



350 DIVIDEND DRIVE
Peachtree City, Georgia



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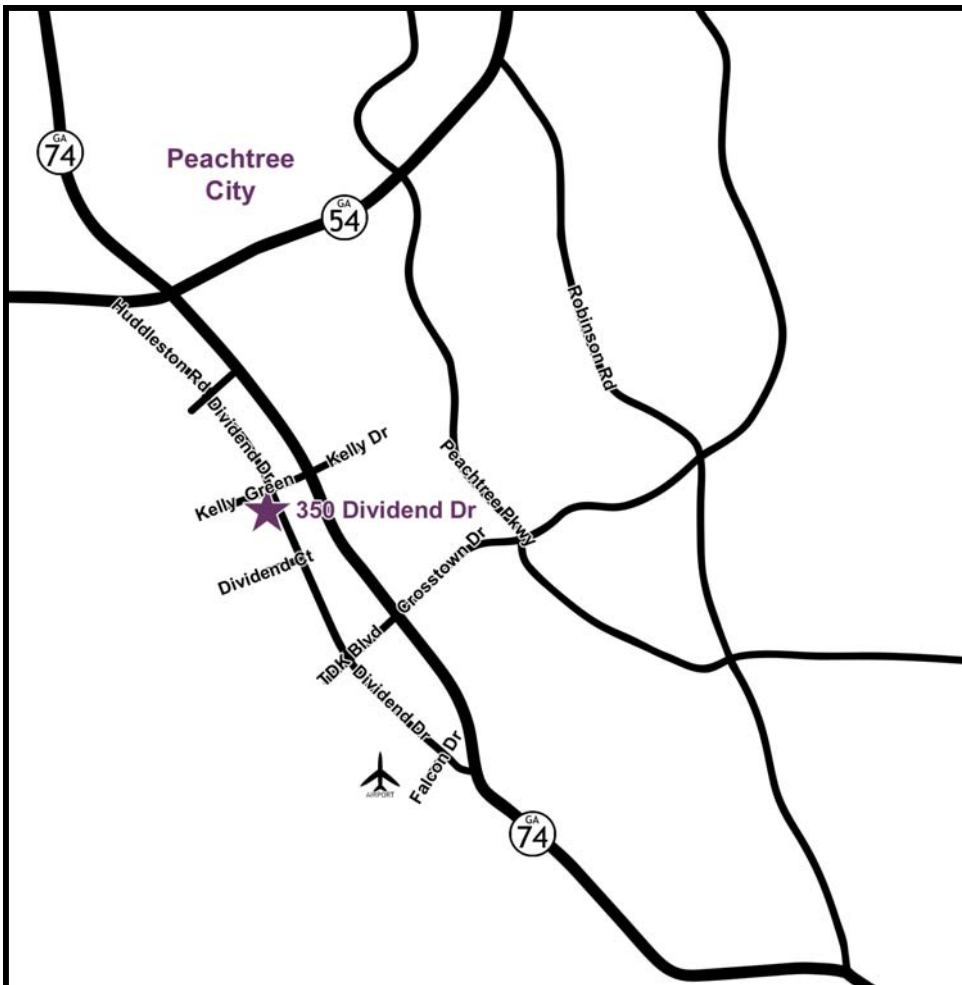
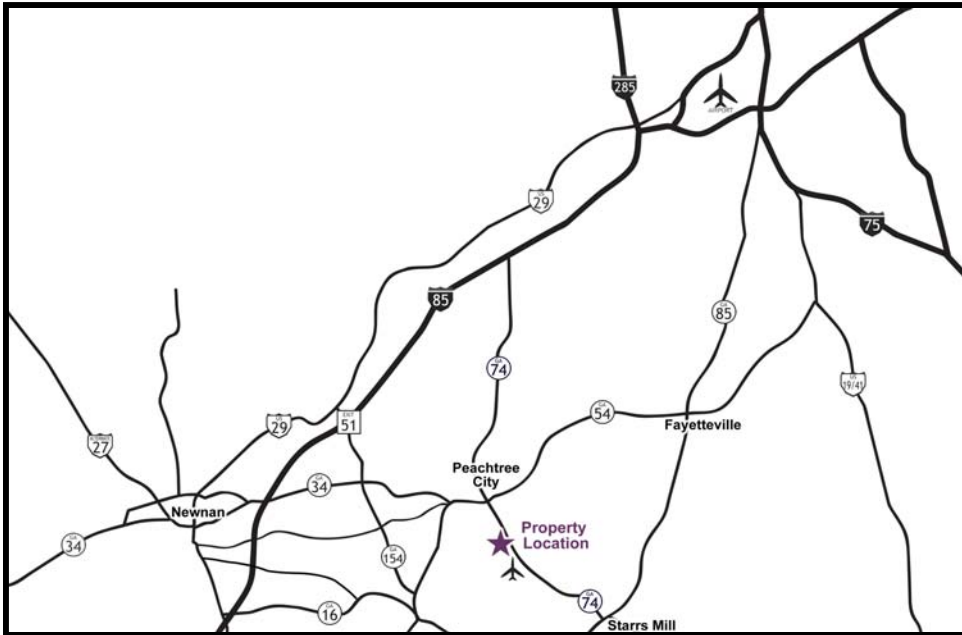
350 DIVIDEND DRIVE
Property Summary



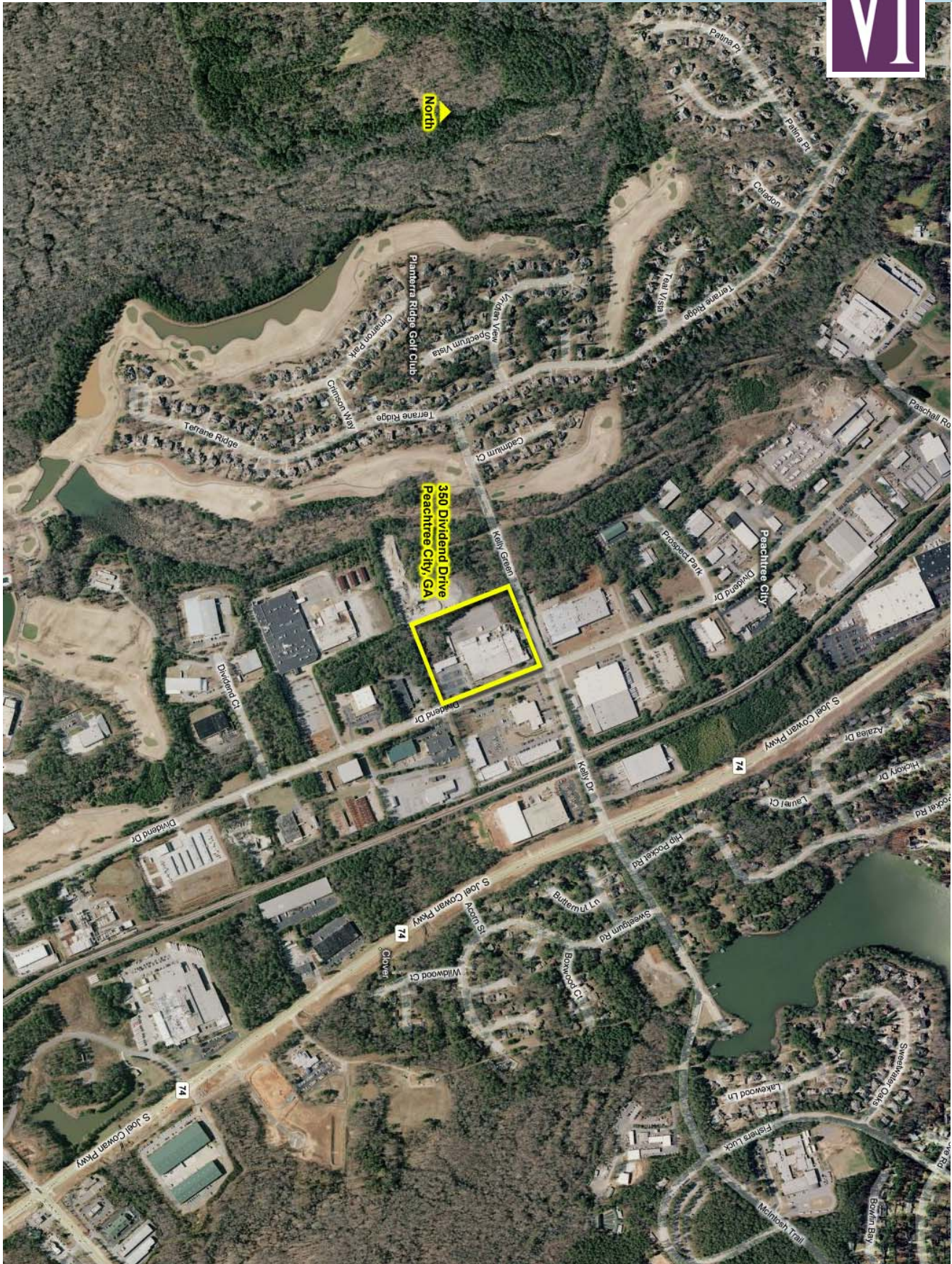
SIZE	105,000 SF
DIMENSIONS	--
- Main Warehouse	220' x 300'
- Office Space	115' X 215'
LOT SIZE	10.016 acres
PAVED PARKING	237 marked spaces
CONDITION	Fair
CONSTRUCTION DATE	1987
CONSTRUCTION	--
- Floors	6" reinforced concrete
- Walls (Front)	Split block w/ blue accent stripe
- Walls (North)	Steel panel w/ blue accent
- Columns	8" steel I-beams
- Ceiling	Metal decking w/ steel bar joists.
- Roof	Metal roof w/ gutters and downspouts. Flat rubber roof on front office
CEILING HEIGHT	10-20' clear
COLUMN SPACING	40' x 50'
WAREHOUSE FINISHES	
- Break Room	
LIGHTING	High pressure sodium lighting throughout

POWER	Supplied by Georgia Power (electricity)
- Distribution	Three (3), two thousand (2,000) amp square D distributor panels
WAREHOUSE HEAT	Ceiling hung gas fired space heaters
SPRINKLER	100% wet sprinkler. High density configuration in workhouse for maximum flexibility with racking
WATER	Supplied by Coweta-Fayette EMC. 8" main, 6" line
SEWER	City of Peachtree City. 8" main, 6" line (reduces to 4" at building)
NATURAL GAS	Supplied by Atlanta Gas Light
TRUCK LOADING	Truck loading is on the North, East and West walls of the building. There are a total of ?? dock-high doors. There is one 12' x 16' drive-in door with a concrete ramp with curbing and safety rail. There are 12' x 12' dock doors on the North and West walls
ZONING	General Industrial
2008 TAXES	\$22,241.26
LAST USE	Administrative offices, R&D, manufacturing printed circuit boards
PRICE	\$1,750,000

350 DIVIDEND DRIVE Property Location



350 DIVIDEND DRIVE
Property Aerial



350 DIVIDEND DRIVE
Property Birds Eye View



350 DIVIDEND DRIVE
Property Photos



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Fayette County Development Authority

Board of Directors

The Fayette County Development Authority (FCDA) is one of only two local agencies in Georgia to receive the prestigious ACCREDITED ECONOMIC DEVELOPMENT ORGANIZATION designation by the International Economic Development Council.

The FCDA Board of Directors truly represents the entire unique flavor of Fayette County. Five of the Directors are appointed to at-large positions by the County Commission. The Fayetteville City Council and Tyrone Town Council each appoint one person, and the chairpersons of the Peachtree City Airport Authority and the Development Authority of Peachtree City round out our board.

FCDA receives its operating expenses from an annually reviewed line-item budget request from the Fayette County Government. Under the leadership of Randy Hayes the organization's greatest impact comes from services to Existing Industry, entrepreneurs and small business. The Board of Directors set policy, determine annual goals and serve as liaisons between the business community and local government. The volunteer board leverages their individual talents by networking and building consensus to facilitate an improved business climate, diversified economic base, and stable economy that benefits each resident, government and business in Fayette County.

FCDA Staff and Board of Directors

Meet the FCDA Board of Directors and Management Team

About Fayette County

Fayette County is 199 square miles and contains five incorporated communities, which includes Brooks, Fayetteville, Peachtree City, Tyrone, and Woolsey.

Fayette County History

Fayette County was founded as a result of the Land Lottery Draw of 1821 with property ceded from the Creek Indian Nation. Fayette is an original county (not created from other counties) and the 49th in Georgia.





Workforce Training

Georgia's Quick Start program is nationally recognized for providing high-quality training services at no cost to new or expanding businesses in Georgia. Since 1967, Quick Start has provided customized training for hundreds of thousands of employees and for thousands of businesses and industries throughout the state. Quick Start has been singled out by Fortune, as well as Training, and Expansion Management magazines for its effectiveness in providing the most comprehensive and advanced training in the nation.

Quick Start's programs are custom-designed and their training is delivered through a network of 34 technical colleges, 18 satellite campuses and four associated university programs throughout the state. Typical services include training consultation, instructional design, implementation, training and evaluation. Appropriate training technologies will be utilized and may include broadcast quality video, training guides, job aids, trainer guides, transparencies, interactive video, animation, multimedia, and others as appropriate.

Training can be conducted for both pre-employment and post-employment programs. For businesses locating in Fayette County, expert training services are provided through Griffin Technical College.

Griffin Technical College is a public, accredited two-year postsecondary college that provides accessible, quality educational programs and services. Griffin Tech provides the knowledge, skills, and abilities necessary for initial employment; offers continuing education and training to acquire advanced levels of competency; offers a general education curriculum that encourages intellectual, personal, and social values; sponsors co-curricular activities to assist in the development of leadership traits; and facilitates public adult education programs to improve general population and workforce literacy levels.

The Economic Development Division is the primary liaison with business and industry and other community groups within the surrounding area. The Division is committed to delivering quality educational and training services to individual citizens, community groups and employers.

The Georgia Department of Labor provides a wide range of services to job seekers and employers. It collects, analyzes, and publishes a wide array of information about the state's labor market. This information provides a snapshot of Georgia's economy, job market, businesses, and its workforce. Data on jobs and workers, including labor force, employment and unemployment, industrial growth, occupational trends, and wage rates, are increasingly important to remaining competitive in the global marketplace. DOL offers assistance with screening and recruiting potential employees. The agency provides an adequate pool of applicants for the employee selection process. The company establishes its qualifications and, through a computerized system, DOL reviews applicants and matches their skills and competencies to specific jobs. These services are available for both start-up and ongoing operations.



Infrastructure & Telecommunications

Improving service year-after-year is a strategic objective for AT&T and it has succeeded by continually improving and expanding its plants and facilities in Fayette County.

AT&T also offers several Internet connection options. FastAccess DSL has a variety of offerings that are designed to meet the needs of the customer. From FastAccess Business DSL Lite that offers up to 256 Kbps downstream and 128 Kbps upstream, to FastAccess Business DSL Plus that boasts 3.0 Mbps downstream and 384 Kbps upstream. All options come with 15 mailboxes and 10MB of personal website space.

Fayette County is fortunate to have Newnan Utilities as an additional telecommunications provider. Newnan Utilities, a member of the Municipal Electric Authority of Georgia (MEAG), offers services that include but are not limited to: Commercial Fiber Connection, Virtual Private Network, Virtual Email, Server Co-locations, Website hosting, data lines such as T1, T3, and DS3 and Cat 5 Lines. Newnan Utilities also offers its customers another option in telephone service through Globe Telecommunications. Globe offers local and long distance service through their broadband system.

Fayette County is located in area codes 678 and 770, but is within the metropolitan Atlanta toll-free calling zone. The calling zone is completely electronic and has been expanded to more than 7,100 square miles.



Downtown Fayetteville's Nightscape



Economic Incentives

The Fayette County Development Authority will assist companies in locating sites, buildings, and other professional services in addition to helping them contact any necessary state agencies for permitting and other needs.

"Freeport", an inventory tax exemption, is available to the maximum extent allowed anywhere in Georgia. This exempts from property taxation raw materials used in manufacturing, goods in process and finished goods destined for out-of-state shipment and applies to 100 percent of the value in each of the above-named categories.

Sales tax exemptions are available for new machinery purchased for use in manufacturing and some qualified exemptions for computers and other office equipment exist as well.

"Quick Start" is a no cost, labor-training incentive offered by the Georgia Department of Technical and Adult Education to new or expanding companies in Georgia. In the past 25 years, Quick Start has trained over 135,000 people for over 2,000 companies. The quality, flexibility and responsiveness of their services has been singled out by Fortune, Training and Site Selection magazines for providing some of the best training in the nation.

Fayette County offers a \$1,250 per job tax credit for a period of five years to qualifying companies through a program known as the "BEST" legislation. "BEST" also offers qualified companies investment tax credit programs, employee retraining credits and childcare credits.

The 2,200 acre Peachtree City Industrial Park includes its own Foreign Trade Zone. This feature is attractive to companies involved in international trade and manufacturing. The Foreign Trade Zone will allow merchandise for assembly to enter from abroad or exit to foreign countries without a formal U.S. Customs entry or the payment of duties.

Corporations using Georgia Ports and operating in our Foreign Trade Zone may also qualify for a \$1250 per employee Georgia Ports Authority tax credit.

The Fayette County Development Authority also offers attractive financing through the issuance of revenue bonds. These bonds are at a lower interest rate than many other types of financing and can, under certain circumstances, result in beneficial structuring of property tax payment schedules.



Fayette County

Fayette County is 199 square miles and contains five incorporated communities, which include Brooks, Fayetteville, Peachtree City, Tyrone and Woolsey. Fayette is part of the Atlanta Metropolitan Statistical Area and enjoys the close proximity to interstates, state highways and airports. The county has access to three interstate highway systems, I-75, I-85 and I-285. In addition, State Highways 54, 74, 85, 92, 279 and 314 pass through the county. Atlanta's International Airport, Hartsfield-Jackson, is located about twenty miles north of the county. Hartsfield-Jackson is about a 20-25 minute drive while the heart of the cultural, shopping and dining pleasures of Atlanta stretches to 30-40 minutes.

Fayette's own Falcon Field Airport was established in 1968 and is a technologically advanced facility that provides on-site communications capabilities with air traffic control, pilot-controlled lighting and automated weather information (ASOS) provided by the National Weather Service forecast office, which is adjacent to the airport. Falcon Field Airport, in Peachtree City, serves as a local public airport for light aircraft including small jets. Falcon Field has an impressive flight school and is host to the annual "Great Georgia Air Show".

Fayette's citizens can also enjoy the pleasures of mountains and beaches by taking a scenic drive to the northern or southern part of the state. Beautiful North Georgia mountains are approximately an hour and a half drive from home while the beaches of Georgia on the Atlantic coast or the sugary-white beaches of the Florida and Alabama Gulf coasts extend to about a five hour drive.

