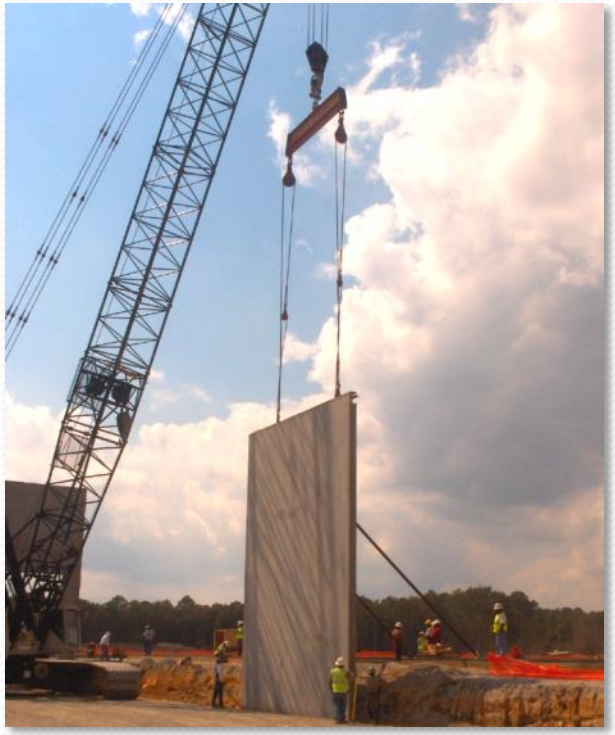
THOMAS & HUTTON

Engineering | Surveying | Planning | GIS | Consulting

Site Certification

Services

- Consultation
- Site Selection
- Planning
- Surveying
- Site Design/Permitting
- Structural Design
- Access Design
- Rail Layout Design
- Construction Oversight
- Landscape & Hardscape Services
- Water, Wastewater, Storm Drainage



Value Added Services

- Industrial Development Authorities
- State Projects/Site Selection
- Economic Development Relationships
  - State, Private, Design/Build, Brokers
- Project Management/Construction Management
- Marketing/Exhibits/Graphics
- State/Federal Grant Experience

Industrial Experience

- 150+ million sf of distribution warehouse/manufacturing master-planned from NC to FL
- 40+ million sf of distribution warehouse/manufacturing designed and constructed in last 8 years
- 50+ state site selections in last 8 years
- 20+ successful locations of warehouse/manufacturing facilities/distribution warehouses

GRAD Certification

GRAD

Georgia® Ready for Accelerated Development

GRAD Certification

- **Submitted by a local community or economic development applicant and selected by GDEcD for review**
- **Have had their applications reviewed by a professional third party**
- **Based on that review, have been validated as meeting standards showing that they are at an advanced state of readiness for development and use by prospects.**

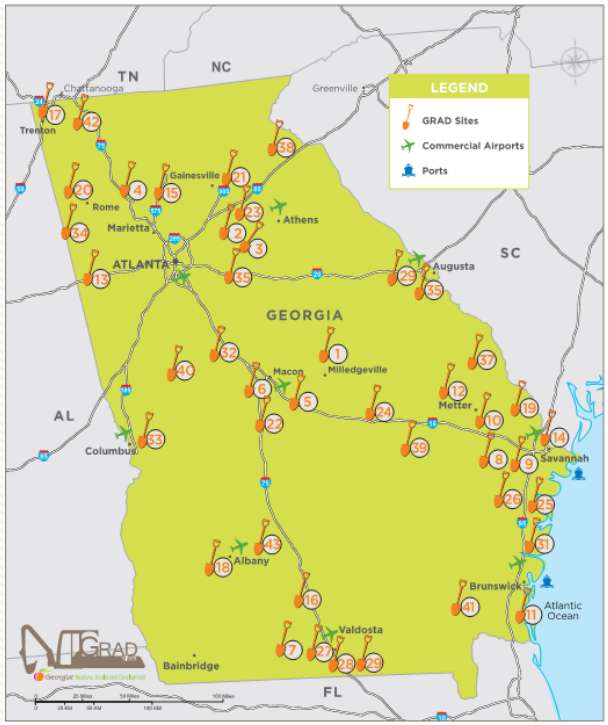
GRAD Georgia® Ready for Accelerated Development

GRAD Application

1. **Identification of Site and Applicant**
2. **Description of Site**
3. **Description of Site Ownership and Availability**
4. **Zoning, Planning, and Land Use Controls of Site**
5. **Railroad Accessibility**
6. **Road Accessibility**
7. **Availability of Utilities/Energy/Telecommunications**
8. **Wetland and Stream Delineation**
9. **Survey**
10. **Preliminary Geotechnical Investigation**
11. **Phase I Environmental Site Assessment and Other Environmental Permitting**
12. **Cultural Recourses and Endangered Species Investigation**

GRAD By the Numbers

- **48 Certified Sites (Added 5 in September!)**



	Name	County	Total Site Size (Acres)	Interstate	Railroad
1	Milledgeville-Baldwin County Industrial Park	Baldwin	414.32	25 miles	No
2	University Parkway/Stan Coley Property	Barrow	7.96-78.15	17 miles	No
3	One University Parkway	Barrow	360	15 miles	No
4	Highland 75	Bartow	I-707	0.9 miles	No
5	Airport East Industrial Park	Bibb	264	5 miles	No
6	Sofkee Industrial Park	Bibb	5-235	3.1 miles	Yes
7	Brooks County Industrial Park	Brooks	2-205	14 miles	Yes
8	Belfast Commerce Centre	Bryan	1000	4 miles	Yes
9	Interstate Centre	Bryan	5-800	Direct Access	No
10	Gateway Regional Industrial Park II	Bulloch	43 & 122	4.88 miles	Yes
11	Villages of Kingsland	Camden	5-375	2 miles	Yes
12	Metter I-16 Industrial Park	Candler	211	.25 miles	No
13	Temple Industrial Park Phase II	Carroll	5-35	Direct Access	No
14	Newton Tract	Chatham	631.7	2 miles	No
15	Cherokee 75	Cherokee	I-100	1 mile	No
16	South Cook Industrial Park	Cook	5-2000	Adjacent	Yes
17	Trenton Dade Industrial Park	Dade	270	2 miles	Yes
18	Pecan Grove Industrial Park	Dougherty	I-240	40 miles	No
19	Governor Treutlen Site	Effingham	5-83	10 miles	Yes
20	North Floyd Rail Site	Floyd	107	8 miles	Yes
21	Gateway Industrial Centre	Hall	518	3.5 miles	Yes
22	Middle Georgia Corporate Center	Houston	10-900	Adjacent	No
23	Jefferson Distribution Center	Jackson	4.41-82.50	Direct Access	No
24	Heart of Georgia Mega Site	Laurens	2003	Adjacent	Yes
25	Tradeport East	Liberty	I-293	0.6 miles	No
26	Tradeport West	Liberty	5-272	2.2 miles	Yes
27	Buster Bassford Industrial Park	Lowndes	I-242	4.6 miles	Yes
28	Miller Business Park	Lowndes	5-140	4.5 miles	No
29	West Side Industrial Park	Lowndes	I-160	0.7 miles	No
30	Stone Industrial Park	McDuffie	420	0.25 miles	No
31	Tidewaters Industrial Complex	McIntosh	330	Direct Access	No
32	Meridian 75	Monroe	8.65-258	Adjacent	No
33	Muscogee Technology Park	Muscogee	4-200	6 miles	Yes
34	Cedartown North Business Park, Phase 2	Polk	220	24 miles	No
35	Stanton Springs	Newton	5-1456	Direct Access	No
36	Augusta Corporate Park	Richmond	5-1734	9 miles	Yes
37	Screven County Industrial Park	Screven	5-398	40 miles	No
38	Hayestone-Brady Industrial Park (Highway 17 Site)	Stephens	1-350	7 miles	No
39	Toombs County Corporate Center, Lyons	Toombs	5-75	12 miles	No
40	Central Georgia Business and Technology Park	Upson	1-192	26 miles	Yes
41	Wayne Highway 341 South Industrial Park	Wayne	350	21 miles	Yes
42	Carbondale Business Park	Whitfield	3-50	Adjacent	No
43	Worth County Industrial Park	Worth	60 & 70	21 miles	Yes

GRAD Locations

1. **Starbucks –** Richmond/Augusta Corporate Park
2. **Baxter International –** Stanton Springs/4 County Park
3. **Inalfa Roofing Systems –** Cherokee/ Corporate Park
4. **Voestolpine –** Bartow/Highland Park
5. **SV Pittie Group** – Screven County, Screven County Ind. Park
6. **Chicken of the Sea –** Vidalia/Toombs Corporate
7. **Kenco –** Bryan/Interstate Center
8. **Kumho Tire –** Bibb – Sofkee Industrial Site
9. **Hubei Xingfa Chemicals Group –** Effingham – Governor Treutlen Site
10. **Caesarstone Technologies USA –** Bryan – Belfast Commerce Centre
11. **Alcoa (Firth Rixson) –** Liberty – Tradeport East

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T&H GRAD Sites

- Pecan Grove Industrial Park, Albany-Dougherty County
- Milledgeville-Baldwin County Industrial Park, Baldwin County
- Park 53 Industrial / Technology Complex, Barrow County
- Southern Gateway Commerce Park, Bulloch County
- Interstate Centre, Bryan County
- Belfast Commerce Centre, Bryan County
- Villages of Kingsland, Kingsland Commerce Park, Camden County
- Compass Business Park, Chatham County
- Governor Treutlen Site, Effingham County
- Tradeport East, Liberty County
- Tradeport West, Liberty County
- Glennville Industrial Park, Tattnall County
- Miller Business Park, Valdosta-Lowndes County
- Buster Brassford Business Park, Valdosta-Lowndes County
- Westside Business Park, Valdosta-Lowndes County
- Wayne Highway 341 South Industrial Park, Wayne County

GRAD Georgia® Ready for Accelerated Development

T&H GRAD Clients

- Development Authority of Bryan County
- Albany-Dougherty County Economic Development Commission
- Valdosta-Lowndes County Industrial Development Authority
- Effingham County Industrial Development Authority
- CPF-FIA2, LLC/City of Kingsland Development Authority
- Liberty County Development Authority
- Barrow Economic and Community Development Department
- Development Authority of the City of Milledgeville & Baldwin County
- Glennville Industrial Development Authority
- Savannah Economic Development Authority
- Development Authority of Bulloch County
- Wayne County Industrial Development Authority

T&H GRAD Services

- Document Review
- Information Gathering
  - Utilities
  - Municipalities
- Site Due Diligence
- Conceptual Planning
- Exhibit & Drawing Preparation
- GRAD Application Preparation
- Comment Response
- Approval!

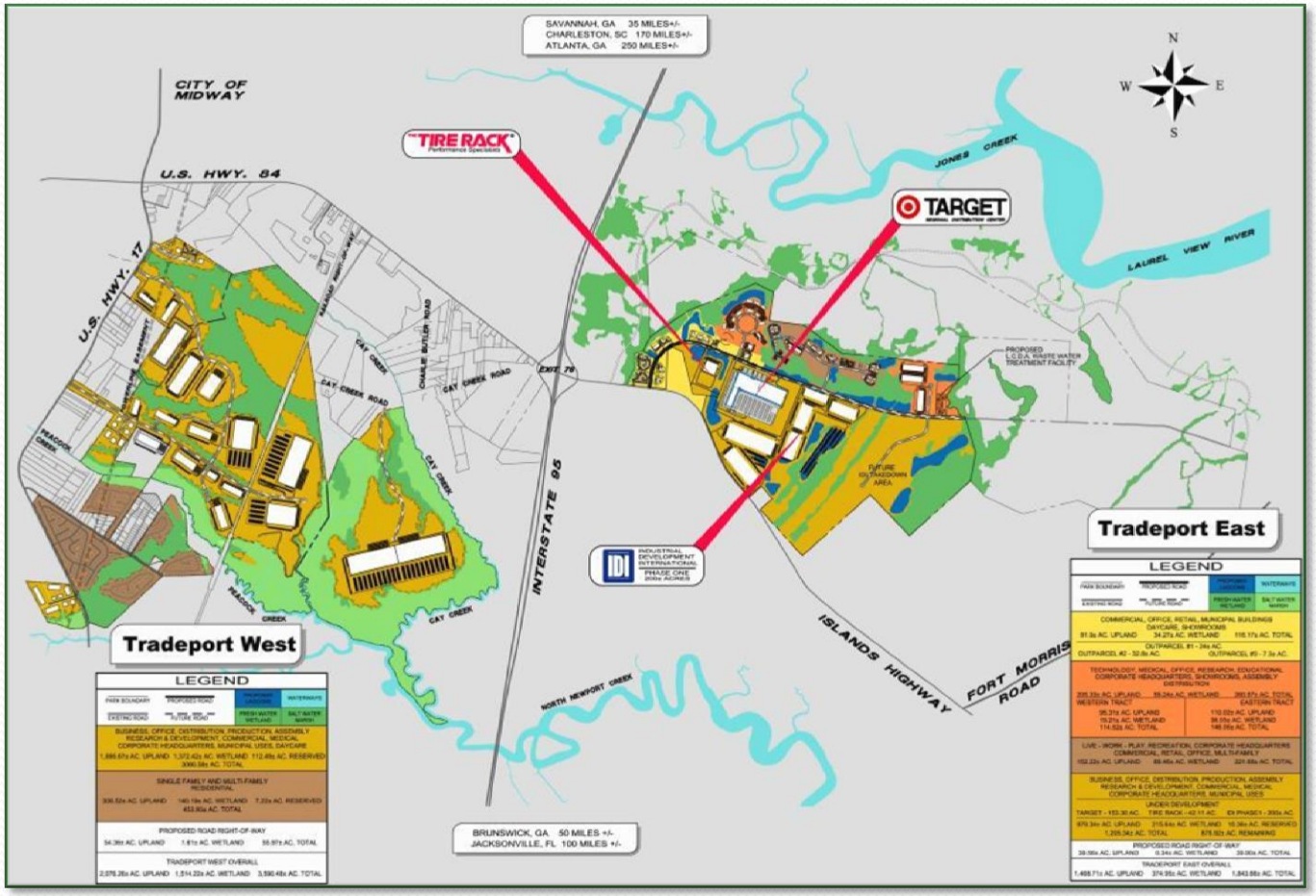
GRAD Georgia® Ready for Accelerated Development

GRAD Site Selection

GRAD Georgia® Ready for Accelerated Development

GRAD Site

Tradeport East & West



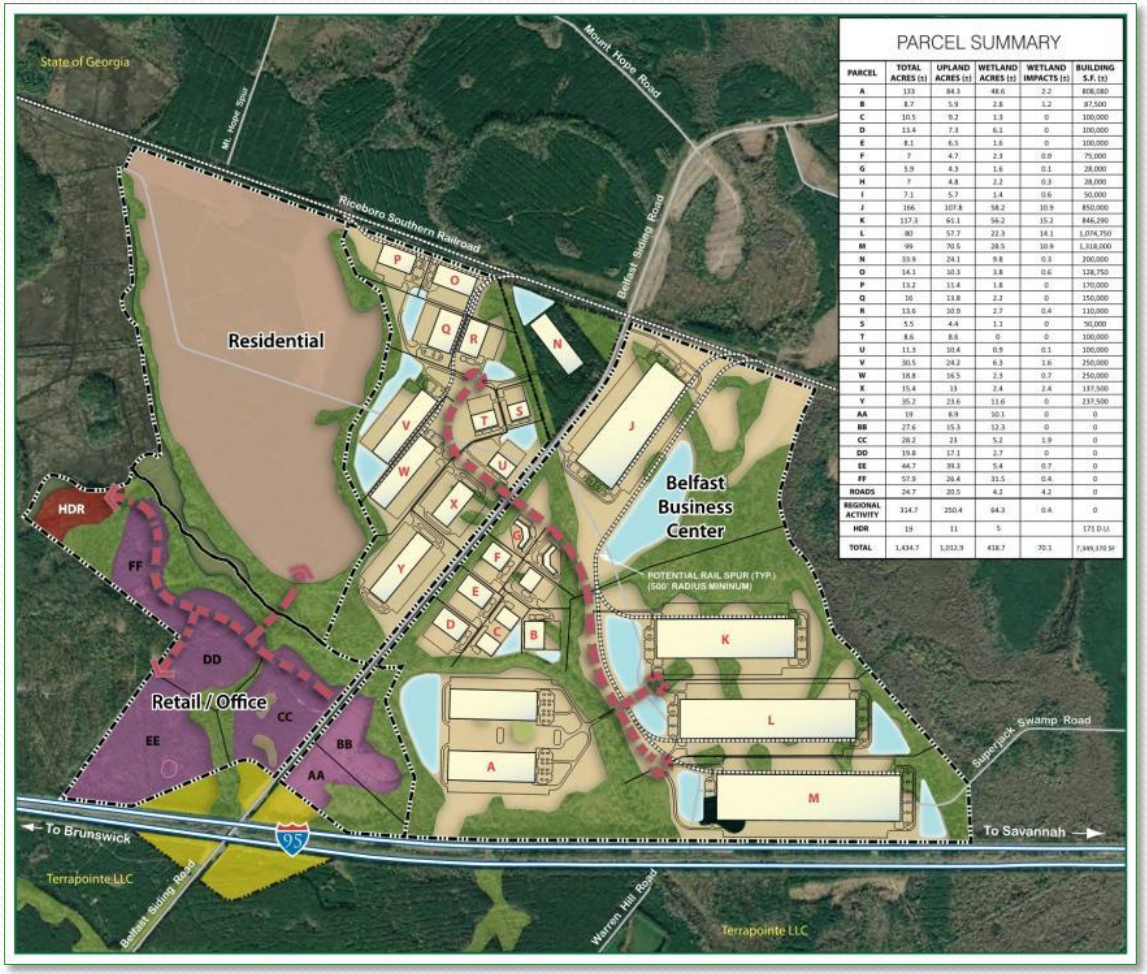
20 Million Square Feet | 5,300 Acres | Liberty County, GA

Project Win

ALCOA

GRAD Site

Belfast Commerce Center



7.3 Million Square Feet | 1,400 Acres | Bryan County, GA

Project Win

caesarstone®

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LINCOLN PROPERTY COMPANY
ProLogis®
Pier 1 imports
DAIMLERCHRYSLER
ROBESON COUNTY NORTH CAROLINA
IKEA
RYAN
TARGET
LIBERTY COUNTY DEVELOPMENT AUTHORITY
SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY
Great Dane Trailers
OAKMONT INDUSTRIAL GROUP
WAL★MART
PANATTONI®
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