

VIRTUAL TOUR



±363,427 SF FREEZER/COOLER
6150 Xavier Drive, Atlanta, GA 30336

NAI Brannen Goddard

Commercial Real Estate Services, Worldwide.

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

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Front Dock

6150 Xavier Drive, Atlanta, GA 30336 // ±363,427 SF For Sale or Lease

BUILDING FEATURES

Size

Approximately 363,427 SF total

Configuration

Two separate front-load buildings of 132K and 232K SF, connected by a breezeway; will sub-divide to approximately 70K SF

Freezer/Cooler

11 chambers, each fully adjustable from -10 to +50 degrees F

Office Area

Approximately 5,600 SF

Truck Docks

All dock doors, fully equipped with seals. There is also a climate-controlled staging area

Construction Type

Concrete tilt-wall with aggregate surface

Rail

Both buildings served by CSX



Cross Dock with Center Rail Spurs (CSX)



Cool Dock



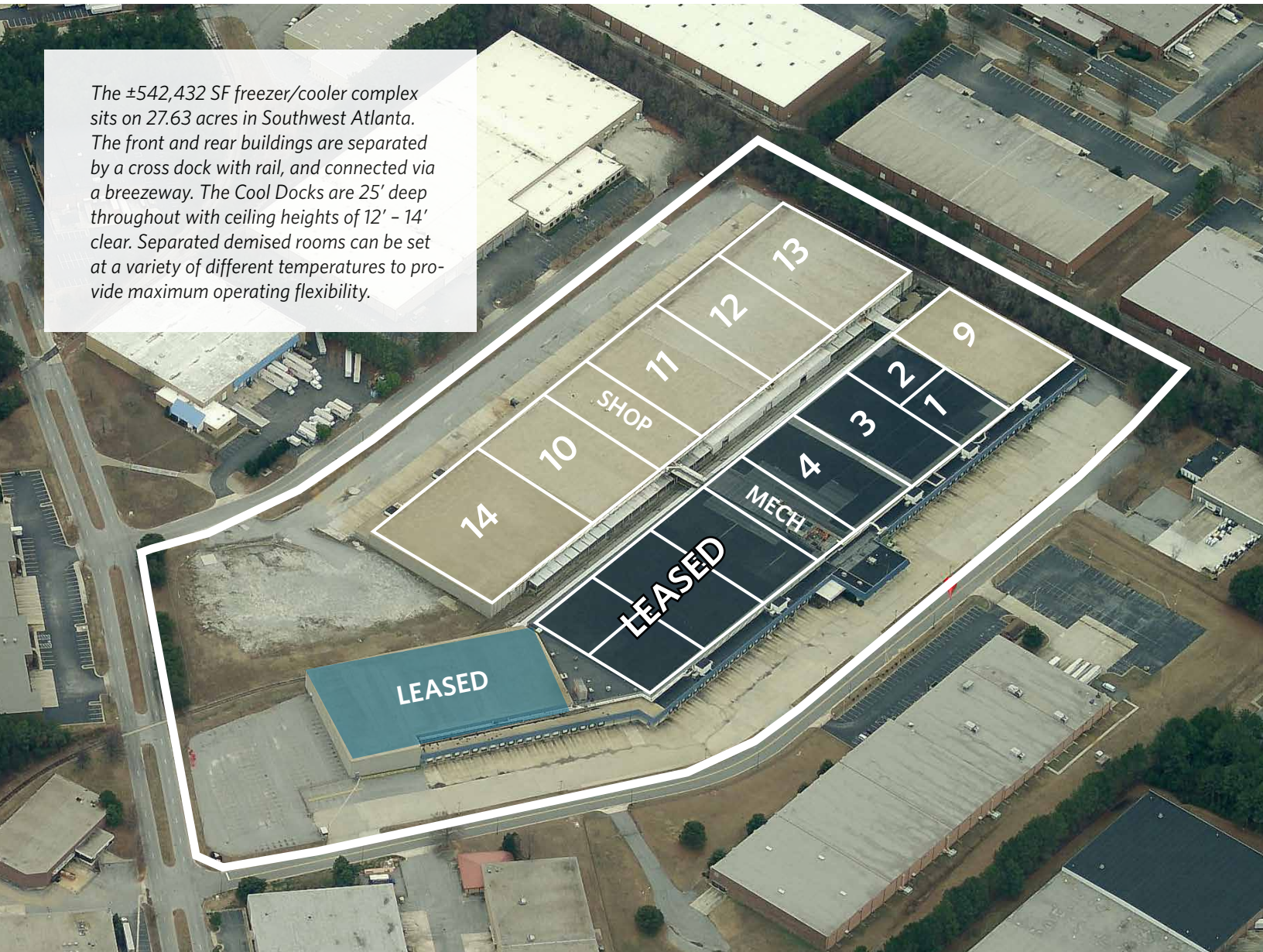
Racked Freezer-Cooler Chamber

FREEZER/COOLER

FREEZER/COOLER BUILDINGS - SIZE AND TEMPERATURE DETAIL

Building	Room #	Approx. SF	Ceiling Height	Temp Range	3-High Stack		4-High Stack		5-High Stack		Total Floor Positions	Total Pallet Positions
					Floor Positions	Pallet Positions	Floor Positions	Pallet Positions	Floor Positions	Pallet Positions		
Front Bldg	Office	3,400	10'									
Front Bldg	1	9,220	24'	-10° to 50°	192	576		-		-	192	576
Front Bldg	2	9,349	24'	-10° to 50°	330	990		-		-	330	990
Front Bldg	3	33,988	24'	-10° to 50°	1,505	3,150		-		-	1,050	3,150
Front Bldg	4	35,100	24'	-10° to 50°	130	390	834	3,336	86	430	1,050	4,156
Front Bldg	9	33,113	24'	-10° to 50°	688	2,064	240	960		-	928	3,024
Front Bldg	Cool Dock	7,656	12' - 14'									
Subtotal:		131,826										
Rear Bldg	10	35,477	24'	-10° to 50°	1,015	3,045					1,015	3,045
Rear Bldg	11	35,477	24'	-10° to 50°	1,015	3,153	1,020	3,132	3,132	15,660	5,203	21,945
Rear Bldg	12	53,030	24'	-10° to 50°		-	1,911	7,644			1,911	7,644
Rear Bldg	13	29,953	24'	-10° to 50°	985	2,955					985	2,955
Rear Bldg	14	52,664	24'	-10° to 50°	1,954	5,862					1,954	5,862
Rear Bldg	Cool Dock	25,000	12' - 14'									
Subtotal:		231,601										
TOTALS		363,427				10,683						

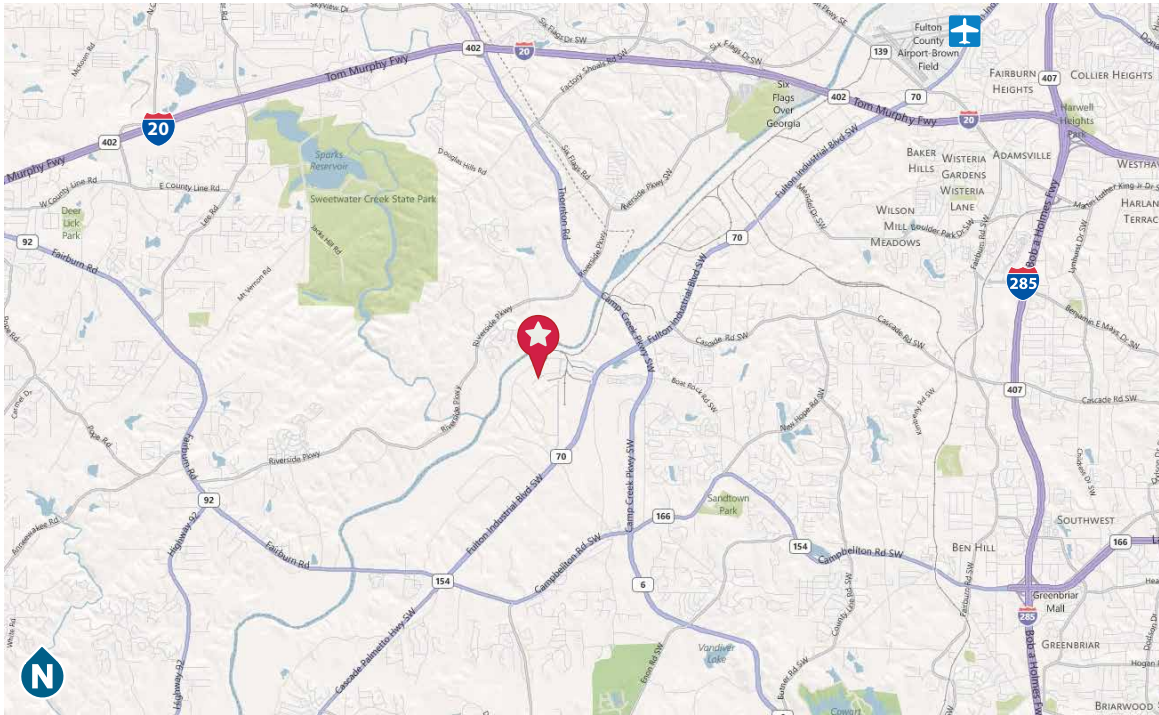
The ±542,432 SF freezer/cooler complex sits on 27.63 acres in Southwest Atlanta. The front and rear buildings are separated by a cross dock with rail, and connected via a breezeway. The Cool Docks are 25' deep throughout with ceiling heights of 12' - 14' clear. Separated demised rooms can be set at a variety of different temperatures to provide maximum operating flexibility.



±363,427 SF FREEZER/COOLER

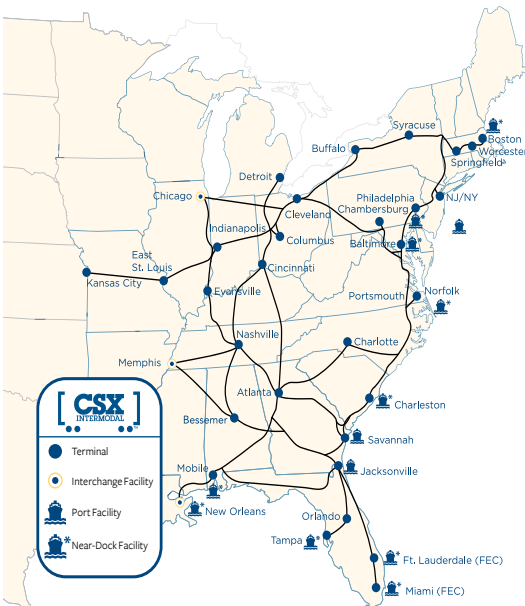
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PRIME LOCATION



Distance to Major Markets in miles

Columbus, GA	165
Savannah, GA	301
Brunswick, GA	360
Birmingham, AL	205
Montgomery, AL	217
Nashville, TN	293
Memphis, TN	447
Charlotte, NC	191
Charleston, SC	300
Greenville, SC	492
Jacksonville, FL	399
Orlando, FL	492
Tampa, FL	510
Richmond, VA	480
Washington, DC	585



CSX operates more than 100 freight trains in and out of Atlanta daily

Metro Atlanta is an ideal destination for business professionals and families. Its thriving economy and business friendly atmosphere encourages companies to grow and locate here. Each year over 70,000 newcomers – many young professionals and recent college graduates – migrate to the Atlanta region. The area is **home to nearly 5.5 million people and 150,000 businesses**. Metro Atlanta's **diverse economy, global access, abundant talent, low costs of business and living, and vibrant quality of life** are reasons businesses and executives choose metro Atlanta.

Hartsfield-Jackson Atlanta International Airport is the world's most-traveled airport serving over 90 million passengers annually. **80% of the U.S. can be reached within a two-hour flight and 90 international destinations in 55 countries can be reached nonstop.**

For more info, contact:



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