

105 Camellia Plant Road
Juliette, GA 31046
Monroe County

DISTRIBUTION/MANUFACTURING FACILITY
LEASE RATE: \$4.00/SF
PLUS TAXES AND INSURANCE



- 365,828 SF available. Leasing options include:
 - Suite A – 100,274 SF
 - Suite B – 143,722 SF
 - Suite C – 121,832 SF with or without 121,832 SF basement
- Space can be reconfigured to meet user's needs
- ±294 parking spaces
- Zoned for industrial use
- Located ±10 miles from Interstate 75 (Exit 186), ±85 miles from the Atlanta (Hartsfield-Jackson) Airport and ±186 miles from the Port of Savannah

See additional building information on
page 2.



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **JAMES L. ROLLINS, JR ("JIM")** | Cell (478) 361-4400 | jrollins@thesummitgroupmacon.com

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Building Information

- 365,878 SF building with additional 121,000 SF basement
- 95.55 shared acres
- Ceiling height in main level – 30’
- Ceiling height in basement – 13’
- Column spacing – 40’ with 45’ bays
- Total # of Truck docks throughout building – 27 plus (includes 4 drive-in plus)
- Construction: tilt-up concrete
- Roof: steel w/composition
- Lighting: LED

Building Information (cont’d)

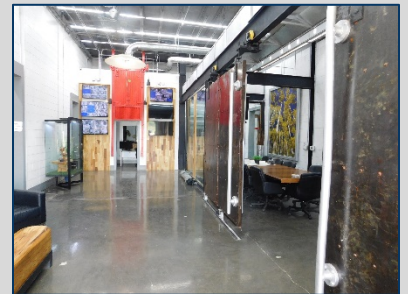
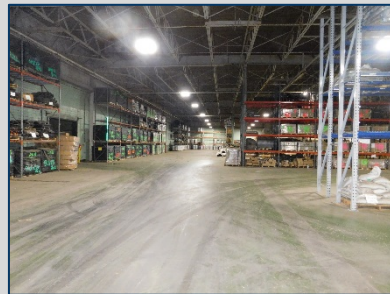
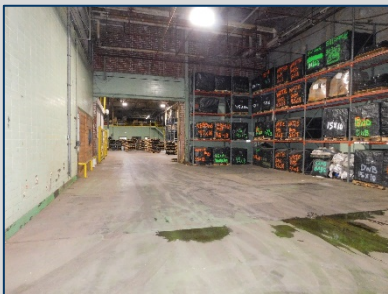
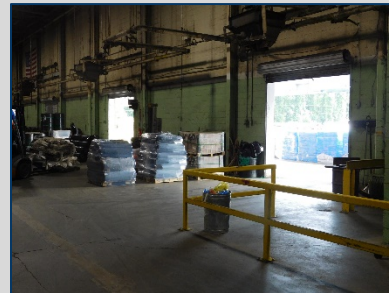
- Plumbing: restrooms throughout
- Fire protection: sprinkled throughout
- Utilities:
 - Electric – Georgia Power Substation; 4MW capacity; 277/480V stepdown
 - Water – well
 - Gas – Atlanta Gas
 - Septic system
- Sprinkler: building has green-tagged sprinkler system
- Rail access: Norfolk Southern rail siding servers rear of building



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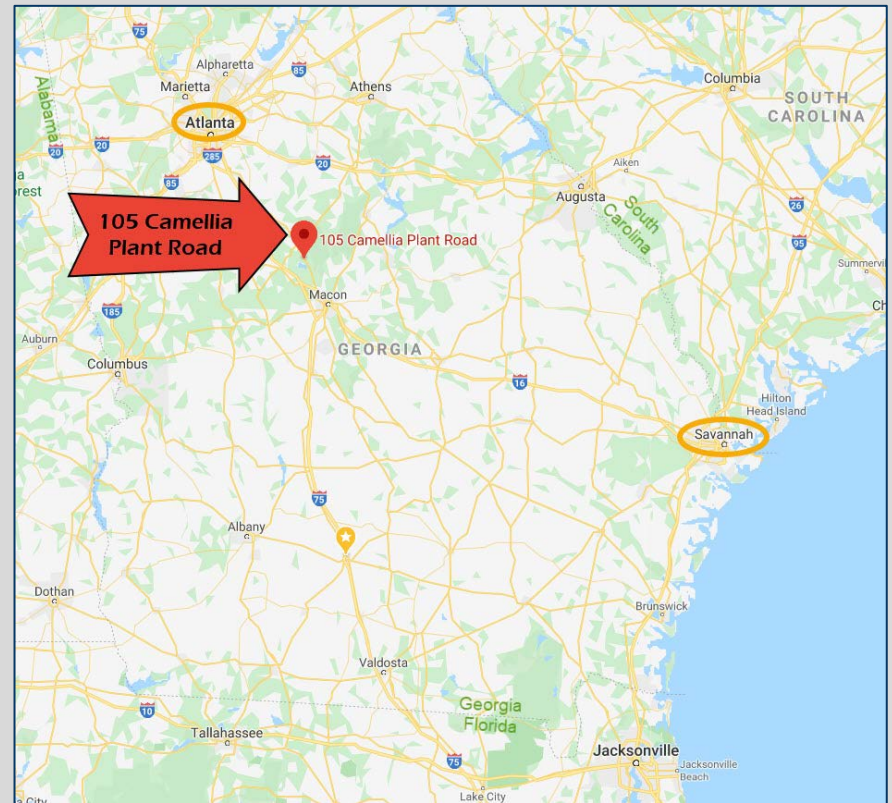
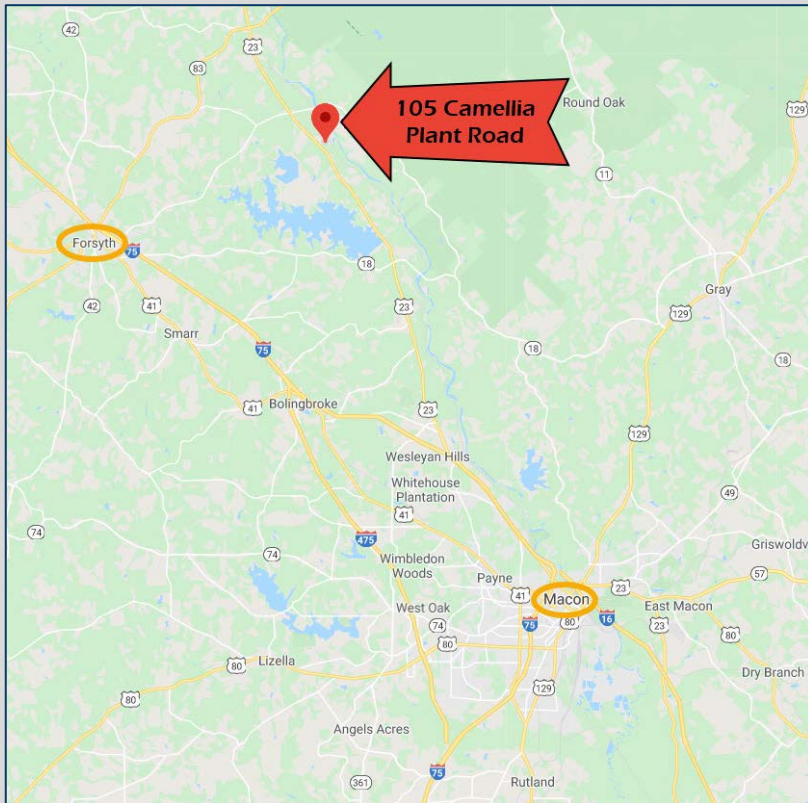
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