

## 1051 Calhoun Falls Highway SE Industrial Building

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Elberton GA 30635  
Elbert County

### Contact

Georgia Power Community & Economic Development  
404-506-3733  
econdevga@southernco.com  
www.SelectGeorgia.com



### Property

**Available Space (SF):** 163,615  
**Building Size (SF):** 163,615  
**Max. Ceiling Height:** 16 FT  
**Min. Ceiling Height:** 16 FT  
**Largest Space (SF):**  
**Smallest Space (SF):**  
**Sale or Lease:** Lease  
**Status:** Existing

### Workforce

**County Laborforce:**<sup>1</sup> 7,704  
**County Average Weekly Wage:** \$672  
**County Unemployment Rate:** 4.3%

### Incentives

**Job Tax Credit:** \$3000 / job  
**Investment Tax Credit:** 3%  
**City Freeport Category 1,2,3,4:** 100%,100%,100%,0%  
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**Opportunity Zone:** No  
**Federal Opp. Zone:** No  
**Less Developed Census Tract:** No  
**Military Zone:** No  
**Foreign Trade Zone:** No  
**New Market Tax Credit:** Yes

### Truck Doors:

**Drive In Doors:**  
**Single Tenant:** Yes  
**Year Built:** 1974  
**Lot Size (Acres):**  
**Electric Provider:**  
**Former Use:**

### Taxes

**County Effective Property Tax:** \$11.29 per thousand dollars FMV  
**Total County Millage Rate:** 28.237  
**Sales Tax:** 8%

### Transportation

**Nearest International Airport:** Greenville Spartanburg International, 65.8 miles  
**Nearest Interstate:** I 85, 29 miles  
**Nearest Port 1:** Port of Savannah, 170.6 miles  
**Nearest Port 2:** Port of Charleston, 190.3 miles  
**Nearest Intermodal:** Inman Rail Yard, 94.7 miles  
**Rail Served:** Yes