

1814
W

Refrigerated Production Facility with Freezer Capability

60,950 SF | 1814 WASHINGTON ROAD, JEFFERSON, GA | AVAILABLE FOR LEASE OR SALE



Available for Immediate Occupancy

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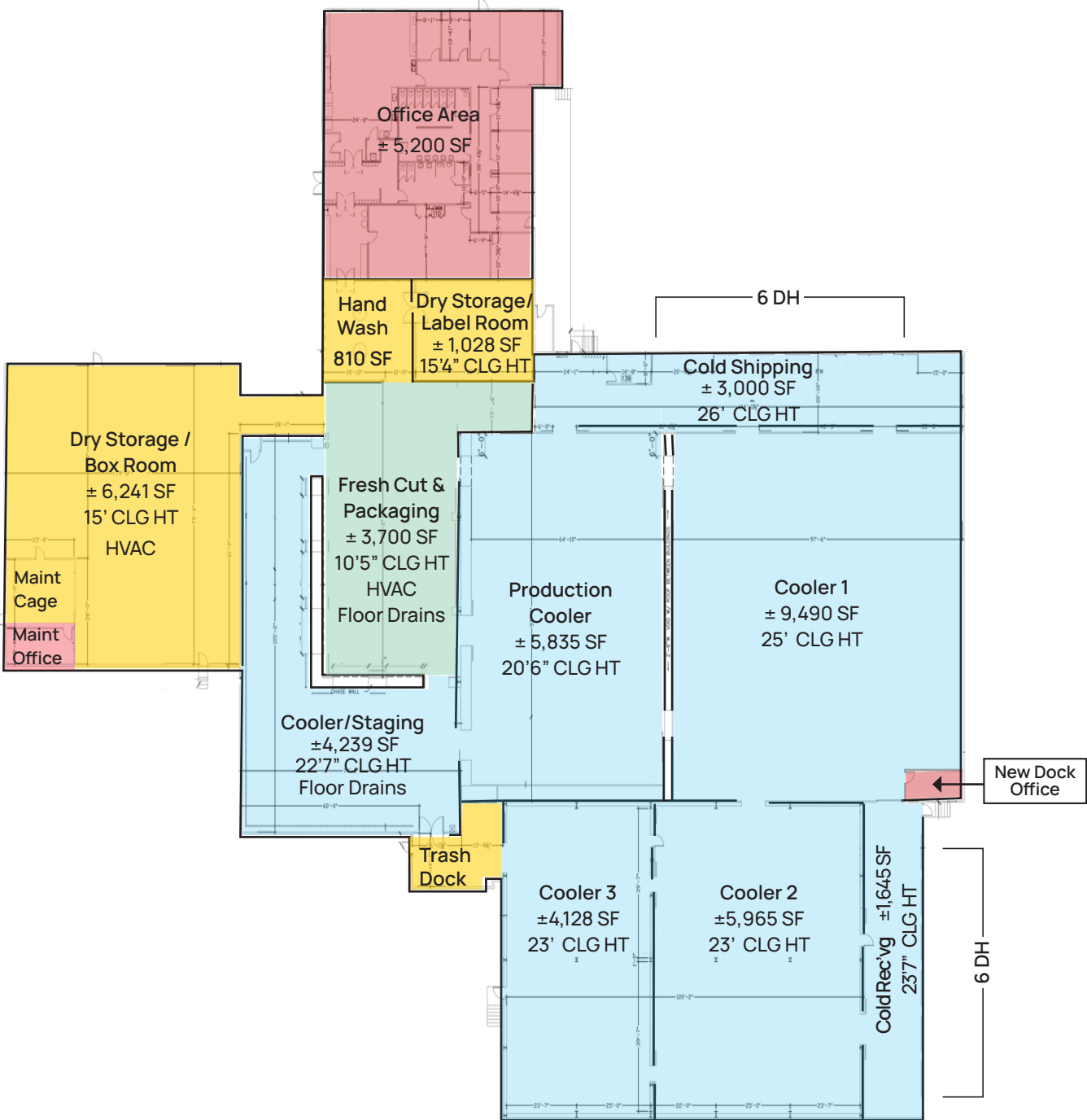
PROPERTY DETAILS

Total SF Available:	+/- 60,950
Cooler Storage SF:	+/- 23,822
Production Cooler SF:	+/- 5,835
Fresh Cut / Packaging SF:	+/- 3,700
Refrigerated Docks SF:	+/- 3,000 & +/- 1,645
Dry Storage / Maint SF:	+/- 8,579
Office SF:	+/- 5,200
Misc. SF:	+/- 5,000
Clear Height:	+/- 20' to 25' storage areas ; +/- 10' 5" Fresh cut / packaging
Dock High Doors:	15 with levelers
Floor Drains:	Yes
Refrigeration System:	Freon
Lighting:	Predominately LED
Parking:	~81 auto
Power:	277/480 V, 3-phase, nine 100 KVA pole mounted transformers
Year Built (Renovated):	1995 (2001, 2008, 2019)
Land Size:	9.724 acres
Fire Suppression:	none in main bldg.; sprinkler system in ancillary bldg.
Roof:	standing seam, silicone coated standing seam, TPO membrane
Ancillary Building SF:	4,000 (incl in overall Building SF)



FLOOR PLAN

- Cooler
- Dry
- Production
- Office



SITE PLAN



BUILDING PHOTOS

Exterior Building Aerial



Aerial



Building Exterior



Office/Conference Room



Handwash/Prep



Break Area



Cooler

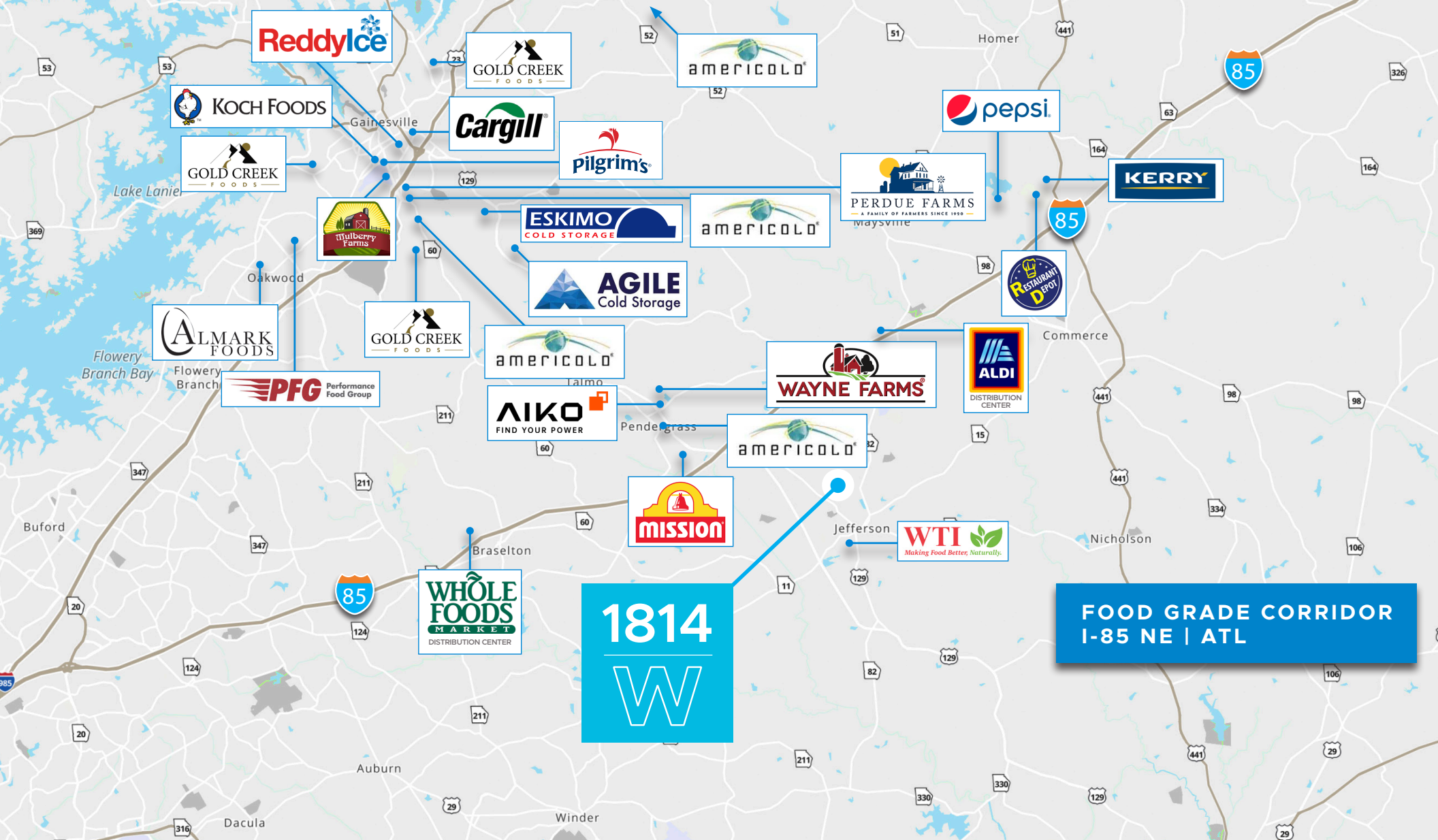


Cooler (Freezer Capable)



Fresh Cut / Packaging





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