

917,610 Total SF on ±90 Acres

FOR LEASE

1501 COLQUITT HIGHWAY (US 27 N)
BAINBRIDGE, GA 39817



**Rail Served/Heavy Power - Divided 4-Lane Access to
I-10 (Tallahassee, FL)**

ATLANTA

3455 PEACHTREE ROAD, SUITE 1800, ATLANTA, GA 30326 | 770-552-2400

NEWMARK

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Facility Overview

BUILDING SPECS	
Address:	1501 Colquitt Highway (US 27 N), Bainbridge, GA 39817
Building Size:	<p>917,610 SF</p> <p><u>Plant:</u> 820,720 SF</p> <p><u>Warehouse:</u> 78,650 SF</p> <p><u>Office:</u> 9,280 SF</p> <p><u>Corporate Center:</u> 8,960 SF</p>
Acreeage:	Approximately 90 acres
Number of Buildings:	One single-story industrial Building
Construction:	<p><u>Floors:</u> 6" in the plant, warehouse and office, 4" om the corporate center</p> <p><u>Walls:</u> Sheet metal in the plant and warehouse, brick veneer in the office and stucco in the corporate center</p> <p><u>Roof:</u> Single-ply modified bitumen replaced in 20% increments starting in 1998 through 2002. Aluminized coating added in 20% increments starting in 2002 trough 2006. Single-ply modified bitumen replaced in 1999 om the corporate center</p> <p><u>Columns:</u> Steel 8' x 12' nominal</p>
Date of Construction:	<p><u>Plant:</u> 1973, 1977, 1986</p> <p><u>Warehouse:</u> 1973, 1980</p> <p><u>Office:</u> 1973</p> <p><u>Corporate Center:</u> 1981</p>
Building Dimensions:	<p><u>Plant:</u> 754' x 1,480'</p> <p><u>Warehouse (1):</u> 160' x 232'</p> <p><u>Warehouse (2):</u> 120' x 348'</p> <p><u>Office:</u> 68' x 160'</p> <p><u>Corporate Center:</u> 70' x 128'</p>
Condition of Property:	Good. This facility was originally constructed by Amoco Fabrics, which then became BP/Amoco in 1997 and was then spun off in 2004 as Propex.
Ceiling Heights:	<p><u>Plant:</u> 18'8"</p> <p><u>Warehouse:</u> 19' to 25"</p> <p><u>Interior Silo Area:</u> 37'10" (7,000 sf)</p>
Column Spacing:	40' x 58'
BUILDING UTILITIES	
Power:	Supplied by Georgia Power; dual feed provides 12,460-volt primary distribution, and 480-volt secondary (2) pad mounted transformers. Approximately 750 mw could be available.
Natural Gas:	Supplied by Decatur County; 3" line
Water:	Supplied by two 800 gpm 6" wells (approximately 65' deep). Chlorination system treats all water. County water supply is available.
Sewer:	Supplied by Decatur County; 6" line. There is a 150,000-gallon equalization tank on site used for pH adjustment and solids removal. Processed approximately 400,000 gpd. Currently, Not operating
Sprinkler System:	Building is not currently sprinklered.

Facility Overview

BUILDING SPECS	
Lighting:	Primarily LED
Office Facilities:	Approximately 9,290 sf of air-conditioned office space attached to the main production/warehouse facility. There is also a free-standing 8,960 square foot corporate office building with separate entrance and parking.
Truck Loading:	<p><u>Plant:</u> Three dock-high doors and four drive-in doors</p> <p><u>Warehouse:</u> Ten (8' x 10') dock-high doors with levelers, lights and dock locks. Two drive-in doors.</p>
Rail:	<ul style="list-style-type: none"> Concrete panel on original construction; metal panel with vinyl-covered insulation. Georgia Southwestern Railroad – short line to building. Short line connects to CSX and Norfolk Southern. Rail switch in place.
Parking:	Approximately 900 marked and lighted parking spaces. Covered parking available.
Restrooms:	Ten sets of men's and women's restrooms serve the production areas.
Heat:	<p><u>Plant:</u> None</p>
Air Conditioning:	<p><u>Plant:</u> Three 1,100-ton R-11 chillers, three 780-ton R-11 Chillers, fifty-seven Climachangers</p> <p><u>Warehouse:</u> None</p> <p><u>Office:</u> Five split units</p> <p><u>Corporate Center:</u> Four split units</p>
Compressed Air:	Four air compressors, 80 psig nominal.
SILOS:	Eight 18' x 56' used for polypropylene resins. Rail siding serves resin silos with covered unloading.
Fencing:	Limited access security fencing around all improved areas.
Security:	Security gate guard house.
Former Use:	Primary, secondary and FLW carpet backing. Plant closed in 2010. Non-union operation.
Transportation:	<ul style="list-style-type: none"> Property is adjacent to US 27 Approximately 5 miles to US-84 Approximately 40 miles to I-10 Approximately 81 miles to I-75 Commercial air services is available in Tallahassee, FL (40 miles), Dothan, AL (60 miles), and Albany, GA (60 miles)
Miscellaneous:	<ul style="list-style-type: none"> Fire alarm system on sprinklers Severe weather warning system for production and warehouse

Facility Exterior Photos



Facility Exterior Photos



Facility Exterior Photos



Facility Exterior Photo – Substation Area

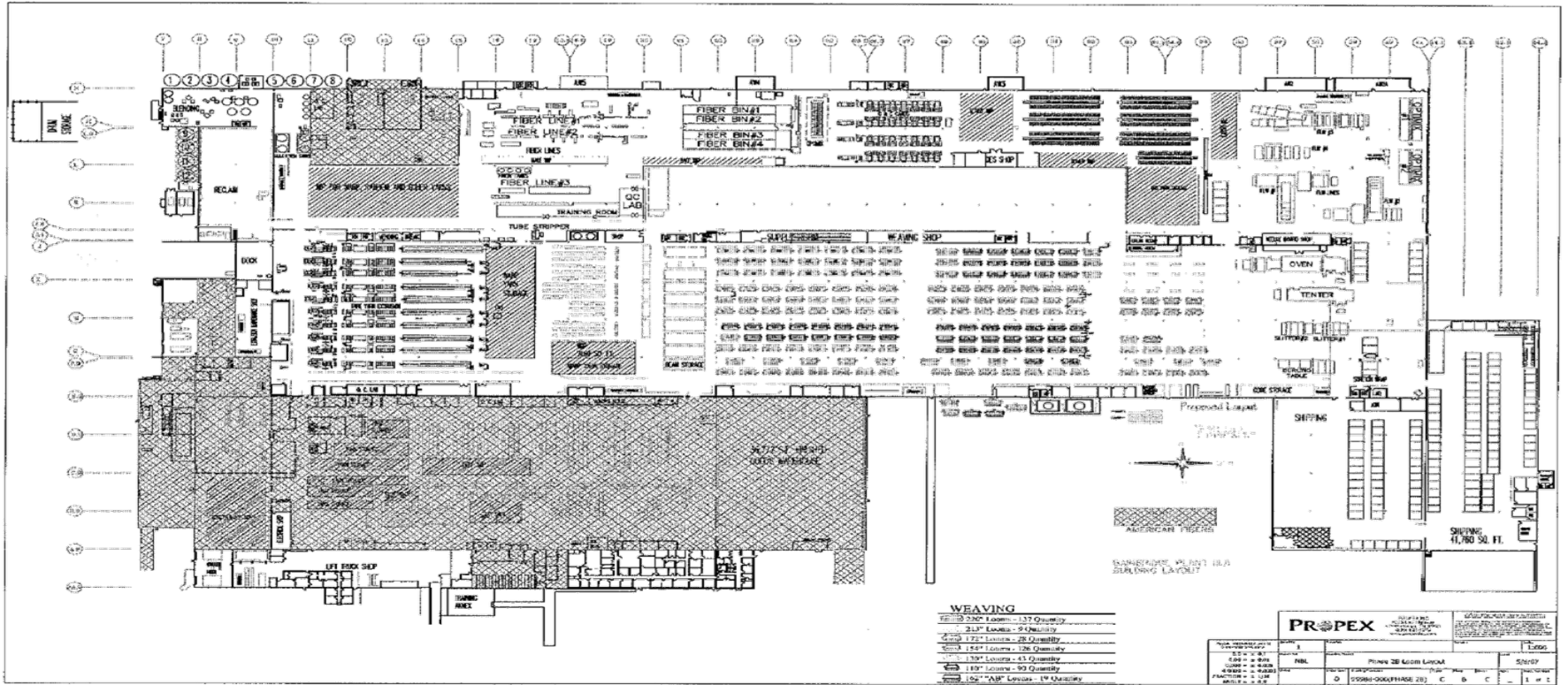


3 Substations within 1.5 miles of the property, including one on-site.

Facility Interior Photos - Warehouse



Floor Plan



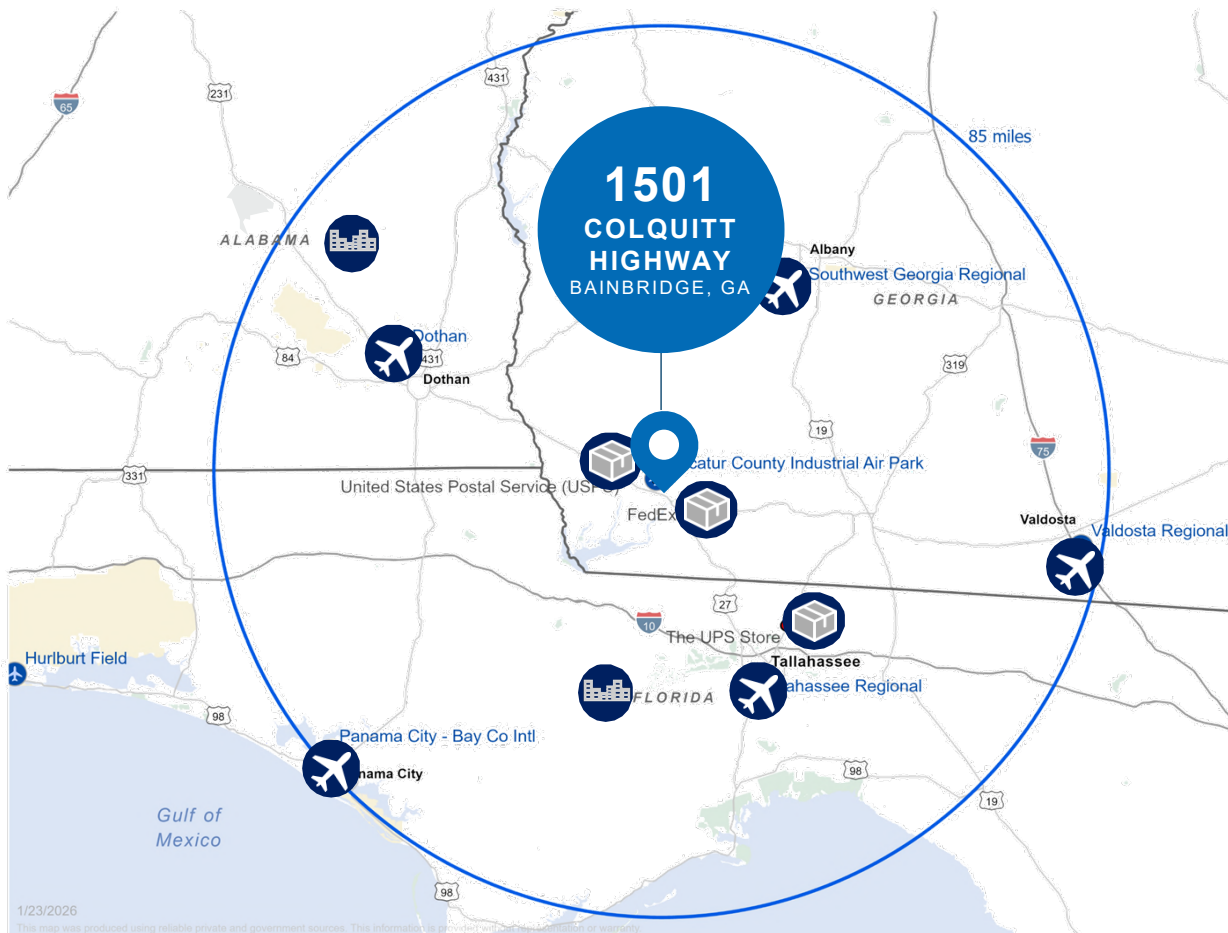
Major Companies in the Area

LIST OF COMPANIES

Elberta Crate & Box Company	Pic-N-Sav Grocery Outlet
Flint River Mills Inc	Shaw Industries, Inc.
John B Sanfilippo & Son, Inc.	Southern Regional Technical College-Bainbridge
Miller County Hospital	The Home Depot
Pepi Food Service	



Local Map



LOCATION OVERVIEW



INTERSTATES & HIGHWAYS

- 0.1 miles to US 27
- 5 miles to US-84
- 40 miles to I-10
- 81 miles to I-75



AIRPORT

- 1.8 miles to Decatur County Industrial Air Park (Local Airport)
- 38 miles to Tallahassee International Airport (Major Airport)
- 49 miles to Southwest Georgia Regional Airport



PARCEL HUB

- 5 miles to USPS
- 7 miles to FedEx
- 10 miles to UPS



MAJOR CITIES

- 40 miles to Tallahassee, FL
- 54 miles to Dothan, AL

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This map was produced using reliable private and government sources. This information is provided for informational purposes only.

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