



## 5568 Bowens Mill Road, Douglas, GA (Privately Owned)

### DESCRIPTION

Prime location in Douglas, Georgia. 6,000 SF executive office space with formal reception, large conference room, library, 10+ private offices, large dining/break room, fireproof safe, and 3 restrooms. Custom woodwork, molding, and architectural details throughout. Fully renovated 2012.

Over 15,000 SF insulated warehouse/shop space in 2 buildings - includes 3 heated/cooled shop offices and shop utility room and restroom. Parts room with shipping desk and overhead storage- stairs, floor in place for easy expansion of office or warehouse. Special features include 9 large roll-up doors (each 20'H) with extra-large rear door (24'W x 20'H) with 1,440 SF covered slab rear entrance.

Built-in 1-ton overhead lift/crane. Exterior crane available. Paved driveway, parking lot with 11 striped spaces - easily expandable using parking pads around buildings. Property is fully landscaped with brick front entrance, brick flagpole, and cement accents. Exterior security lights.

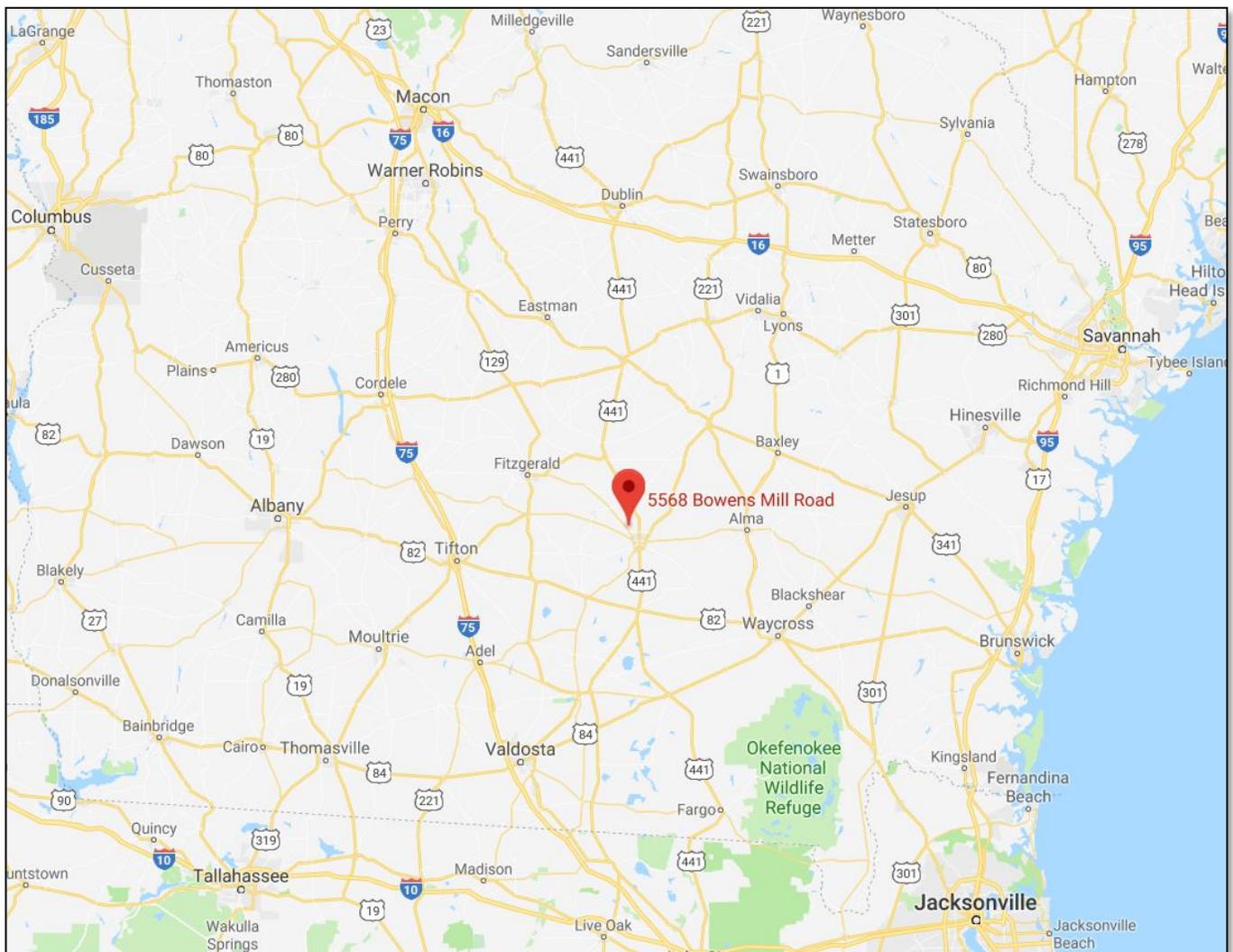
Property includes 8 acres of level, cleared land. Property enclosed by chain-link fence with 3 gates and 4th driveway gate. Property is in excellent and move-in condition - no deferred maintenance.

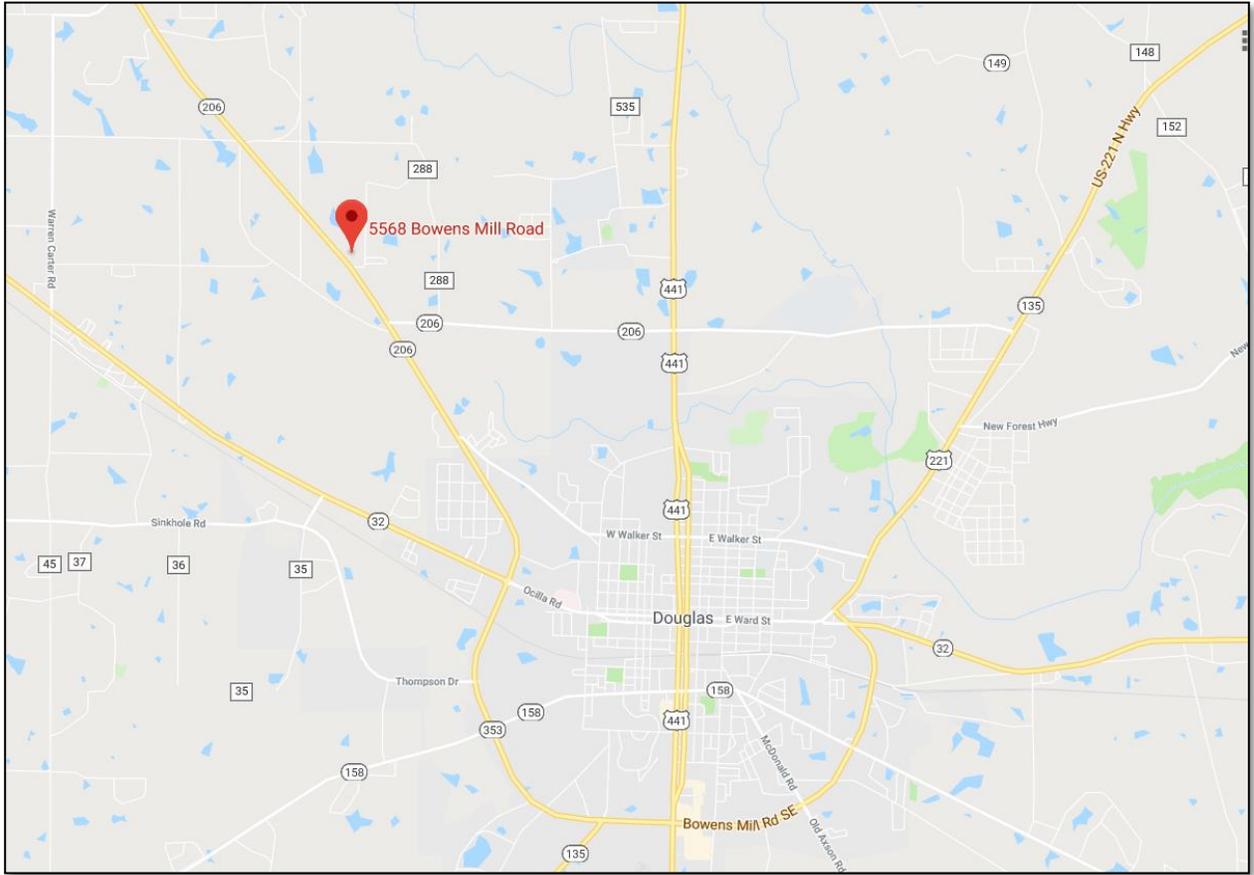
Excellent location on Bowens Mill Road in Douglas, Georgia. Located just outside of city limits, approximately 2 miles from city center. Average daily traffic count in front of property over 5,000.

Douglas serves as the county seat for Coffee County. Nearby metropolitan areas include Valdosta, GA (116 mi./187 km), Savannah, GA (135 mi./217km), (Atlanta, GA (205 mi./330 km), and Jacksonville, FL (205 mi./330 km). Home to South Georgia College and Wiregrass Georgia Technical College. Local airport: Douglas Municipal Airport (with WWII Aviation Museum). Local hospital: Coffee Regional Medical Center. Local State Park: General Coffee State Park (1,490 acres, over 100,000 visitors/year) and Broxton Rocks.

Largest local employer: Wal-Mart Distribution Center (over 1,600 employees). Other large local employers include Southwire, PCC Airfoils, Elixir Extrusions, and Pilgrim's Pride Corp. Area offers friendly and strong community, excellent lifestyle, and low cost of living.

Incentives: Georgia "Tier 1" Statutory Incentives, Generous Local Incentives, HUBZone and New Market Tax Credit Qualified.





**For Site Visit and Incentive Information Contact:**

Douglas-Coffee Economic Development Authority

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