

AUCTION SALE

MANUFACTURING / DISTRIBUTION
330 SOUTHWELL BOULEVARD
TIFTON, TIFT COUNTY, GA 31794



AUCTION DURATION: NOVEMBER 4-6, 2024

**MANUFACTURING/DISTRIBUTION FACILITY
85,262± SQ FT (DIVISIBLE)**

15.65 ACRES

MIKI FOLSOM, CCIM
EXCLUSIVE AGENT
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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

990 RIVERSIDE DRIVE
MACON, GA 31201
478.746.8171
CBCMACON.COM

Revised 9/20/24

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BUILDING INFORMATION:	<ul style="list-style-type: none"> 85,262± SF Brick Veneer, Engineered Metal <ul style="list-style-type: none"> Building may be split in half for tenants needing less than entire facility. See Building Information and Floor Plan, Pages 4-5 Front offices and cafeteria areas have received new flooring, paint, and additional cosmetic improvements. Total improvements exceed \$325,000. 3,125± SF metal pole shed with 625± SF enclosed area - Built in 2000 Former use as shoe factory and wire assembly plant.
YEAR BUILT:	Built in 1968; remodeled in 2000
ACREAGE:	<ul style="list-style-type: none"> 15.65± Acres 1,032' frontage; 1,150' depth
ZONING:	H-I, Heavy Industry
TOPOGRAPHY:	Level to gently rolling; at road grade.
ROOF:	New roof on main building; 15 year warranty
CEILING HEIGHTS:	17' clear
COLUMN SPACING:	25' X 40'
TRUCK LOADING:	6 dock high overhead and 1 drive-in door
WALLS/CEILING:	<p><u>Office</u></p> <ul style="list-style-type: none"> Drywall and wood paneled walls Suspended acoustical ceilings with recessed fluorescent lighting <p><u>Warehouse</u></p> <ul style="list-style-type: none"> Painted concrete walls High bay lighting
PLUMBING:	<p><u>Six (6) Restrooms:</u></p> <ul style="list-style-type: none"> 3 Men - 5 Toilets, 4 Urinals, 4 Sinks 3 Women - 9 Stalls, 4 Sinks
FLOORING:	<ul style="list-style-type: none"> Office: Carpet Warehouse: 4 - 5" Concrete slab floors

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PARKING:	<ul style="list-style-type: none"> • 300 asphalt paved spaces • Enclosed with chain link fencing and three strand barbed wire along top.
FIRE PROTECTION:	<ul style="list-style-type: none"> • 2 Wet & 2 Dry sprinkler systems • 4 Risers • Docks sprinkled
UTILITIES:	<ul style="list-style-type: none"> • Electricity - Georgia Power <ul style="list-style-type: none"> - Transformer: 1000 KVA Pad Mount - Volts: 480 voltage, 12 KVA - KVA Bank: 1000 KVA • City Water & Sewage - 16" water & 8" sewer main • Natural Gas - No gas service in plant, but is available.
RAIL:	Southern Railroad active line running parallel to rear property line.
PROPERTY TAX BILL:	\$11,765.54 (2023)
STREET ACCESS:	Three paved drives off Southwell Boulevard
INTERSTATE/ HIGHWAY ACCESS:	<ul style="list-style-type: none"> • 1/2 mile to Interstate 75, Exit #59 • US Hwy 41 is between property and I-75 • US Hwy. 82 intersects with US 41 and I-75 north of property in Tifton • US 319 traverses US 82 and I-75 within city limits of Tifton traveling in a NE by SW direction
NEIGHBORS:	Target Distribution, Heatcraft/Lennox, Queen Carpet



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BUILDING INFORMATION

Front Office Area	3,130± SF
Engineering Area	7,300± SF
Product/Quality Engineering & Text Lab Area	<u>5,510± SF</u>
	15,940± SF
Restrooms	120± SF
Restrooms	456± SF
Restrooms	<u>614± SF</u>
	1,190± SF
Maintenance Area & Compressor Room	6,326± SF
Compressor Room	<u>1,194± SF</u>
	7,520± SF
Cafeteria (seating capacity 80)	1,595± SF
Exercise Room	<u>435± SF</u>
	2,030± SF
Manufacturing & Receiving/Shipping Area	51,930± SF
Floor to Ceiling: 18'2"	
Floor to I-Beam Height: 16'10"	
Average Working Height: 14'10"	
Lowest Pipe Height: 8'6"	

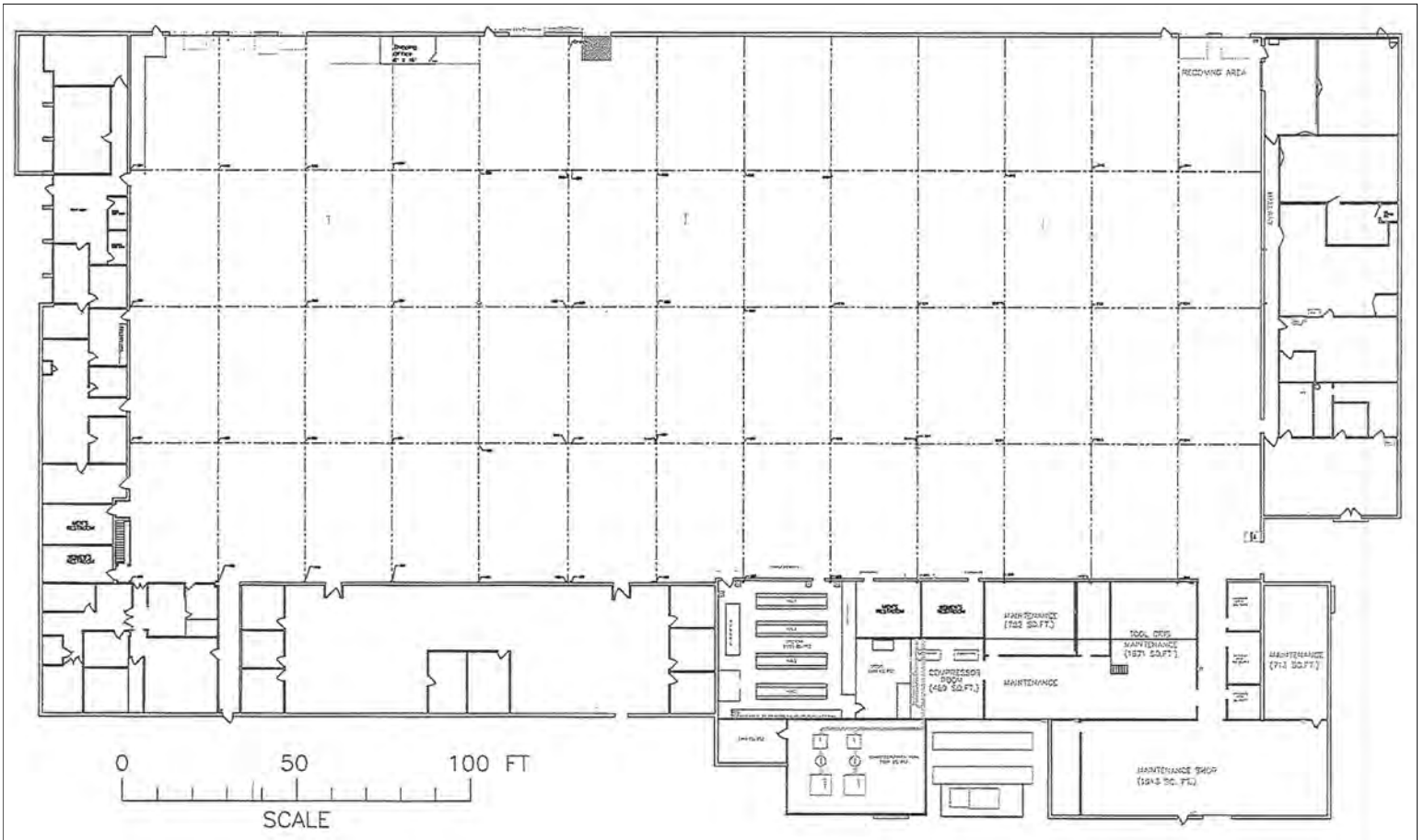
*Approximate Measurements



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FLOOR PLAN



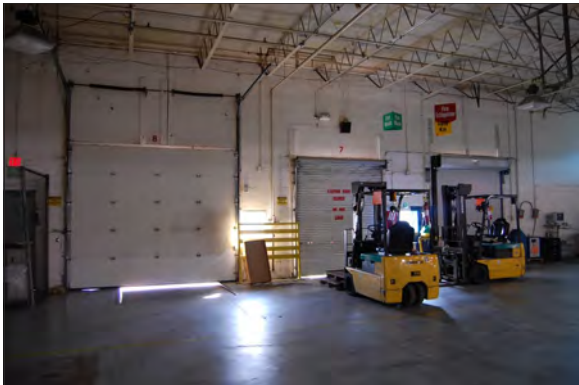
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PLAT



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AERIAL



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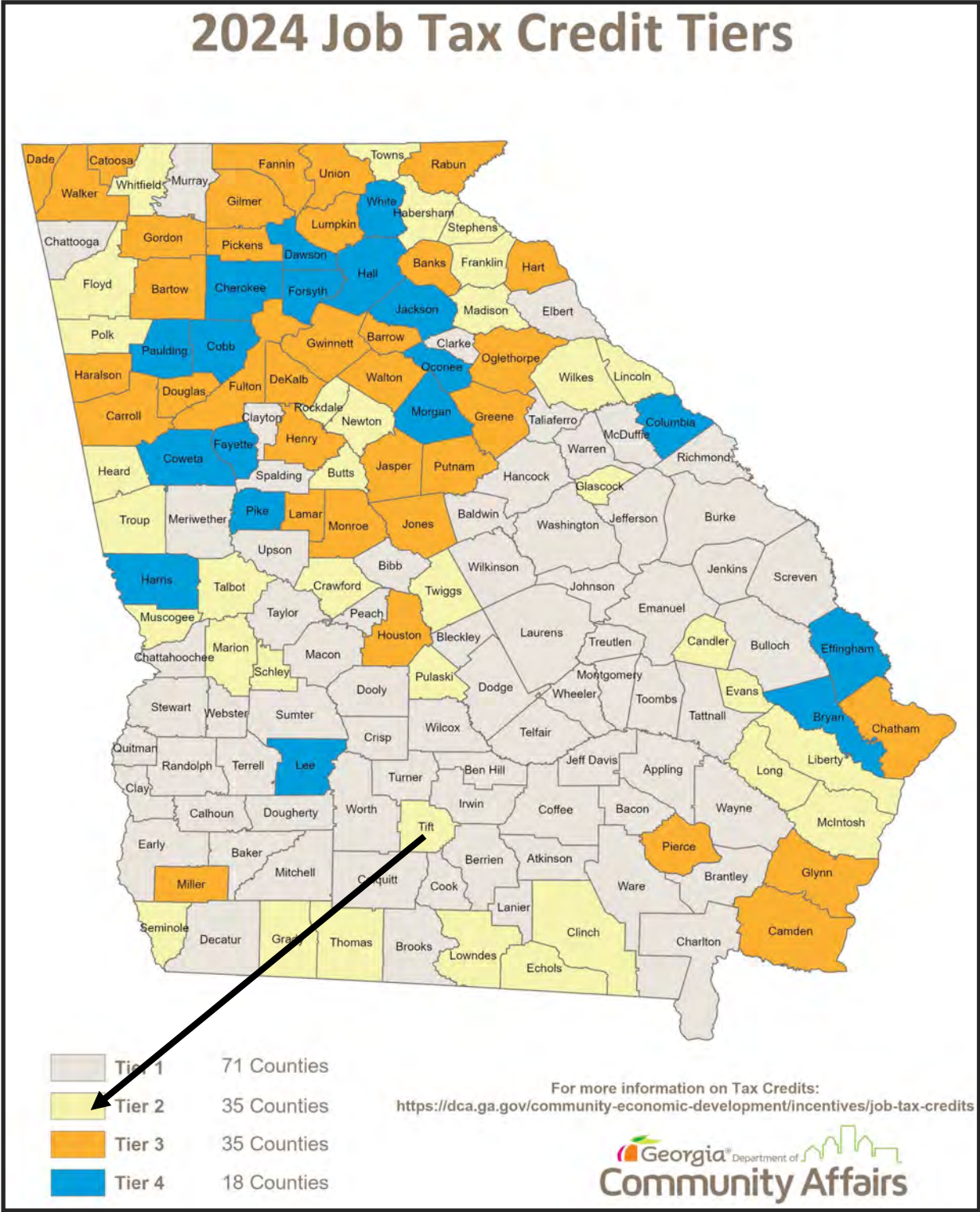


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<https://www.dca.ga.gov/community-economic-development/incentive-programs/job-tax-credits>

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