

AVAILABLE



60,000 SQUARE FEET

Located at Cordele Inland Port

SIZE: 60,000 square feet divided as follows:

Freezer/cooler: 51,500 square feet
Refrigerated dock: 6,000 square feet
Charging room/Maint.: 2,500 squarefeet

DIMENSIONS: Freezer/cooler: 206' x 250'
Refrigerated dock: 30' x 200'
Charging room/Maint.: 50' x 50'

LOT SIZE: 5.98 acres

EXPANSION: Yes

PARKING: Parking area for approximately 100

CONDITION: Excellent

DATE OF CONSTRUCTION: 1986

CONSTRUCTION: Floors: 8" reinforced concrete
Walls: insulated metal panels
Columns: round steel
Ceiling: metal decking
Roof: rubber membrane new 2000

OFFICE: 1,250 square foot detached modular unit (not included in SqFt Total)
Includes 5 private offices with vinyl and carpeted floors with wood panels

CEILING HEIGHT: 31' clear

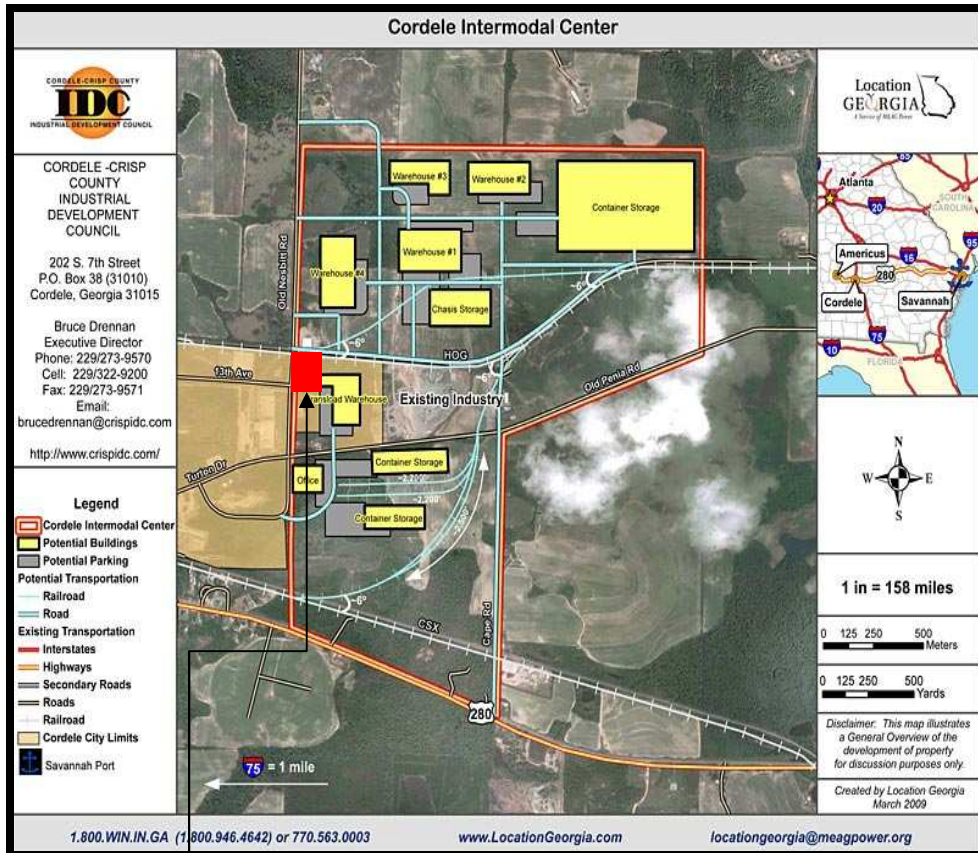
COLUMN SPACING: 50' x 50'

POWER: Supplied by MEAG Power, City of Cordele
Secondary: 480/277V, 3000 amp, 3 phase, 4 wire, Square D
Transformers: 1500 KVA

SPRINKLER: 100% sprinklered, dry system
Static pressure: 60 psi
Emergency water supply:
2 - 500,000 gallon tanks in park;
fire code rating 4

WATER: Supplied by City of Cordele
14" main

SEWER: Supplied by City of Cordele
12" line



Site in Red Above

The Cordele Inland Port will provide direct container rail service to and from the Port of Savannah via Cordele, which is located on Interstate 75 in the central part of the state.

Containers originating in an area up to 350 miles south, west and north-west of Cordele that are destined for overseas shipment will be brought by truck to Cordele for final shipment to Savannah. Containers entering the Savannah Port that are destined for this same area will be brought from Savannah to Cordele by rail and then transferred to truck for final delivery.

Overnight service for container traffic moving between the Cordele Port and Savannah will be provided by two short line rail operations, the Heart of Georgia Railroad and Georgia Central Railroad. Final movement into the Chatham Yard at the Port of Savannah will be handled by CSX Transportation.

NATURAL GAS: 4" main at street, not connected to building.

AIR-CONDITIONING: Office

LIGHTING: Metal halide

FLOOR DRAINS: Former meat section only

TRUCK LOADING: West wall:
9 - 8' x 8' tailgate doors with lights, levelers and bumpers

Maintenance/Charger room:
1 - 8' x 10' drive in door with ramp

RAIL: Heart of Georgia Rail - Spur runs along property line
CSX spur through Inland Port

REST ROOMS: Office

ZONING: Industrial

LAST USE: Freezer/cooler for grocery distribution

POSSESSION: Immediate

ADDITIONAL INFORMATION:

- Freezer/cooler divided as follows :
 - Meat section: 14,420 square feet
 - Dairy cooler: 12,360 square feet
 - Ice cream: 4,120 square feet
 - Freezer: 20,600 square feet
- 5 - 100hp Lincoln 230/460 compressors, 60 hz (1 for each section with additional back-up compressor)
- Freon system with glycol floor system
- Each section/system can be maintained at - 15°
- Direct access to Cordele Inland Port with overnight service to and from the deep water Port Of Savannah and CSX Railroads.

Turtle Creek Investments

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Owner is a licensed real estate agent in state of Georgia—Property subject to 1031 exchange