

INDUSTRIAL
FOR SALE



375
AIRPORT RD

GRIFFIN, GA 30224

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

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01

EXECUTIVE
SUMMARY

EXECUTIVE SUMMARY

CBRE is pleased to present the opportunity to acquire 375 Airport Road, a former headquarters and electronics manufacturing campus strategically located along US Route 41 in Griffin, Georgia. Situated on approximately ±68 acres, the property comprises a three-building campus totaling roughly 508,860 square feet, including a 29,504 SF office building, a 236,408 SF manufacturing facility, and a 242,948 SF warehouse. The site benefits from strong access to major transportation corridors, including US Route 41 and US Route 19, with potential for rail service. Located approximately 45 minutes from Hartsfield-Jackson Atlanta International Airport, the property presents an attractive acquisition opportunity for owner-users or investors across a range of industrial uses.



\$22,905,000



OWNER-USER
OPPORTUNITY



WELL-MAINTAINED
ASSET



38 MILES TO
HARTSFIELD



SUPERIOR ACCESS
TO MAJOR
ROADWAYS



STRONG SUBMARKET
FUNDAMENTALS



INDUSTRIAL
FOR SALE

PROPERTY DESCRIPTION

02

PROPERTY SUMMARY

INDUSTRIAL FOR SALE

Asking Price	\$22,905,000
Zoning	Planned Industrial Development (PID)
Year Built	Building 1 & 2 – 1994 Building 3 – 1997
Total Property Size	±68 Acres
Building SF	Building 1 (Office) – 29,504 SF Building 2 (Production) – 236,408 SF Building 3 (Production & Clean Room) – 242,948 SF
Construction	Concrete block & insulated metal panels
Roof	Standing seam metal roof
Slab	8" Reinforced concrete
Parking Spaces	±600



Utilities & Building Systems

Electrical Power

Service provided by Georgia Power
480/277-volt electrical system with approximately 8,000
amps of capacity
Six pad-mounted transformers on site
Transformer configuration includes five 4,000-amp units
plus one additional transformer providing excess capacity
(G.E. Spectra Series)

Natural Gas

4-inch high-pressure natural gas line serving the property.
• 2014/2015 Construction project added 996' of 4" pipe to
Facility, fed from an existing 6" high-pressure Main.

Water Service

Municipal water provided by the City of Griffin
Four primary domestic water connections (¾-inch, 1-inch,
4-inch and 6-inch lines)
Dedicated 6-inch fire service line
Additional excess capacity available via a 10-inch main
along Airport Road and a 12-inch main along Everee Inn
Road

Sewer

City of Griffin sanitary sewer service
6-inch sewer connection
City-owned lift station located on Airport Road with an 8-
inch force main

Fire Protection

Fully sprinklered facility
Multiple sprinkler risers fed from a looped system
Electric booster pump supplemented by a Diesel-powered
booster pump
Varying sprinkler densities tailored to specific building
areas

HVAC

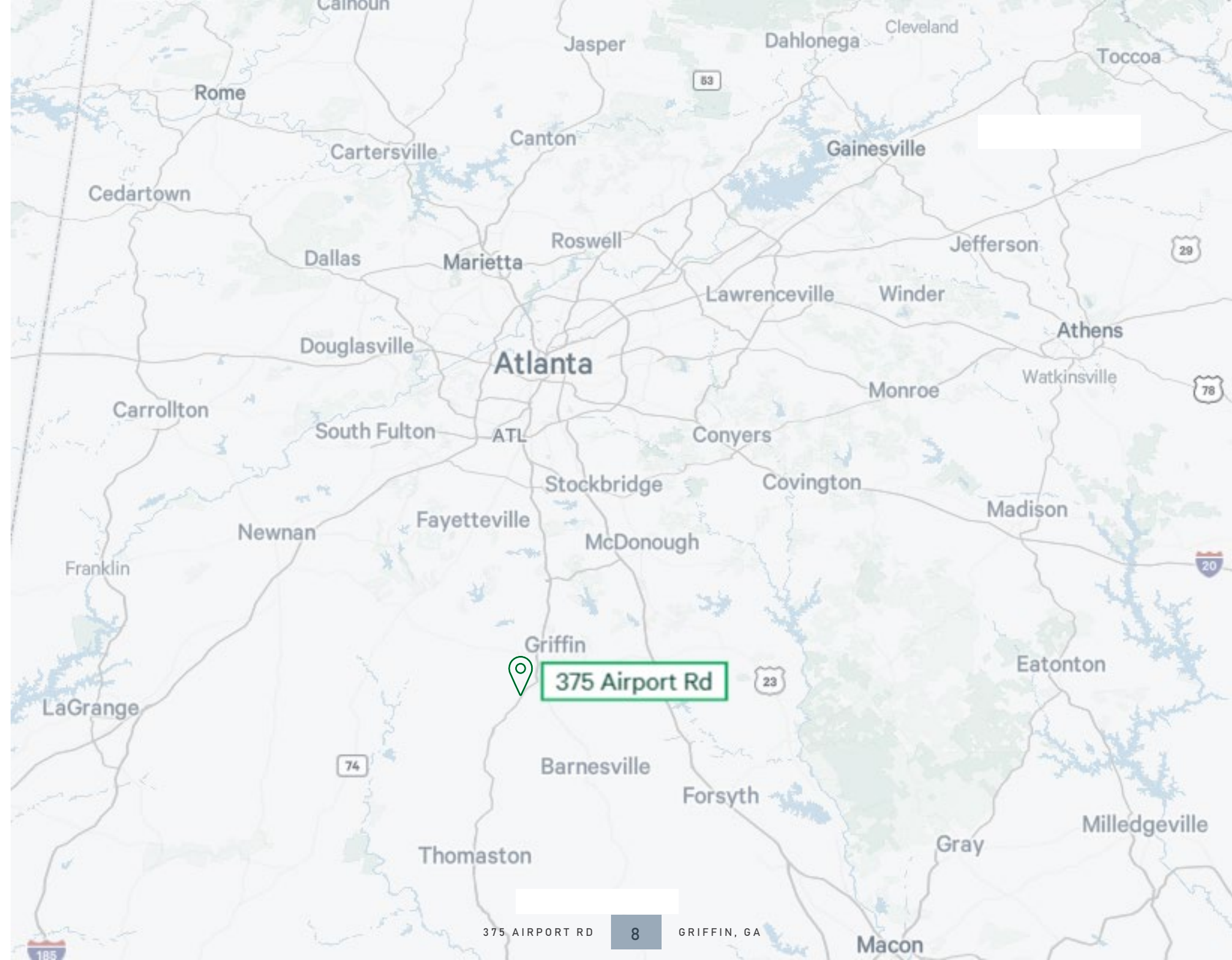
Office and 91,000 sq. ft. (65k sq. ft. temp. - humidity
controlled) of production area fully climate controlled via a
450-ton and a 200-ton Trane centrifugal chiller
Manufacturing equipped with rooftop exhaust fans (15)

Compressed Air

Central compressed air system supported by 2-800
horsepower Ingersoll-Rand centrifugal compressors
• The centrifugal compressors were installed and
operational in 2018. A new 7200cfm air dryer, 6"
aluminum manifold was installed at the same time.

Floor Systems

Facility installed with a comprehensive electrical
grounding grid designed to mitigate static electricity



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LOCATION
OVERVIEW

03

Compelling Location & Market Fundamentals

Proximity to Metro Atlanta

Located approximately 39 miles south of downtown Atlanta, the property offers convenient access to the region's largest employment and transportation hub while benefiting from a more cost-efficient operating environment.

Flexible, Scalable Facility

The campus supports a wide range of business uses with adaptable layouts and the ability to accommodate future expansion or reconfiguration as operational needs evolve.

Strong Road Presence

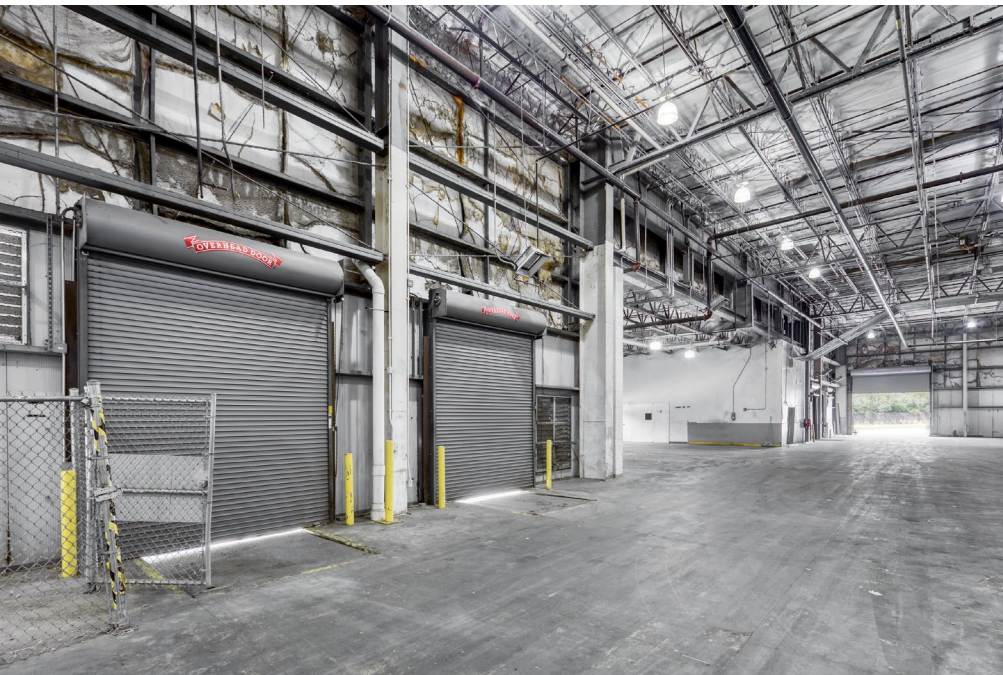
Extensive frontage along Airport Road provides excellent visibility and exposure, supporting branding opportunities and easy identification for employees, visitors, and logistics partners.

Positive Economic Momentum

Griffin continues to experience steady economic and employment growth, driven by new corporate investment and population expansion. The recently announced Target distribution center is projected to generate approximately 1,200 jobs at full build-out, further strengthening the local employment base.



ADDITIONAL PROPERTY PHOTOS



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