

MANUFACTURING | WAREHOUSE | DISTRIBUTION

# McCLURE INDUSTRIAL PARK

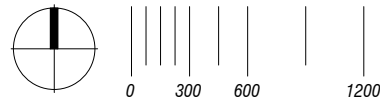
## Jackson County | Jefferson, GA



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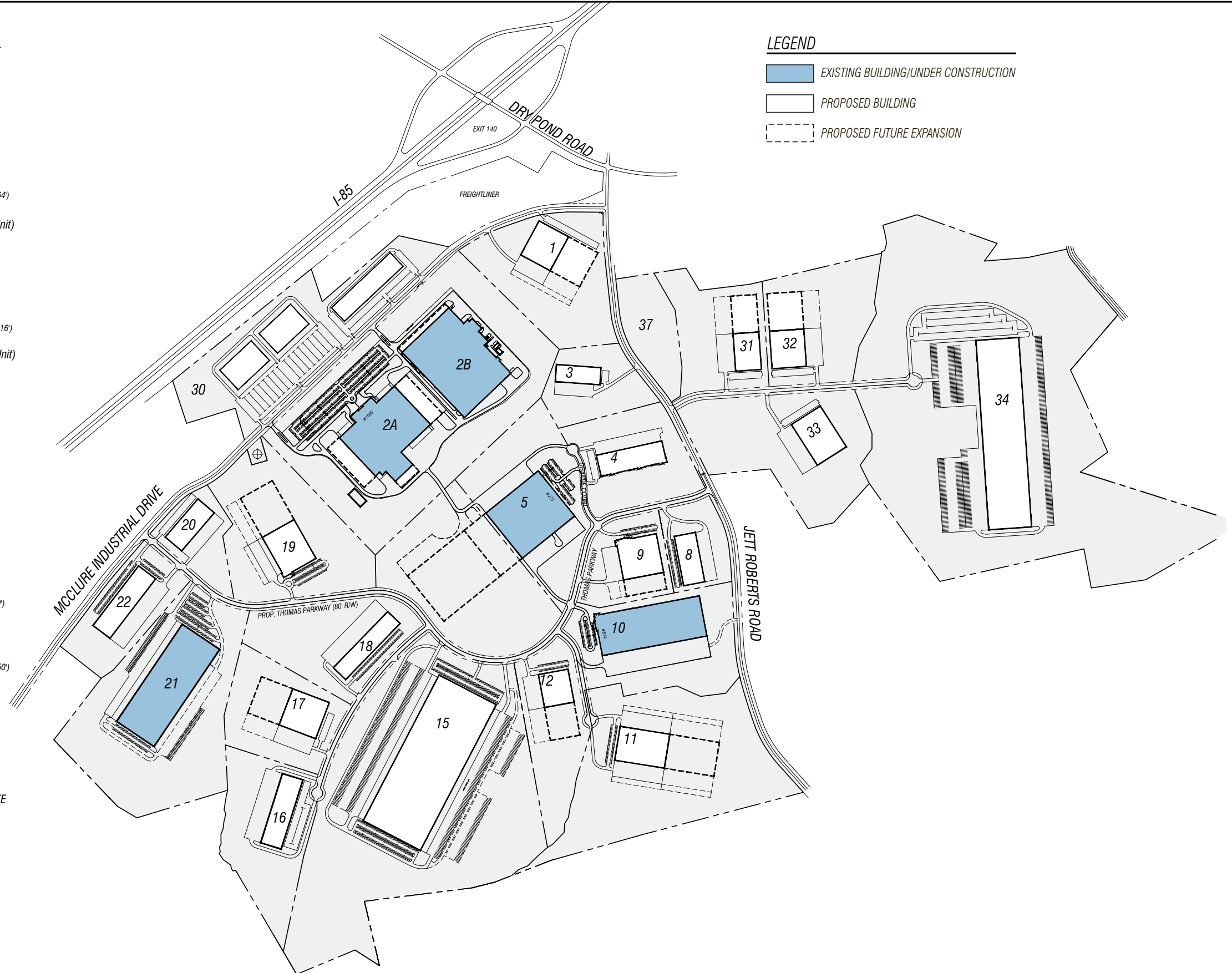
# McCLURE INDUSTRIAL PARK



## LEGEND

- EXISTING BUILDING/UNDER CONSTRUCTION
- PROPOSED BUILDING
- PROPOSED FUTURE EXPANSION

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| <p><b>1 PROPOSED BUILDING</b><br/>Site +/- 27.75 Acres<br/>Building Area 112,320 sf (360' x 312')<br/>Building Expansion 112,320 sf (360' x 312')<br/>Truck Court 150' (Expandable to 200')</p> <p><b>2 KUBOTA INDUSTRIAL EQUIPMENT CORPORATION</b><br/>Site +/- 88.0 Acres<br/>Building Area 402,632 sf<br/>Building Area 523,187 sf<br/>Building Expansion 30,067<br/>Truck Court 150'</p> <p><b>3 PROPOSED BUILDING (Multi-Unit)</b><br/>Site +/- 12.8 Acres<br/>Building Area 66,560 sf (160' x 412')<br/>Typical Unit Size 8,320<br/>Truck Court 120'</p> <p><b>4 PROPOSED BUILDING (Multi-Unit)</b><br/>Site +/- 19.50 Acres<br/>Building Area 102,635 sf (200' x 624')<br/>Typical Unit Size 10,404<br/>Truck Court 120' (Expandable to 170')</p> <p><b>5 KUBOTA TRACTOR CORP.</b><br/>Site 65.25 Acres<br/>Building Area 338,818 sf (627' x 540.67')<br/>Building Expansion 506,073 sf (936' x 540.67')<br/>Truck Court 160'</p> <p><b>8 PROPOSED BUILDING (Multi-Unit)</b><br/>Site +/- 10.38 Acres<br/>Building Area 93,600 sf (200' x 468')<br/>Typical Unit Size 10,400 sf<br/>Truck Court 120'</p> <p><b>9 PROPOSED BUILDING</b><br/>Site +/- 13.16 Acres<br/>Building Area 138,320 sf (364' x 380')<br/>Building Expansion 59,280 sf (156' x 380')<br/>Truck Court 150'</p> <p><b>10 EXISTING BUILDING</b><br/>Site +/- 30.80 Acres<br/>Building Area 378,733 sf (988' x 380')<br/>Truck Court 200'</p> <p><b>11 PROPOSED BUILDING</b><br/>Site +/- 52.79 Acres<br/>Building Area 149,760 sf (320' x 468')<br/>Building Expansion 149,760 sf (320' x 468')<br/>Truck Court 150' (Expandable to 200')<br/>Potential Cross-Dock</p> <p><b>12 PROPOSED BUILDING</b><br/>Site +/- 18.4 Acres<br/>Building Area 87,360 sf (312' x 280')<br/>Building Expansion 87,360 sf (312' x 280')<br/>Truck Court 150'</p> <p><b>15 PROPOSED BUILDING</b><br/>Site +/- 102.78 Acres<br/>Building Area 918,000 sf (600' x 1530')<br/>Truck Court 200'</p> <p><b>16 PROPOSED BUILDING</b><br/>Site +/- 22.56 Acres<br/>Building Area 135,600 sf (678' x 200')<br/>Truck Court 160'</p> | <p><b>17 PROPOSED BUILDING</b><br/>Site +/- 19.86 Acres<br/>Building Area 131,040 sf (360' x 364')<br/>Building Expansion 112,320 sf (312' x 364')<br/>Truck Court 160'</p> <p><b>18 PROPOSED BUILDING (Multi-Unit)</b><br/>Site +/- 22.67 Acres<br/>Building Area 116,480 sf (160' x 728')<br/>Typical Unit Size 8,320 sf<br/>Truck Court 160'</p> <p><b>19 PROPOSED BUILDING</b><br/>Site +/- 32.70 Acres<br/>Building Area 141,440 sf (340' x 416')<br/>Building Expansion 141,440 sf (340' x 416')<br/>Truck Court 150' (Expandable to 200')</p> <p><b>20 PROPOSED BUILDING (Multi-Unit)</b><br/>Site +/- 9.70 Acres<br/>Building Area 93,600 sf (200' x 468')<br/>Typical Unit Size 10,400 sf<br/>Truck Court 120'</p> <p><b>21 SPECULATIVE BUILDING</b><br/>Site +/- 55.03 Acres<br/>Building Area 458,640 sf (420' x 1092')<br/>Truck Court 150' (Expandable to 200')</p> <p><b>22 PROPOSED BUILDING</b><br/>Site +/- 15.60 Acres<br/>Building Area 140,000 sf (200' x 700')<br/>Truck Court 160'</p> <p><b>30 PROPOSED RETAIL USE</b><br/>Site +/- 38.22 Acres</p> <p><b>31 PROPOSED BUILDING</b><br/>Site +/- 19.50 Acres<br/>Building Area 84,000 sf (240' x 350')<br/>Building Expansion 84,000 sf (240' x 350')<br/>Truck Court 160'</p> <p><b>32 PROPOSED BUILDING</b><br/>Site +/- 23.70 Acres<br/>Building Area 112,000 sf (320' x 350')<br/>Building Expansion 112,000 sf (320' x 350')<br/>Truck Court 160'</p> <p><b>33 PROPOSED BUILDING</b><br/>Site +/- 33.8 Acres<br/>Building Area 144,000 sf (320' x 450')<br/>Truck Court 160'</p> <p><b>34 PROPOSED BUILDING</b><br/>Site +/- 156.56 Acres<br/>Building Area 707,200 sf (400' x 1768')<br/>Truck Court 210'</p> <p><b>37 PROPOSED COMMERCIAL SITE</b><br/>Site +/- 10.50 Acres</p> |
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## Park Features

- 920 Total Acres
- 8 Million SF of Projected Industrial Buildings
- Build to Suit Lease or Purchase 50,000 SF - 1 Million SF
- Protective Covenants

## Utilities

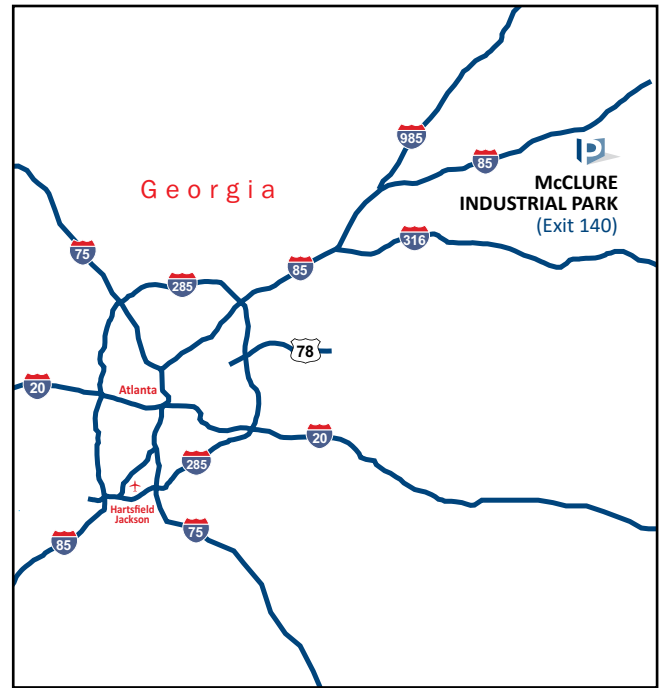
- City of Jefferson Water, 12" Main
- Sewer on Site, 8" Main
- Customer Choice above 900KW Connected Load
- Customer Choice Natural Gas, 4" Main
- Windstream Voice & Data
- City of Jefferson Fire (Class 4 Insurance Rating)
- City of Jefferson Police

## Community Features

- Freeport Tax Exemption (100%):
  - Class 1 Raw Materials
  - Class 2 Goods in Process/Finished Goods
  - Class 3 Trans - Shipment Goods
- Labor Force
  - In Excess of 400,000 within 25 Mile Commuting Distance

## Additional Community Info

Jackson County Chamber of Commerce - Jim Shaw  
 Phone: 706-387-0300 / Email: info@jacksoncoga.com



<i>Distance to</i>	<i>Mile(s)</i>
<i>Interstate 85 (adjacent to park)</i>	<i>.5</i>
<i>Interstate 285 (via I-85)</i>	<i>45</i>
<i>Downtown Atlanta (via I-85)</i>	<i>55</i>
<i>Greenville, SC</i>	<i>85</i>
<i>Jackson County Airport</i>	<i>6</i>
<i>Hartsfield-Jackson Atlanta Int'l Airport</i>	<i>60</i>
<i>Athens Municipal Airport</i>	<i>30</i>
<i>Greenville-Spartanburg Airport</i>	<i>95</i>



874 Thomas Parkway  
 378,000 SF



McClure Industrial Park Entrance Sign