

AVAILABLE

1508 Redding Drive

LaGrange, Georgia

221,235 SF on 23.29 ACRES



- Freestanding building for Sale or Lease
- 20 minutes from Kia in West Point, GA
- Previous CSX rail service
- Fully fenced with guard shack

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BUILDING SPECIFICATIONS

SIZE:	Approximately 221,235 sf
GROUND:	Approximately 23.29 acres
FLOOR AREAS:	Irregular: 211' X 1,062'
CONSTRUCTION:	Floors: 6" and 8" reinforced concrete Walls: Insulated pre-engineered metal with interior metal panels to 8' Roof: Pre-engineered metal deck with interior insulation Columns: Steel "I" beams
AGE:	1975
CEILING HEIGHTS:	29' at eaves, 34' at center
COLUMN SPACING:	25' x 68'
POWER:	Supplied by City of LaGrange; 3 transformers @ 12,470 volts each; 277/480 volts via bus duct
NATURAL GAS:	Supplied by City of LaGrange; 2" line, 8" main at 56 psi
WATER:	Supplied by City of LaGrange; 3" domestic line, 16" main
SEWER:	Supplied by City of LaGrange; 8" main
SPRINKLER SYSTEM:	Sprinklered with wet system: .17 gpm over 2,600 sf
LIGHTING:	Mix of: T5, metal halide, high pressure sodium vapor
OFFICE FACILITIES:	Approximately 8,250 square feet on two levels
PARKING:	Approximately 150 cars (expandable)
HEAT:	Radiant natural gas heaters
VENTILATION:	Wall mounted exhaust fans and center ridge vents in the production building
TRUCK LOADING:	Total of four tailgate dock doors – one (10' x 10') tailgate door with leveler and canopy and three (9' x 8') doors with canopy. Seventeen drive-in doors
AIR COMPRESSORS:	Two 75 hp Ingersoll Rand compressors with air lines throughout the production area
RAIL:	Formerly served by CSX, rail into building at grade (line has not been used in several years)
CRANES:	Sixteen overhead bridge cranes with 20' hook height with tonnage as follows: 1 at 20-tons – 60' span: 2 at 4-tons – 50' and 70' spans: 4 at 3-tons – 50' span: 4 at 2-tons – 50' and 70' spans: 5 at 1-ton – 25' & 80' span
FORMER USE:	Steel fabrication, manufactured housing production, auto parts distribution

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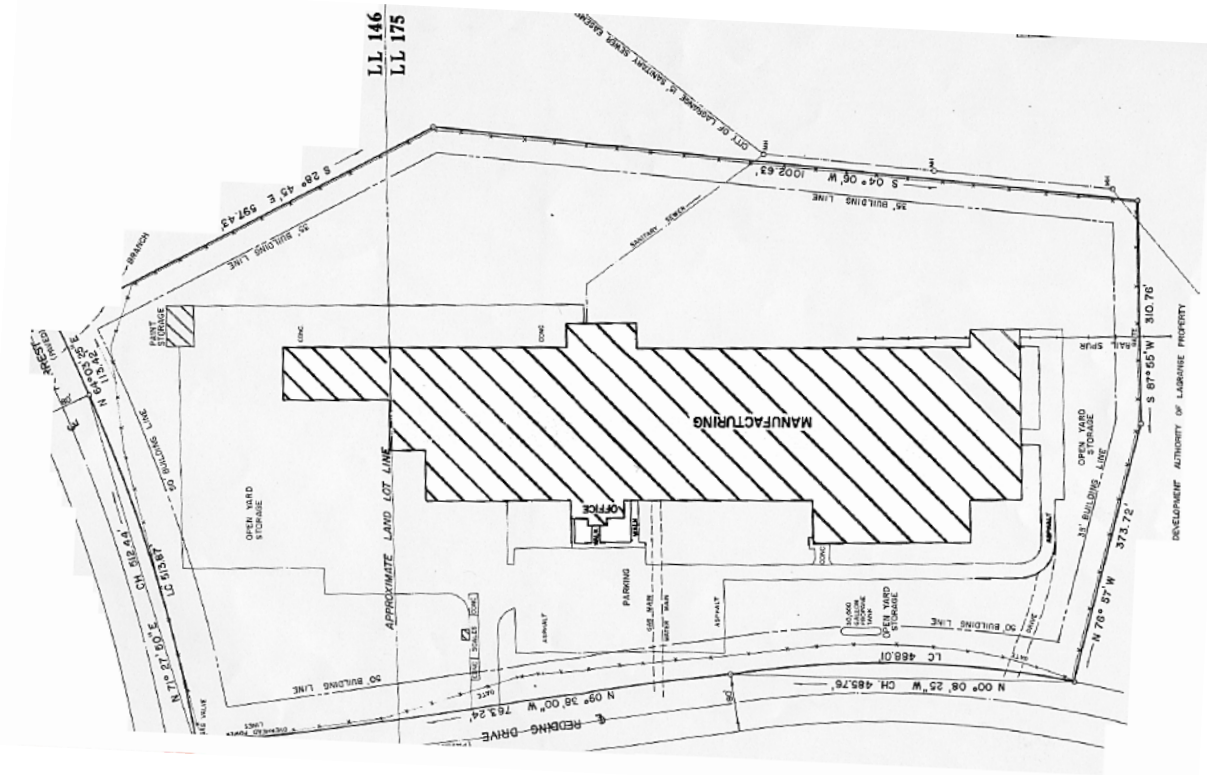
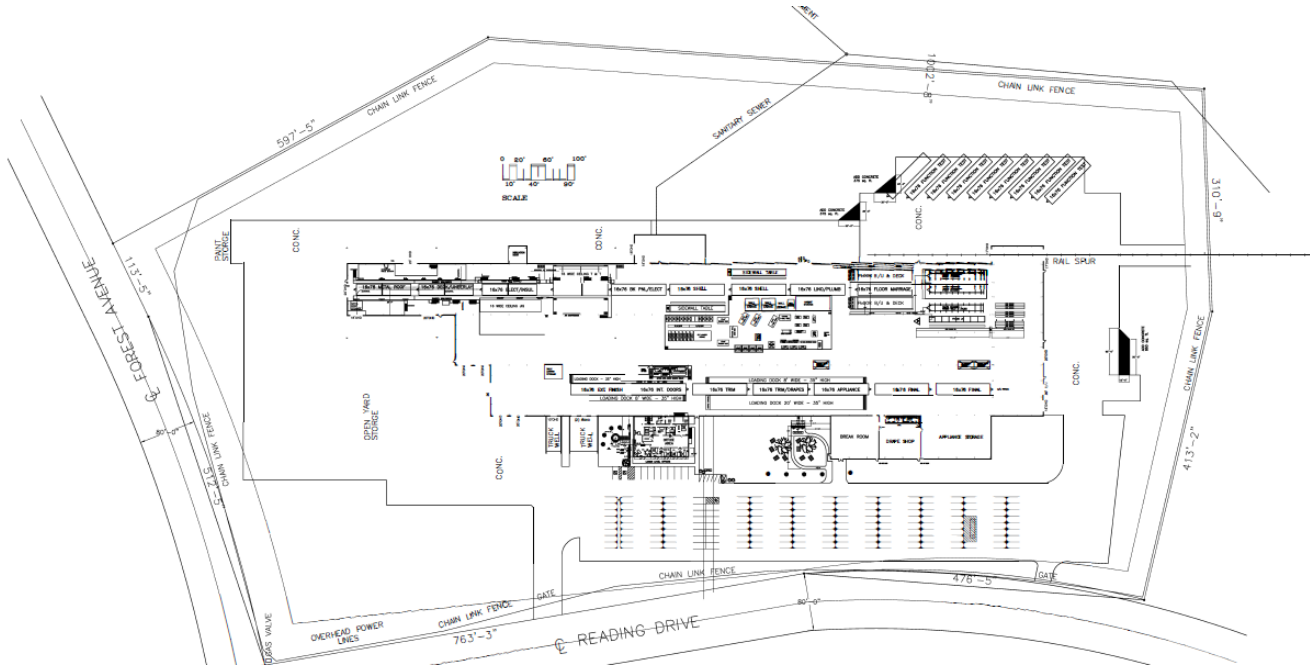


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SITE PLAN & SURVEY



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LOCATION, AERIAL & MAP



Kia Motors Manufacturing 11 miles



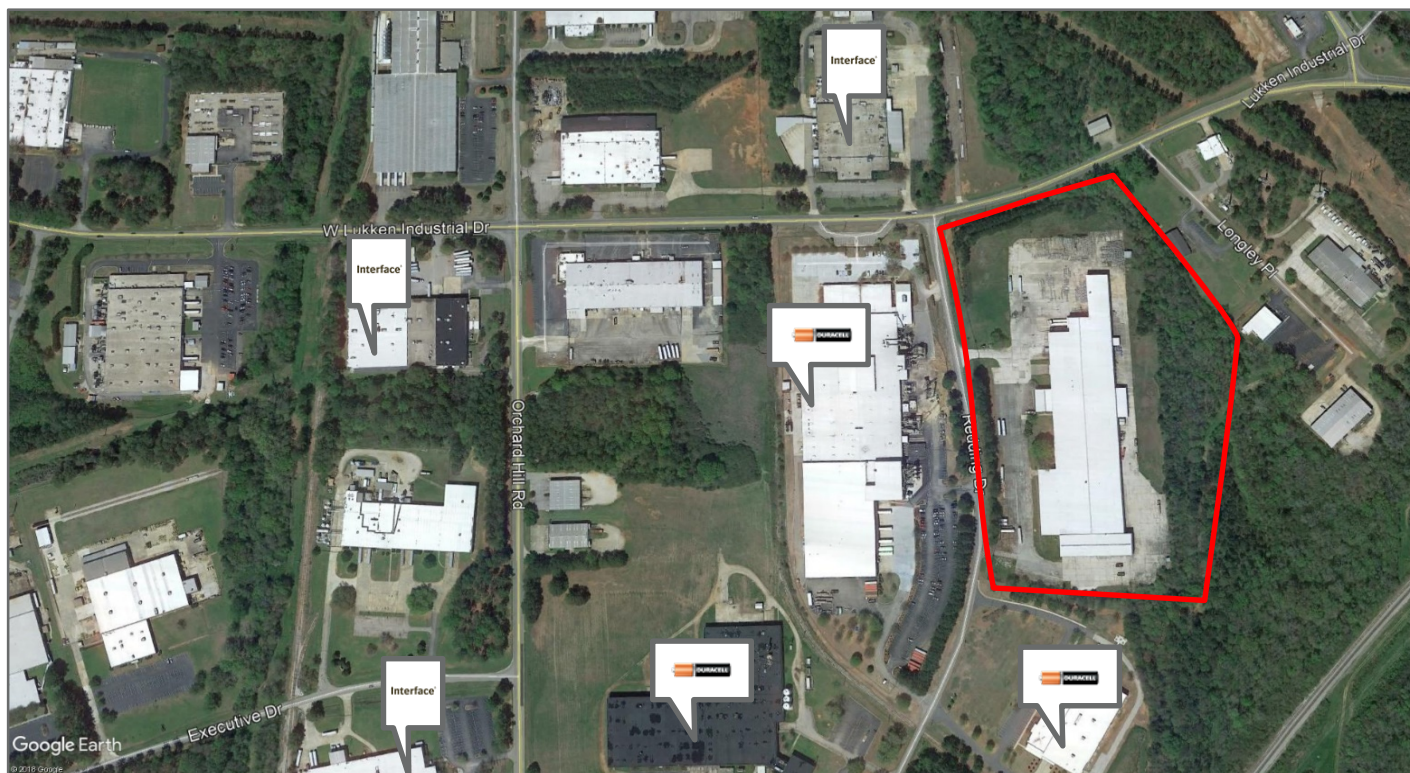
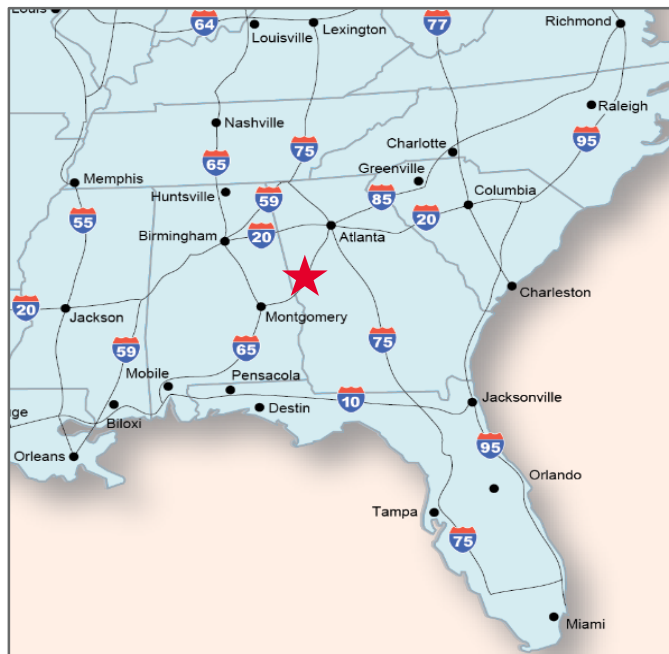
Atlanta Hartsfield-Jackson 65 miles



Interstate 85 2.5 miles
Interstate 185 9.1 miles
Interstate 285 58 miles



Savannah: 267 miles
Brunswick: 291 miles
Charleston: 364 miles



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