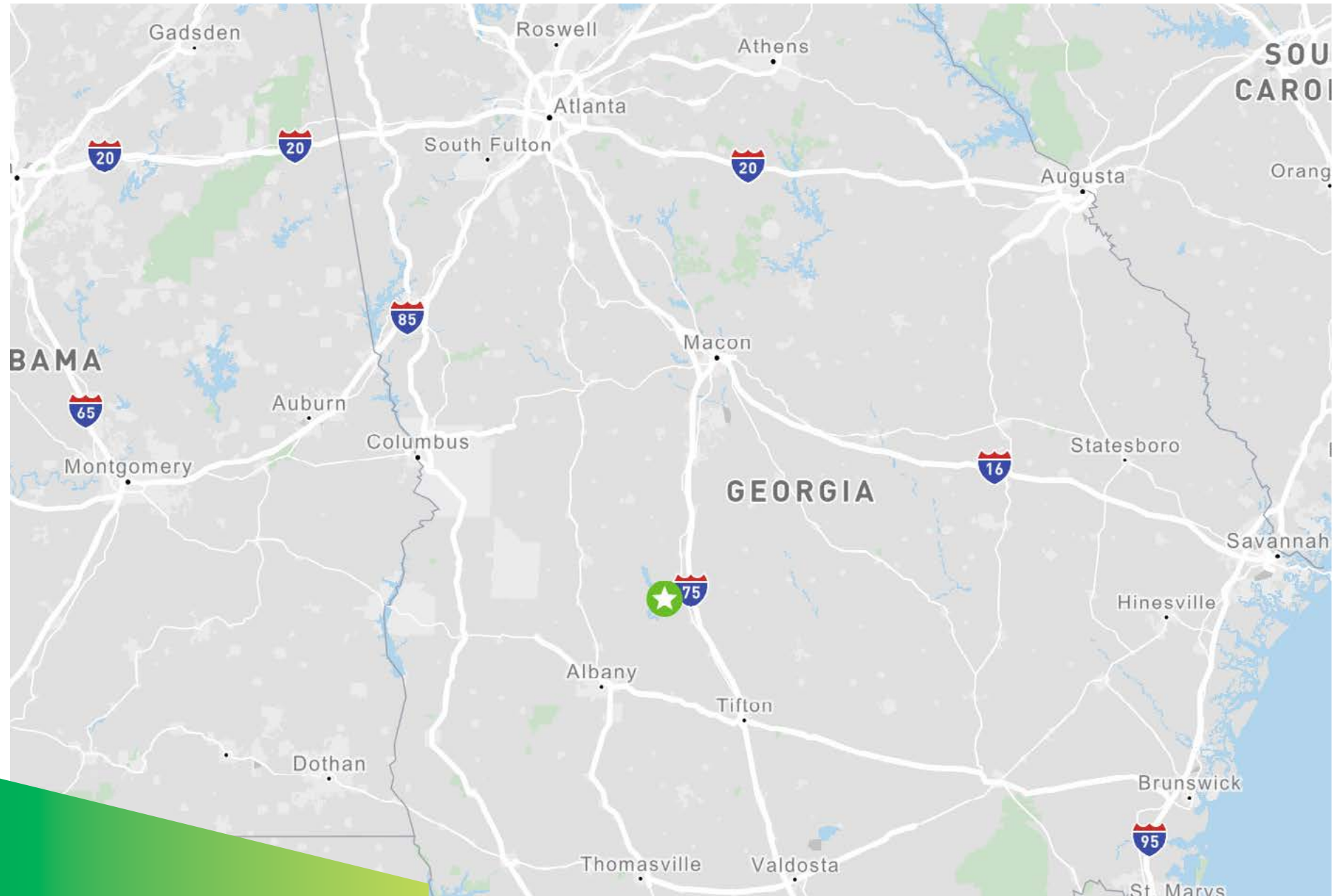
LOGISTICS MAP



STRATEGICALLY SITUATED

- + Heart of Georgia Railroad
- + Only a few hours drive from 3 Major Ports
- + I-75 Major Transportation Route

LOCATION MAP



Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CORDELE, GA

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