Toombs County
development authority

Community • Commerce • Connectivity

# Toombs County Development Authority

# A Brief History of Spec Building Projects in Toombs County, GA

# Spec Building #1 – Trane

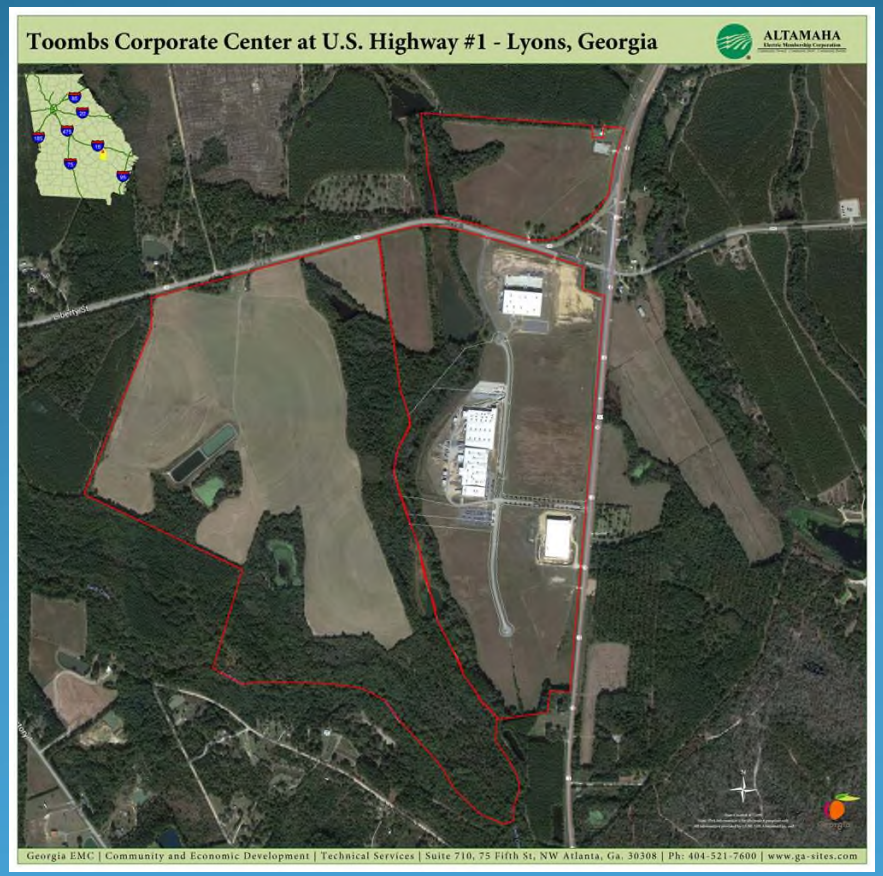
Toombs County's first spec building was constructed in Toombs Corporate Center at Vidalia Regional Airport in the early 90's. Trane purchased the 50,000 sq ft building in 1993.

# Spec Building #2 - Trane

Toombs County's second spec building was constructed in Toombs Corporate Center at Vidalia Regional Airport in 1994. Trane purchased the 60,000 sq ft building in 2003.

Today, Trane has 420,000 sq ft of industrial space, employs approximately 700 persons and has invested approximately $32 million in facilities.

# Toombs Corporate Center at US Hwy 1 – Lyons, Georgia



# Spec Building #3

Toombs County's third spec building was constructed in Toombs Corporate Center at U.S. Hwy. 1 in 2005.

The Authority applied for and received notice of award of $500,000 OneGeorgia Equity funds to assist with the project. As the building was sold prior to completion, the State allowed the award to be transferred to the next spec building project.

# Spec Building #3 – Simonton Windows

Simonton Windows purchased the 100,000 sq ft building in 2006 and immediately expanded it to 200,000 sq ft.  The company invested $19.4 million in the facility and created 183 new jobs.

# Spec Building #3 – Chicken of the Sea

Chicken of the Sea purchased the facility in 2009. Since that time, the company has expanded the facility by approximately 40,000 sq ft. The company employs approximately 400 persons and has invested approximately $23.9 million in the facility.

# Spec Building #4 – US Pet Nutrition

Toombs County's fourth spec building was constructed in Toombs Corporate Center at U.S. Hwy. 1 in 2006. The Authority utilized $500,000 OneGeorgia Equity Loan funds to help with financing the project.

U.S. Pet Nutrition purchased the building in 2012. The company employs approximately 100 persons and has invested approximately $30 million in facilities.

The Authority's debt to the OneGeorgia Authority is being serviced by the company's lease payments over a 5-year period.

# Spec Building #5
# Construction Completed 2015