

FOR LEASE

1541ME Thomson Drive, Valdosta, GA

*INSULATED METAL BUILDING DESIGNED FOR MANUFACTURING
RAIL SERVED, CLIMATE CONTROLLED*



- 41,160 sq ft, single story insulated metal building
- Built in 1985; roof and siding replaced and interior renovated in 2006
- 2,700 sq ft well maintained air-conditioned office renovated 2006
- 28,300 sq ft air-conditioned production area, including 13,300 sq ft humidity-controlled
- 10,160 sq ft non-climate-controlled areas for equipment and storage
- 10,000 amp, 480V electrical service supplied through two transformers
- Switchgear for 5,000 Amps in two 2,500 Amp panels

Contact R&B Group Holdings, LLC ■ (760)707-4661

- 4 loading docks, 2 grade-level rollup doors
- High bay metal halide lighting in all areas
- Rail siding for 10 cars with transfer piping to silos. 4 cars secured in a fenced area
- Six bulk silos, 12 ft dia x 65 ft h, 100-ton capacity each
- Covered boxcar unloading platform
- 1.1 acre paved outdoor storage
- Paved truck turnaround area
- 38 Parking spaces, 2 handicap
- 2 miles to I-75, 40 miles to I-10, 1.5 miles to regional airport
- Good access to both Florida and Mid-Atlantic regions
- Classified Tier 1 for Georgia Jobs Tax Credit and Investment Tax Credit. Other local incentives available.
- Most recently used for plastics manufacturing



