FOR LEASE

Up to 524,000 SF Available

MERIWETHER PARK DRIVE, HOGANSVILLE, GA 30230



RIDGELINE PROPERTY GROUP | BroadPoint PARTNERS

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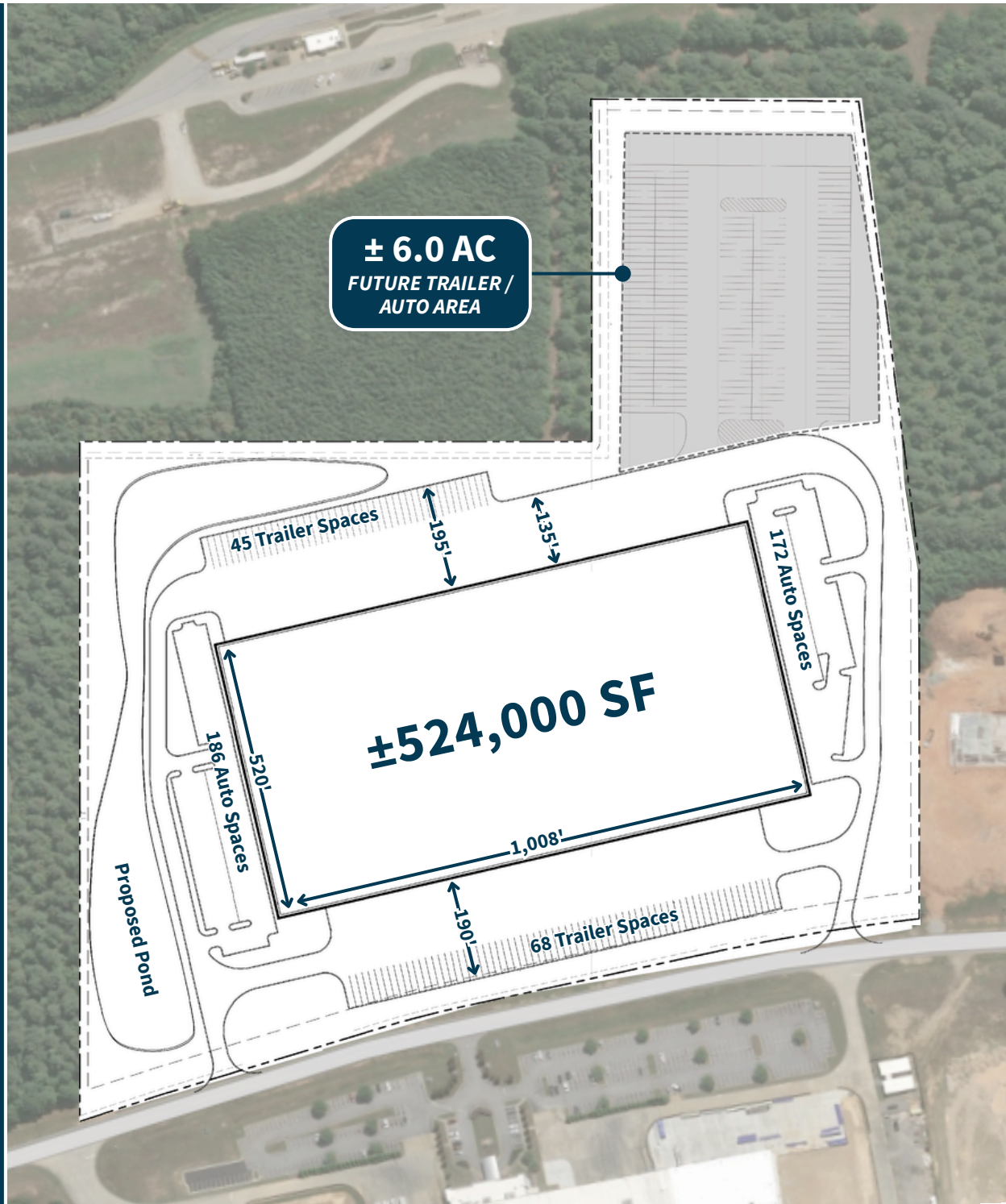
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Meriwether Park Drive, Hogansville, GA

PROPOSED

Building Specifications

Building Size	± 524,000 SF
Site Area	± 44.4 AC
Building Dimensions	1,008' x 520'
Office Size	BTS
Dock High Doors	TBD
Auto Parking	358 spaces
Trailer Parking	113 spaces
Truck Court	135' - 195'



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Job Tax Credit	Tier 1	Size	±44.4 AC	Sewer	Hogansville LAS
County	Meriwether County	Access	0.9 miles to I-85	Electric	Diverse Power (Customer choice)
Zoning	Industrial	Water	Hogansville Water Plant	Natural Gas	City of Hogansville

Tenant & Location Overview

Meriwether Park Drive, Hogansville, GA



KEY DISTANCES

INTERSTATES

I-85	0.9 mi
I-285	41 mi

PORTS

Savannah	253 mi
Mobile	277 mi

AIRPORTS

LGC	19 mi
ATL	44 mi

CITIES

Atlanta	50 mi
Columbus	55 mi

Business Incentives & Support Programs

Meriwether Park Drive, Hogansville, GA



Freeport Tax Exemption

Companies benefit from a 100% exemption on inventory taxes for raw materials, goods-in-process, and finished goods, both held by the manufacturer and shipped out of state, administered annually through a simple declaration process.



Job Tax Credits

Meriwether County is designated as a Tier 1 county in Georgia, offering job tax credits of $4,000 per job, per year for up to 5 years - totaling up to $20,000 per job - which can be applied toward state corporate income tax or payroll withholding.



Industrial Revenue Bond Financing & Tax Abatement

The Meriwether County Industrial Development Authority (MCIDA) can issue Industrial Revenue Bonds (IRBs) to finance land, buildings, improvements, and equipment, with a structured property tax phase-in that offers reduced payments in the early years — gradually increasing over a 5–10 year period — before the property is deeded back to the company at the full tax rate.



Quick Start Workforce Training

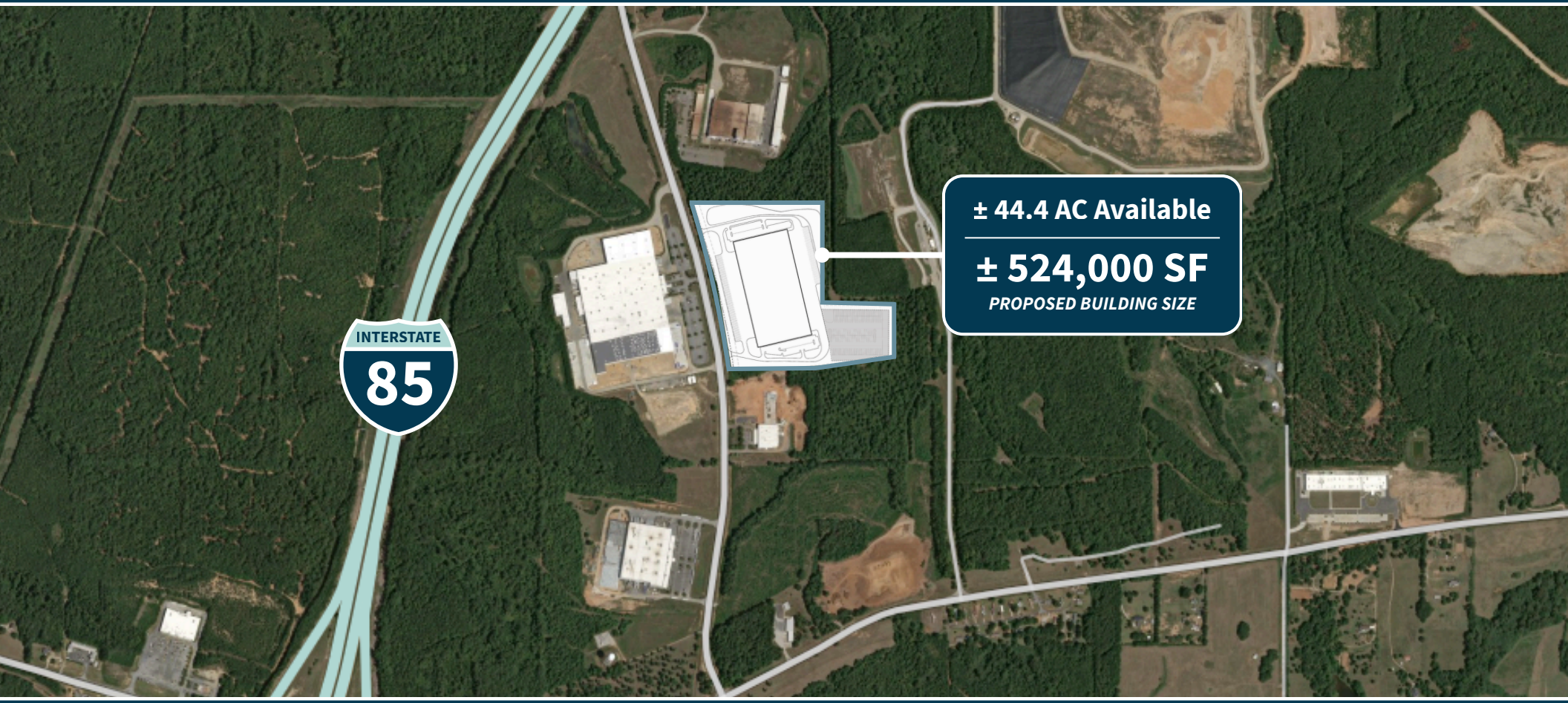
Georgia's top-ranked workforce development program offers customized, job-specific training at no cost, delivered in partnership with West Georgia Technical College.



Hands-On Local Support

MCIDA and BroadPoint Partners provide personalized guidance, with state project managers available to help tailor your incentive package and support you through site selection, application processes, and workforce connections.

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