

266 Industrial Park Boulevard
Hartwell, Georgia 30643



AVAILABLE 504,573 SF on 95.38 Acres



Property Features

- Size:** Approximately 504,573 SF
- ♦ Property is fenced
 - ♦ 50,000 gallon storage tank for #2 diesel fuel
 - ♦ (2) 2,465.1 cubic foot silos
 - ♦ (1) 10,000 lb. freight elevator
 - ♦ Emergency water supply: 150,000 gal. water tower on site
- Lot Size:** 95.38 acres
- Parking:** 418 marked and lighted spaces
- Condition:** Excellent

For more information, please contact:

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**Newmark Grubb
Knight Frank**

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Dimensions: Warehouse: 330' x 574' = 189,420 SF
Manufacturing: 201' x 880' = 176,880 SF
Fabrication: 260' x 350' = 91,000 SF
W/H Office: 45' x 120' = 5,400 SF
20' x 25' = 500 SF

Lower Level –
Mtc. Boiler Room: 82' x 144' = 11,808 SF
Bleachery (not incl. in SF): 60' x 350' = 21,000 SF
Main Office: 45' x 177' = 7,965 SF
Mechanical Rm. 1: 60' x 240' = 14,400 SF
Mechanical Rm. 2: 0' x 120' = 7,200 SF

Dates of Construction: 1990 (298,128 SF)/2000 (206,445 SF)

Construction:

Floors: Manufacturing: 7" reinforced concrete
Warehouse: 7-1/2" reinforced concrete
Fabrication: 6" reinforced concrete

Walls: Manufacturing: precast concrete
Warehouse: split-face block to 10' with insulated metal above
Fabrication: split-face block to 10' with metal facing with block interior wall

Columns: 12" circular steel, 12" "I" beam steel,
8" square steel beams

Ceiling: Metal decking

Roof: Built-up

Lighting: Metal halide

Offices:

Main: Front office projection – 7,965 SF
(7) private offices, conference room
kitchen, employee canteen, lobby, clerical
area and restroom. Finishes vinyl floors,
painted drywall and dropped grid ceiling.

Warehouse: Front office projection – 5,400 sf
(5) private offices, conference room,
employee canteen, lobby and restroom.
Finishes include carpeting, painted
drywall and dropped grid ceiling.

Ceiling Heights: 33' (184,800 sf); 28' (21,000 SF)
22'6"-28'6" (176,880 SF)
20'-23' (70,000 SF)

Column Spacing: 36'x41'; 40'x40'; 40'x50'

Power: Supplied by Georgia Power

Primary: 12kv primary, 3-1/0 AXNJ
underground primary cable
Secondary: (4) 277/480 volt, 3 phase, 4 wire
switchgear provide 14,500 total
amps of power

Transformers: (3) 2500 KVA, (1) 1500 KVA
Distribution: conduit throughout

Heat: Warehouse: (14) ceiling-suspended steam-driven
heaters
28,140 sf section: 1 Johnson steam-
driven air-rotation heat system



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Air-Conditioning: 320-ton & 1,000-ton chillers serve 213,405 SF
Evaporative cooling in 40,200 SF
Distribution via ceiling-hung ductwork
Note: 1,000 ton chiller removed

Maintenance: (1) 12' x12' drive-in door
Boiler Room: (3) 12'x12' drive-in door
Lower Level: (3) tailgate docks with 10'x10' doors, levelers, lights, seals & trailer locks

Sprinkler: 100% sprinklered, wet system – 10" loop line

Last Use: Manufacturing and distribution of towels

Possession: Immediate

Water: City of Hartwell 10" main, 4" line (going to 2")

Sewer: City of Hartwell 10" main, 4" line

Natural Gas: City of Hartwell 4" main, 4" line

Compressed Air: 4" lines throughout manf. & fabricating areas

Process Steam: (2) 800 hp Cleaver Brooks boilers
(1) 350 hp Cleaver Brooks boiler
All boilers natural gas or #2 diesel-fueled

Ventilation: W/H -(11) 8'x10' wall louvers/ceiling-mounted exhaust fans
28,140 SF-(6) wall ventilation fans

Cranes: (2) 4,500 lb. capacity, each with 36' width span & 200' travel; 1 can also be used on 36' width span & 160' travel
(5) 3,000 lb. capacity, each with 36' width span & 340' travel
(1) 2-ton crane in maintenance

Truck Loading:

Manufacturing:

- (6) tailgate docks with 8'x10' doors, levelers, lights, seals & trailer locks, and 60' concrete pad
- (3) 8'x 10' drive-in door

Warehouse:

- (12) tailgate docks with 9'x10' doors, levelers, lights, seals & trailer locks
- (2) tailgate docks with 9'x12' doors, levelers, lights, seals & trailer locks
- (1) 12'x12' drive-in door

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