

FOR SALE OR LEASE

50,000 - 746,734 SF

Manufacturing/Distribution Space

737 Gerrard Road, Lavonia, GA 30553



PROPERTY FEATURES

746,734 SF Total
- Building 1: 560,831 SF
- Building 2: 185,903 SF
3,600 SF Office (Building 1)
60% HVAC 15' Dropped Ceiling Production Space
55.80 Acres

Built 1990
Brick & Block Construction
12" - 18" Floors
24' - 28' Clear
8 Dock High Doors
(Additional Dock Doors can be added)
Wet Sprinkler System
Significant Power with Dedicated 115,000 Volt GA Power Sub-station on site producing up to 42,000 AMPs, 480/277 Volt, 3 Phase Service
Existing Air Wash System designed to maximize air flow, temperature, and quality in Production areas
Air Compressors
8" Main Water Line with Capacity of 1M Gallons/day, Sewer Capacity 800,000 Gallons/day
214 Parking Spots (Additional Parking can be added)
Column Spacing varies from 25' x 53' to 62' x 140'
CI (Commercial Industrial) Zoning



NAI Brannen Goddard

Commercial Real Estate Services, Worldwide.

404 812 4000 | fax 404 816 3939 | www.naibg.com

Suite 1100 | 5555 Glenridge Connector | Atlanta GA 30342

Information is deemed from reliable sources. No warranty is made as to its accuracy.

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Driving Distance to Major Cities from Property

GREENVILLE, SC	55 miles
ATLANTA, GA	93 miles
CHARLOTTE, NC	154 miles
BIRMINGHAM, AL	240 miles
SAVANNAH, GA	244 miles
CHARLESTON, SC	261 miles
JACKSONVILLE, FL	346 miles
MEMPHIS, TN	478 miles



Location Advantages

- Located 1 Mile off Exit 173 Fronting I-85
- Low Property Taxes (Franklin, County, GA)
- 100% Freeport Tax Exemption
- Tier 1 Job Tax Credits (\$4,000 Per Job Tax Credit)
- Aggressive Financing, Tax Abatement, and additional incentives available through Franklin County and the State of Georgia

Flexible Deal Structures

- Motivated/Flexible Owner will consider the following:
- Lease Space as small as 50,000 SF
 - Sell Buildings Individually
 - Build to Suit for Lease/Purchase per User Requirements
 - Partial Owner Financing
 - Lease/Purchase

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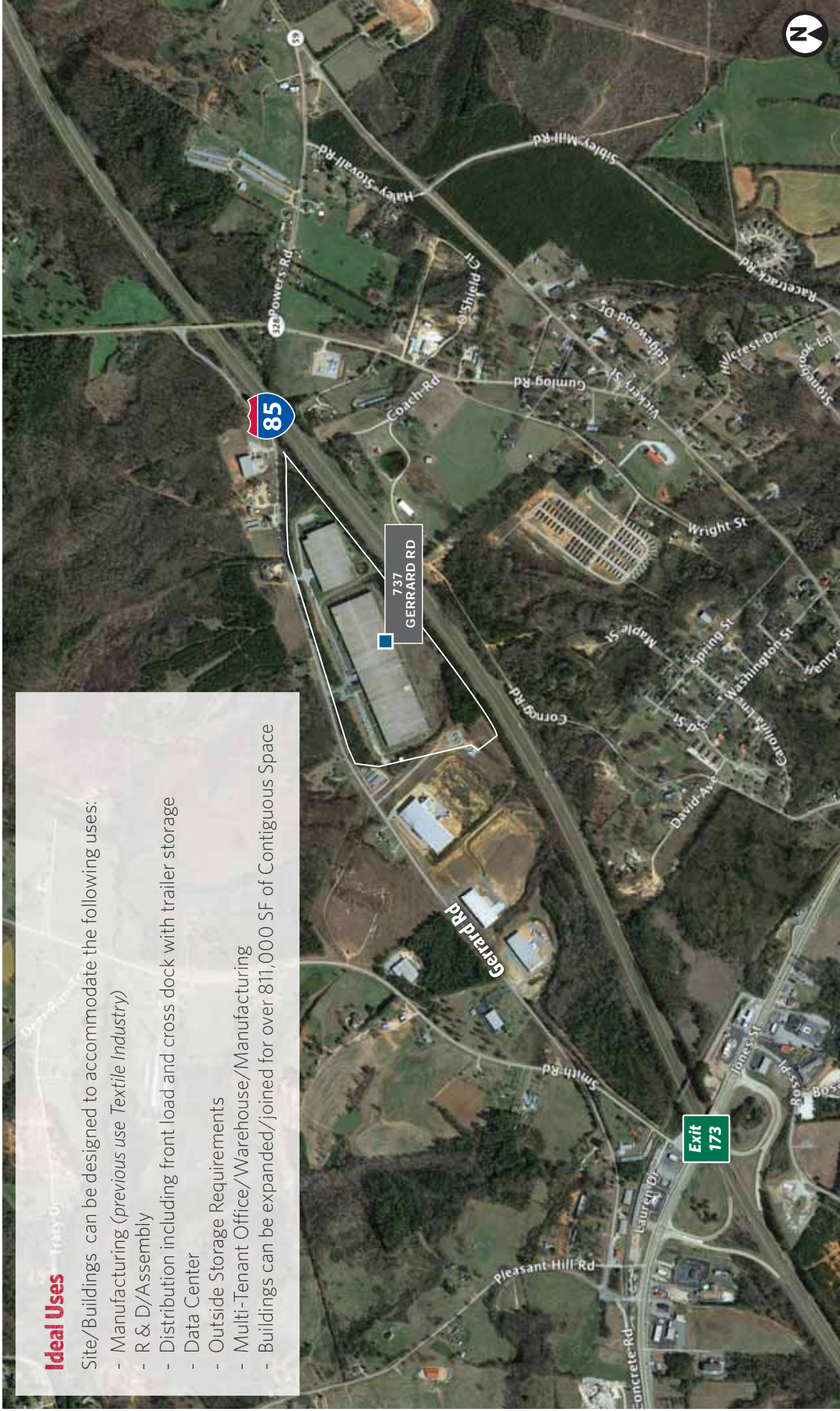
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Ideal Uses

Site/Buildings can be designed to accommodate the following uses:

- Manufacturing (previous use *Textile Industry*)
- R & D/Assembly
- Distribution including front load and cross dock with trailer storage
- Data Center
- Outside Storage Requirements
- Multi-Tenant Office/Warehouse/Manufacturing
- Buildings can be expanded/joined for over 811,000 SF of Contiguous Space



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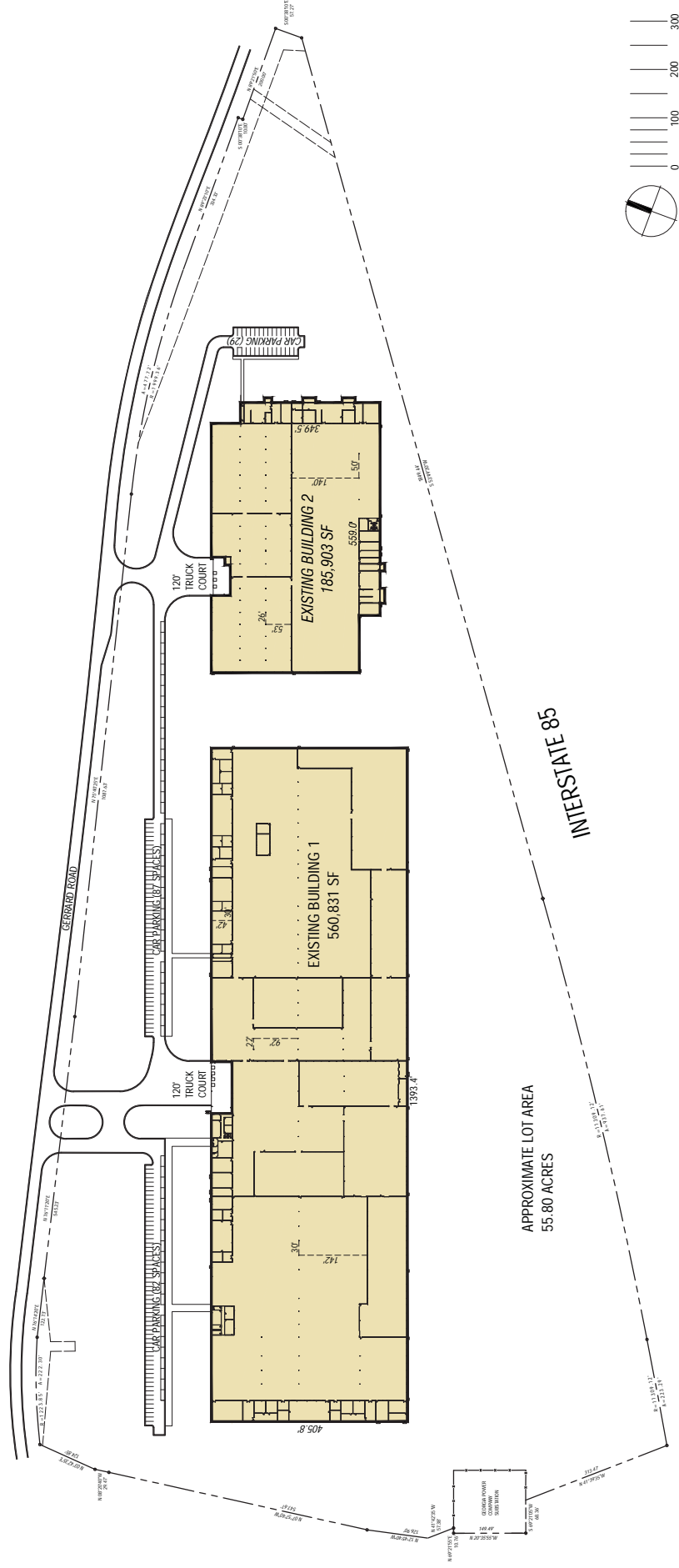
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Existing Manufacturing/Production Plan



APPROXIMATE LOT AREA
55.80 ACRES

INTERSTATE 85



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Distribution Concept Plan

