

1303 & 1316 W Oakridge Dr ALBANY, GA

1303; 164,771 SF Cold Storage 1316; 70,597 SF Cooler/ Dry

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CBRE



Fully Racked Freezer & Cooler Rooms



43,089 SF Freezer



9,245 Pallet Positions



84,814 SF Cooler



20' Clear Height



14 Dock Doors



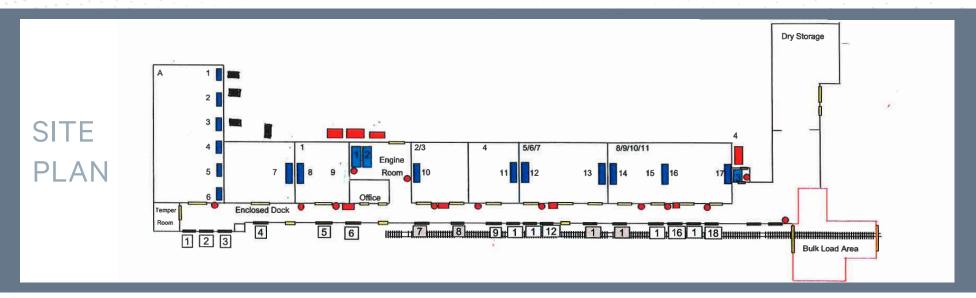
3,239,858 Cubic Feet

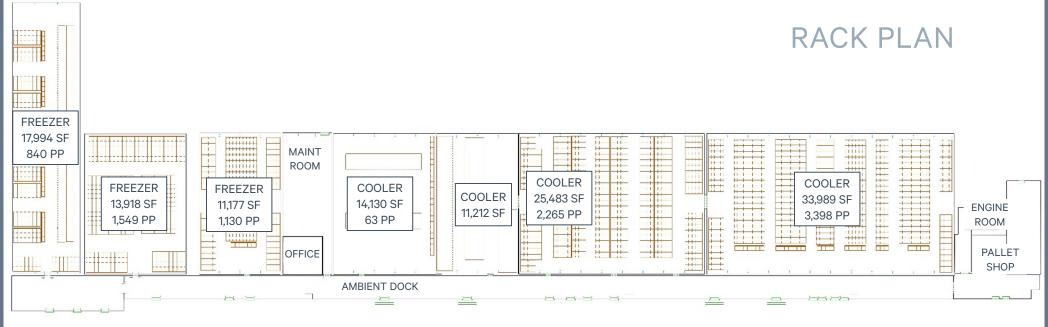
1303 W Oakridge Dr - Bldg 9

PROPERTY OVERVIEW

Property Address	1303 W Oakridge Dr Albany, GA, 31707
Property Type	Cold Storage Building
Building SF	164,771 SF
Year Built	1965
Clear Height	20'
Cold Storage Areas	Freezer: 43,089 SF - 3 Rooms Cooler: 84,814 SF - 4 Rooms
Temperature Range	-5° to 38°
Pallet Positions	9,245
Refrigeration System	Freon
Main Dock Area	22,745 SF - Ambient
Dry Storage	7,775 SF
Office Space	1,464 SF
Dock High Doors	14 Doors, Rail Possible
Trailer Parking	TBD - Excess Land Available
Employee Parking	TBD - Excess Land Available

1303 W Oakridge







XXXX XXXX





30,978 SF Dry Storage



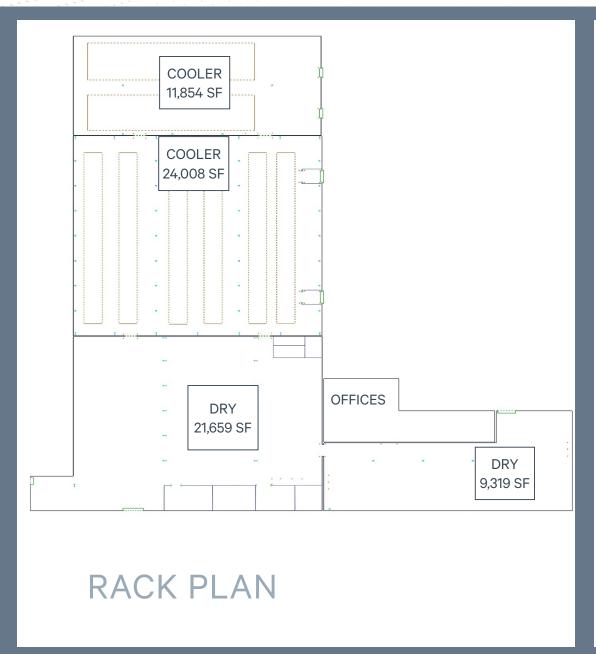
4 Dock Doors

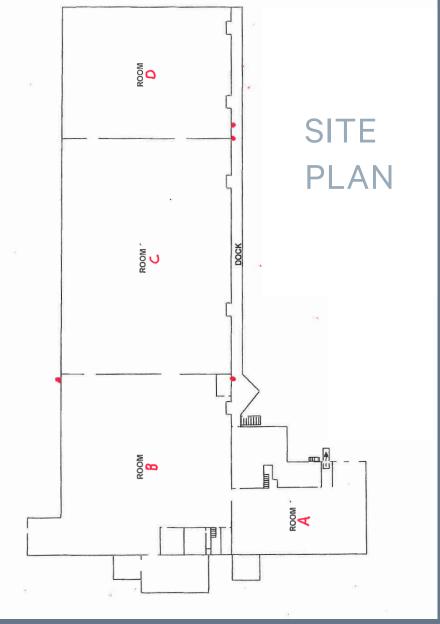
1316 W Oakridge Dr - Bldg 14

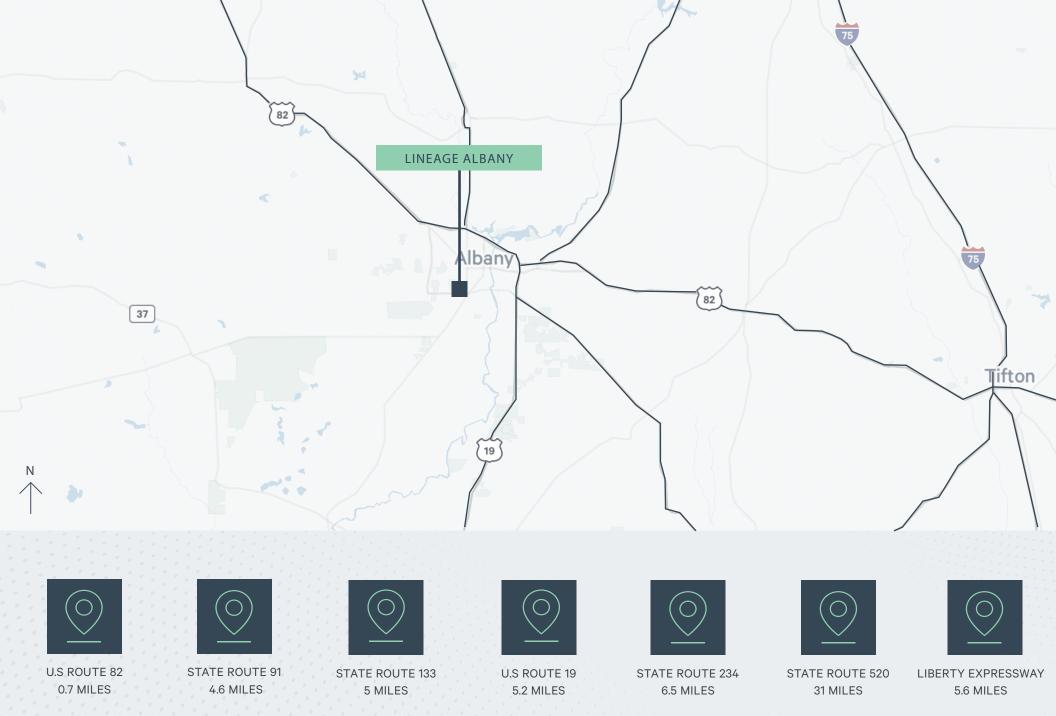
PROPERTY OVERVIEW

Property Address	1316 W Oakridge Dr Albany, GA, 31707
Property Type	Refrigerated & Dry Warehouse
Building SF	70,597 SF
Year Built	1963
Clear Height	17'
Cold Storage Areas	Cooler: 35,862 SF - 2 Rooms
Temperature Range	38°
Refrigeration System	Freon
Dry Storage	30,978 SF - 2 Rooms
Office Space	3,757 SF
Dock High Doors	4 Doors
Trailer Parking	TBD - Excess Land Available
Employee Parking	TBD - Excess Land Available

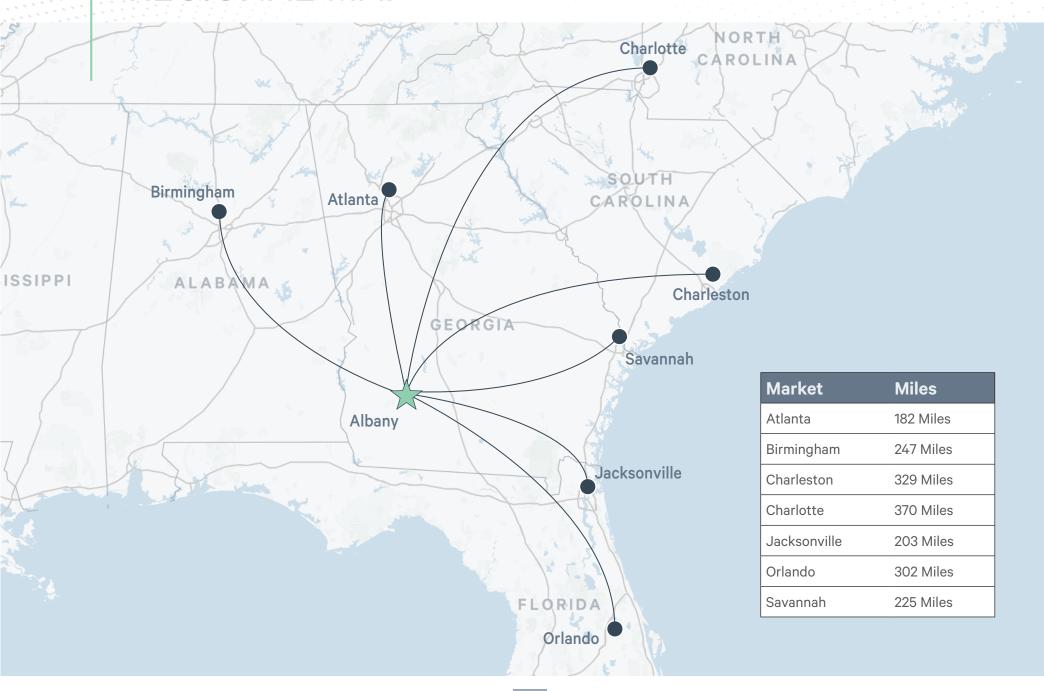
1316 W Oakridge







REGIONAL MAP



MARKET OVERVIEW - ALBANY



Albany is located in southwestern Georgia, and serves as a regional hub for the industrial industry. Albany benefits from access to rail services provided by the Norfolk Southern (NS) and Georgia & Florida Railway (GFRR) railroads, with GFRR offering interchanges with both NS and CSX.

Incentives for Albany-Dougherty Business

Business and industry can reach goals faster in Albany-Dougherty, supported by strategic incentives at every level—federal, state and local—through the custom assistance of the Albany-Dougherty Economic Development Commission (ADEDC). When it comes to incentives, job creators start at the top here, in a location offering the highest level of Georgia Job Tax Credits and Georgia Opportunity Zone credits, as well as Albany's own robust Job Investment Fund, among other generous incentives.



Albany-Dougherty welcomes and nurtures growth with:

- » Job Investment Fund
- » Freeport Exemption
- » Tier One Job Tax Credits
- » Georgia Port Tax Credit Bonus



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