

55 Lamb Loop

55 Lamb Loop, Tifton, GA 31794

Presented by
Lamb Leasing LLC



Price: Upon Request

55 Lamb Loop is a 55,500 square foot multi use building (warehouse, manufacturing, production) with multiple outdoor utility buildings/shelters set on approximately 5 Prime Plus acres LESS than 1 mile from 1-75 / Exit 59. U.S. Hwy 82 and 319 are also easily and quickly accessible. Located across Lamb Loop from Coca Cola bottling company. It has 4 drive in roll up doors on the front, 2 on right side with docks, 2 on the rear. There is also a sliding door on the rear. The warehouse has a breakroom with a glass view into the warehouse as well as restrooms. There is a very nice upstairs office with large glass overlooking the warehouse. The main office entrance has a sliding glass window into an office on the right. There are seven main offices (two large held 2 desks plus) 2 restrooms in main office/ storage area / two entrances into the warehouse from main office. Building has been refurbished. Sheet metal was removed and replaced in areas where needed. Entire outside of building was repainted with two (2) coats of DTM paint. Old windows were removed and new large windows installed. Gutters and downspouts were removed and replaced where needed. Interior of office was painted, floors removed and replaced over new underlayment. All ductwork was removed and replaced and units cleaned. Electrical was checked.

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LESS than 1 mile from I-75 Exit 59

U.S. Hwy 82 and 319 are easily and quickly accessible.

Set on approximately 5 Prime Plus acres, corner lot, Lamb Loop

The space has the potential to be subdivided

Refurbishment /sheet metal replacement/2 coats DTM paint/new windows/new gutters & downspouts where needed/ office repainted/

New flooring w/underlayment/new commodes/all new a/c ductwork/a/c's cleaned/electrical checked/



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Lamb Leasing LLC

1352 WB Parks Rd
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Full Length



Dock Well End

Major Tenant Information

Tenant

Fabral Inc
Turner Distribution Center,
Turner's Fine Furnitur

SF Occupied

-
-

Lease Expired

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New windows/exterior

Listing space

1st Floor

Space Available	55,500 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

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Property Photos



Office for 2 or 3 2nd view



Office for 2 or 3 3rd view

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Property Photos



Storage & hall South to North



New flooring

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Property Photos



2nd w/h entrance from main office



South end office

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Property Photos



Data Center rack N/W office



New vents & ductwork

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Property Photos



2 person office/pass thru opening to front entrance hall



1st W/H entrance from office

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Property Photos



Hall North to South



Storage

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Property Photos



3rd office West side



1st office East Side/window to warehouse

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Property Photos



Upstairs office looks down on warehouse



Break Room

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Property Photos



Breakroom #2



Breakroom #3

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Property Photos



North End w/ h 2

N. End w/h 2



Glass office looks over
w/h

Glass office overlooks a/h

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Property Photos



Electrical North End

Electrical N. End



South End of w/h

S. End of w/h

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Property Photos



Coca Cola across Road



4 roll up doors front

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Property Photos



Office from w/h 2

Office from w/h 2



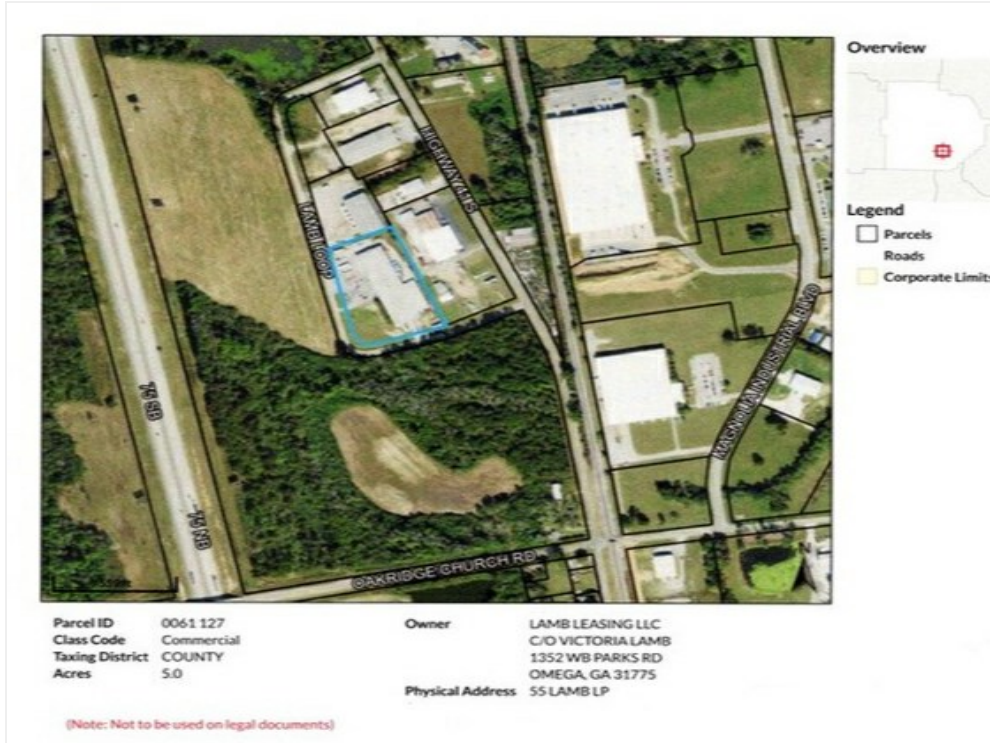
South End 1 of several
electrical left

S. End 1 / several electrical left

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Property Photos



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Location

