

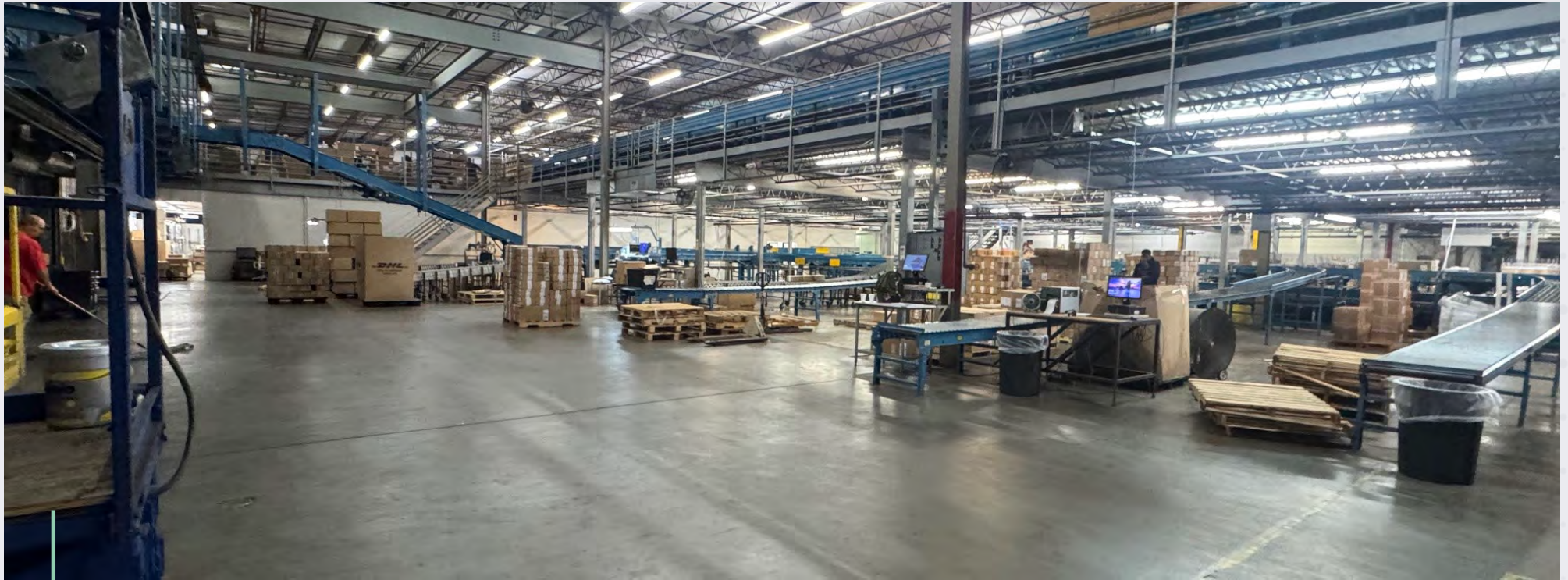


218,567 SF
MODERN INDUSTRIAL FACILITY
FOR SALE

752 SOUTH VICTORY DRIVE
LYONS, GEORGIA 30436

CBRE

752 SOUTH
VICTORY DRIVE



PROPERTY OVERVIEW

This strategic 218,567-square-foot warehouse in Lyons, GA, located within the Vidalia market, offers an ideal solution for optimizing logistics and distribution. It features 22 efficient dock doors, a versatile 18'-40' clear height, and dedicated office space for seamless operations. The proximity to the Port of Savannah enhances supply chain efficiency.

**WAREHOUSE &
DISTRIBUTION
FACILITY IN LYONS,
GEORGIA**

BUILDING SPECIFICATIONS

Total Square Footage	218,567 SF
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Mezzanine	94,176 SF <i>(not included in total square footage calculation)</i>
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Land Area	20.78 AC
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Year Built	1983
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Dock Doors	22
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Clear Height	18'-40'
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Auto Parking	180
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Zoning	Light Industrial
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HVAC	Fully conditioned throughout
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The floor plan illustrates a large industrial facility with various functional zones. Key areas include:

- RECEIVING BUILDING** and **SHIPPING** sections at the top.
- RESERVE STORAGE** and **PACKING ORDER STAGING** areas on the left.
- CARTON STORAGE AND BUILDING AREA** and **TEMP STORAGE** in the center.
- OFFICES** and **MEZZANINE LEVEL** on the right.
- SECTION 5.0 NEW**, **SECTION 5.0**, and **SECTION 5.0** along the left wall.
- POLO HANGERS** and **POLO SADDLES** in the lower central area.
- POLO CATALOG** and **POLO SADDLES** in the lower right area.

Dimensions and Area Calculations:

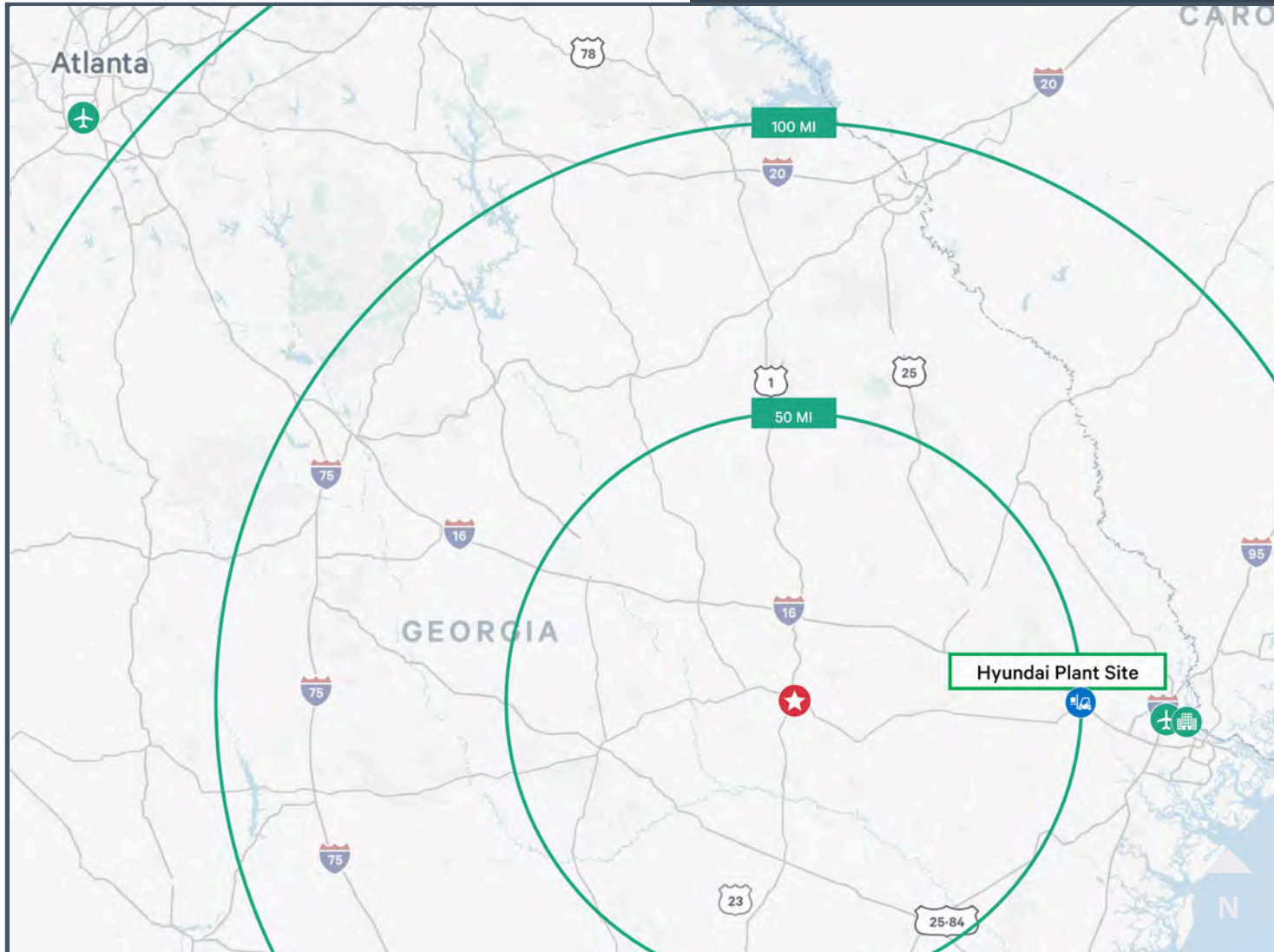
- Overall Dimensions:** 440'0" (vertical) x 327'6" (horizontal).
- Section Dimensions:** 250'0" (horizontal) x 300 SF (area).
- Section Dimensions:** 327'0" (horizontal) x 288'0" (vertical).
- Area Calculations:**
 - 107,092 SF
 - 110,000 SF
 - 875 SF
 - 300 SF
 - 300 SF
 - 218,567 SF (Not Including Mezz)
 - 94,176 SF Mezzanine

**Not to Scale*

**Not to Scale*

LOCATION MAP

Travel Distances



Hartsfield-Jackson Int'l Airport
185 miles

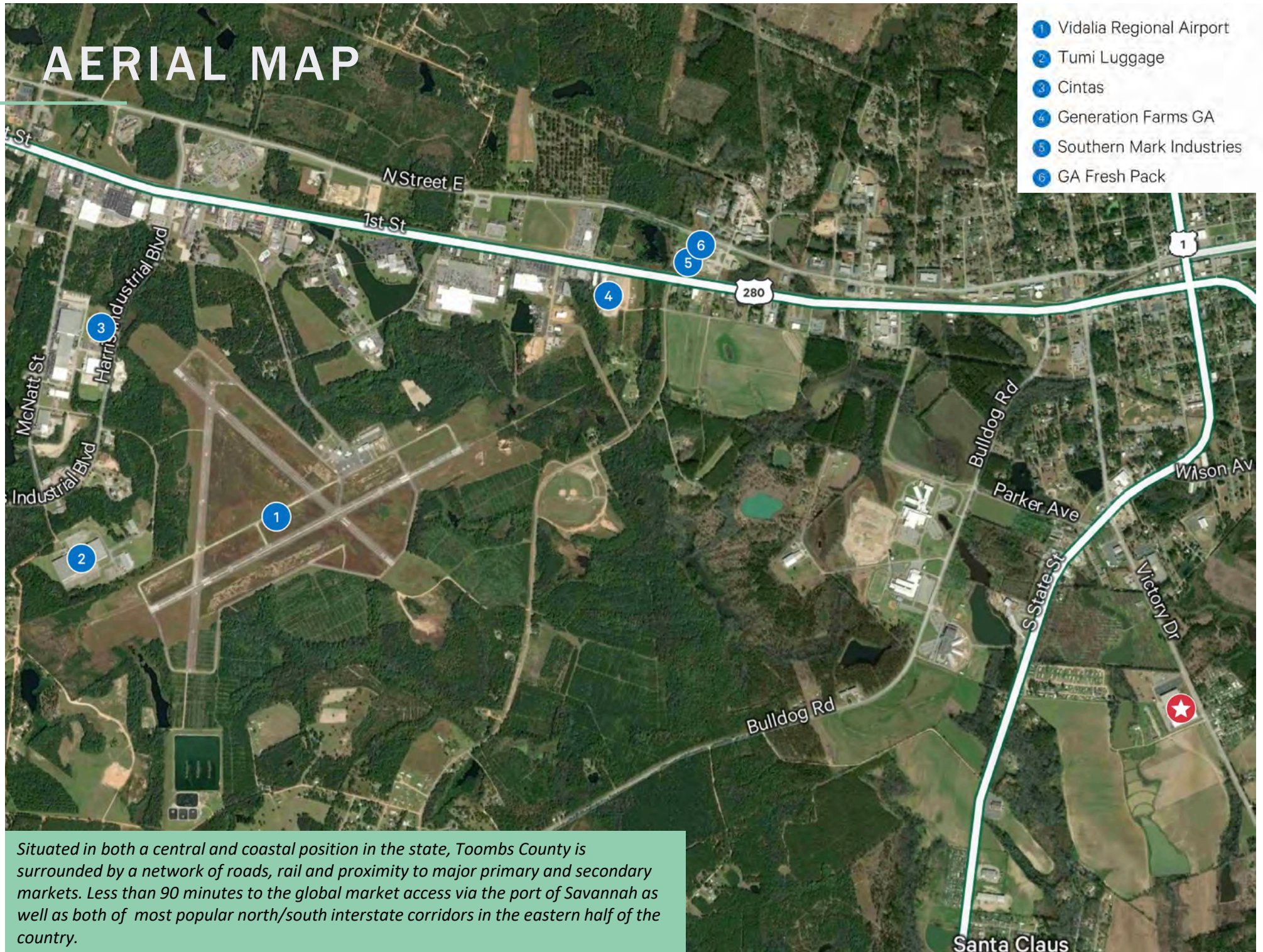
Savannah/Hilton Head Int'l Airport
83 miles

Port of Savannah
88 miles

I-75
97 miles

I-16
17 miles

AERIAL MAP



Situated in both a central and coastal position in the state, Toombs County is surrounded by a network of roads, rail and proximity to major primary and secondary markets. Less than 90 minutes to the global market access via the port of Savannah as well as both of most popular north/south interstate corridors in the eastern half of the country.



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218,567 SF
BUILDING FOR SALE

BLAINE KELLEY
Executive Vice President
+1 404 923 1496
blaine.kelley@cbre.com

CHRIS DEMPSEY
Senior Vice President
+1 404 504 7882
chris.dempsey@cbre.com

CBRE, INC.
+1 404 504 7900

CBRE

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