

INDUSTRIAL  
FOR SALE



375  
AIRPORT RD

GRIFFIN, GA 30224

CBRE

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01

EXECUTIVE  
SUMMARY

# EXECUTIVE SUMMARY

CBRE is pleased to present the opportunity to acquire 375 Airport Road, a former headquarters and electronics manufacturing campus strategically located along US Route 41 in Griffin, Georgia. Situated on approximately ±68 acres, the property comprises a three-building campus totaling roughly 508,860 square feet, including a 29,504 SF office building, a 236,408 SF manufacturing facility, and a 242,948 SF warehouse. The site benefits from strong access to major transportation corridors, including US Route 41 and US Route 19, with potential for rail service. Located approximately 45 minutes from Hartsfield-Jackson Atlanta International Airport, the property presents an attractive acquisition opportunity for owner-users or investors across a range of industrial uses.



\$22,905,000



OWNER-USER  
OPPORTUNITY



WELL-MAINTAINED  
ASSET



38 MILES TO  
HARTSFIELD



SUPERIOR ACCESS  
TO MAJOR  
ROADWAYS



STRONG SUBMARKET  
FUNDAMENTALS



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02

PROPERTY  
DESCRIPTION

# PROPERTY SUMMARY

# INDUSTRIAL FOR SALE

Asking Price	\$22,905,000
Zoning	Planned Industrial Development (PID)
Year Built	Building 1 & 2 -1994 Building 3 - 1997
Total Property Size	±68 Acres
Building SF	Building 1 (Office) - 29,504 SF Building 2 (Production) - 236,408 SF Building 3 (Production & Clean Room) - 242,948 SF
Construction	Concrete block & insulated metal panels
Roof	Standing seam metal roof
Slab	8" Reinforced concrete
Parking Spaces	±600



## Utilities &amp; Building Systems

**Electrical Power**

Service provided by Georgia Power  
480/277-volt electrical system with approximately 8,000  
amps of capacity  
Six pad-mounted transformers on site  
Transformer configuration includes five 4,000-amp units  
plus one additional transformer providing excess capacity  
(G.E. Spectra Series)

**Natural Gas**

Two high-pressure natural gas lines serving the property (2-  
inch and 3-inch)

**Water Service**

Municipal water provided by the City of Griffin  
Three primary domestic water connections (6-inch, 2-inch,  
and 1.5-inch lines)  
Dedicated 6-inch fire service line  
Additional excess capacity available via a 10-inch main  
along Airport Road and a 12-inch main along Everee Inn  
Road

**Sewer**

City of Griffin sanitary sewer service  
6-inch sewer connection  
City-owned lift station located on Airport Road with an 8-  
inch force main

**Fire Protection**

Fully sprinklered facility  
Multiple sprinkler risers fed from a looped system  
Diesel-powered fire pump supplemented by an electric  
booster pump  
Varying sprinkler densities tailored to specific building  
areas

**HVAC**

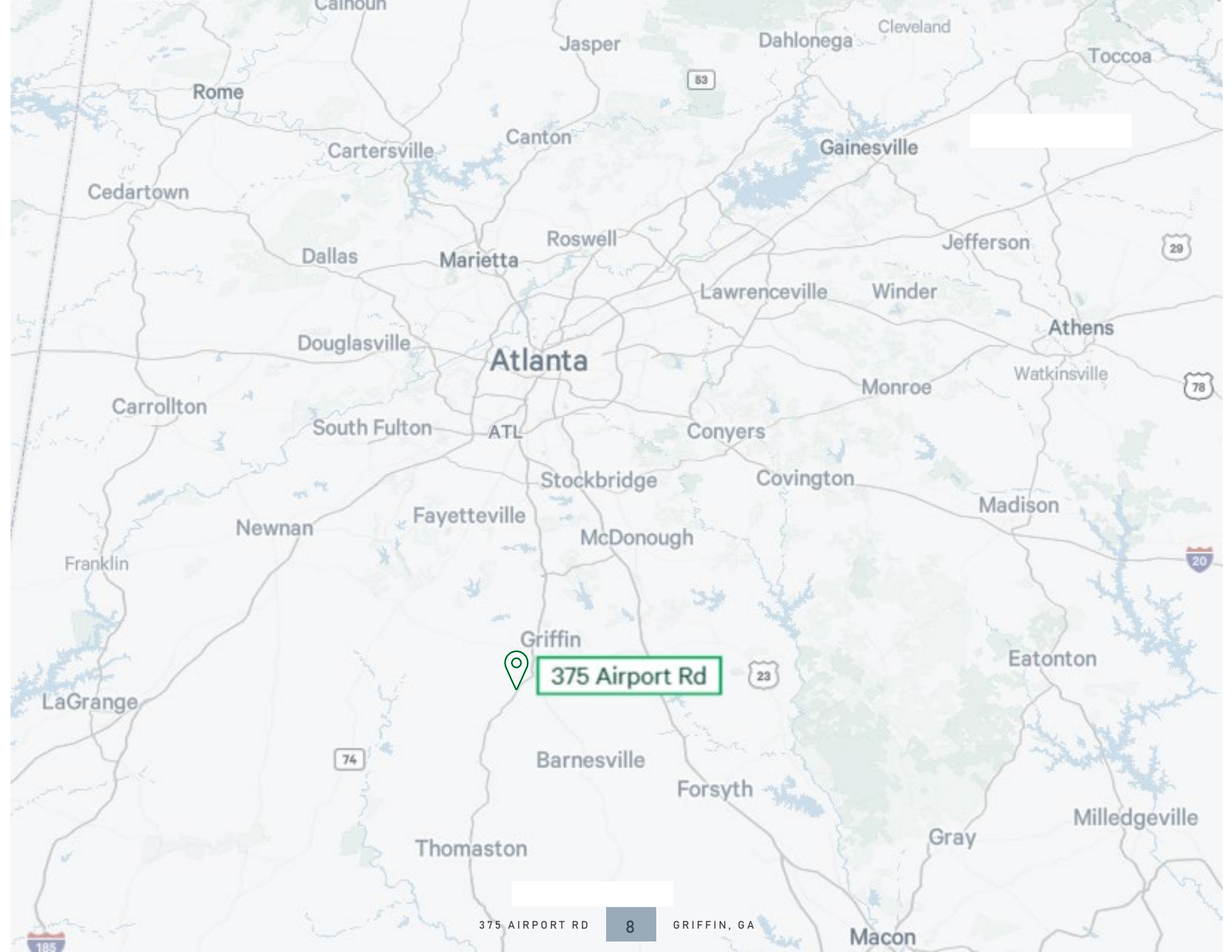
Office and production areas are fully climate controlled via  
gas-fired Yazaki absorption chillers  
System includes eleven 100-ton units and one 80-ton unit  
Molding room served by Trane HVAC systems with six 25-  
ton units  
Warehouse areas equipped with rooftop exhaust fans and  
gas-fired heating units

**Compressed Air**

Central compressed air system supported by five 200-  
horsepower Gardner-Denver compressors

**Floor Systems**

Facility installed with a comprehensive electrical  
grounding grid designed to mitigate static electricity



375 Airport Rd



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03

LOCATION  
OVERVIEW

## Compelling Location & Market Fundamentals

### Proximity to Metro Atlanta

Located approximately 39 miles south of downtown Atlanta, the property offers convenient access to the region's largest employment and transportation hub while benefiting from a more cost-efficient operating environment.

### Flexible, Scalable Facility

The campus supports a wide range of business uses with adaptable layouts and the ability to accommodate future expansion or reconfiguration as operational needs evolve.

### Strong Road Presence

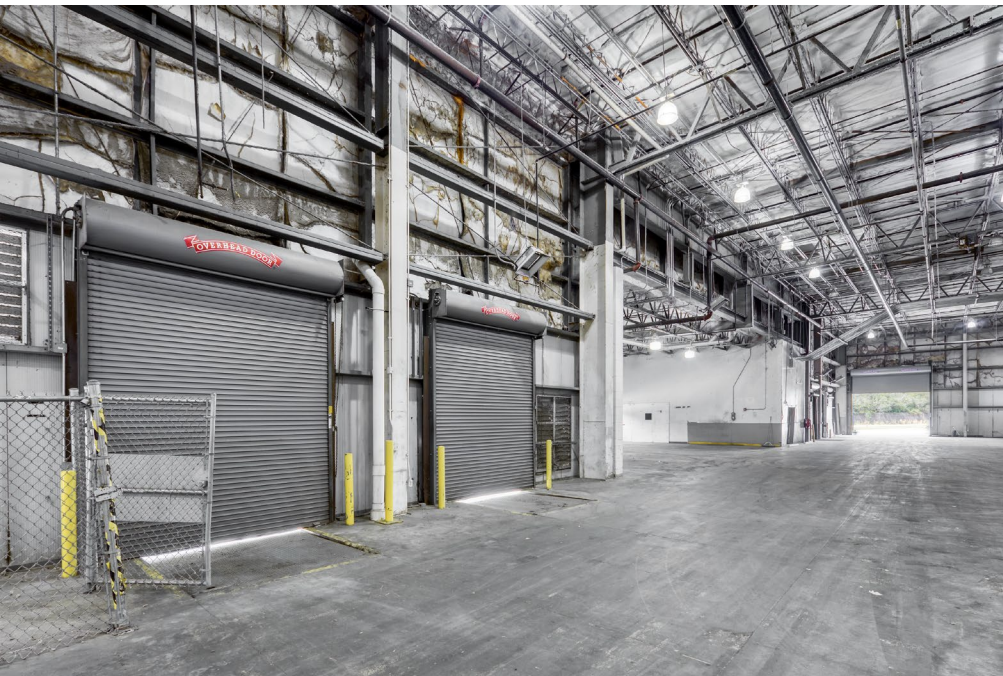
Extensive frontage along Airport Road provides excellent visibility and exposure, supporting branding opportunities and easy identification for employees, visitors, and logistics partners.

### Positive Economic Momentum

Griffin continues to experience steady economic and employment growth, driven by new corporate investment and population expansion. The recently announced Target distribution center is projected to generate approximately 1,200 jobs at full build-out, further strengthening the local employment base.



# ADDITIONAL PROPERTY PHOTOS



# 375

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