

OFFERING MEMORANDUM



Exclusive Real Estate Investment Opportunity

# 6341 Nature's Way

Appling, Georgia 30802

**Marcus & Millichap**  
WILLIAMS INDUSTRIAL GROUP







# Executive Overview

Marcus & Millichap is pleased to exclusively present the real estate acquisition opportunity located at 6341 Nature's Way, Appling, Georgia.

There are two primary building improvements on the Subject Property: the ± 81,450 SF water bottling and manufacturing facility and the ± 3,470 SF smaller building which serves as executive office space. The warehouse is a pre-engineered steel building built in 1993, with expansions and renovations in 1998 and 2001. The warehouse has a 22-foot clear height, ten (10) standard truck height docks, and one (1) drive-in door. The large 19.38-acre lot with street frontage may allow for possible expansion opportunities.

The Subject Property is located right next to the I-20, which serves 43,000 vehicles per day and conveniently connects the Company to the rest of the country.

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**84,920**  
TOTAL SF

**\$5,100,000**  
SALE PRICE

**\$60.06**  
PRICE/SF

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## INVESTMENT HIGHLIGHTS

Real Estate Investment or Owner User Opportunity

84,920 SF Industrial Property

Large 19-Acre Lot Allows For Possible Facility Expansion

Excellent Location on Georgia I-20





INTERSTATE - 43,400 VPD  
NATURE'S WAY



81,450 SF



3,470 SF



WHITE OAK BUSINESS PARK (2 MI)  
AMAZON DCS - CLUB CAR



### MANUFACTURING OFFICE/WAREHOUSE

Gross Building Area	81,450 SF
Year Built	1993
Year Expanded	1997
No. Of Floors	1 + Mezzanine
Foundation	Concrete slab on grade
Structure	Pre-engineered steel
Eave Height	26'
Clear Height	22'
Roof Style	Gable
Roof Covering	Corrugated Metal Panels
Exterior Wall	Metal Panels + Concrete Block
Dock Doors	10
Lighting	Fluorescent
Power	480A 3-Phase

### SITE

Land Acres	19.38 Acres
Zoning	LI - Light Industrial
Uses	Variety of light industrial as well as numerous retail and commercial uses
Frontage	Nature's Way
APN	040 046A
On-Site Improvements	Paved Asphalt, Concrete Curbing, Concrete Pads and Aprons, Splitface Block Walls, Chain Link Fencing, Site Security Lighting, Storm Sewer, Detention Pond Landscaping, and Irrigation.

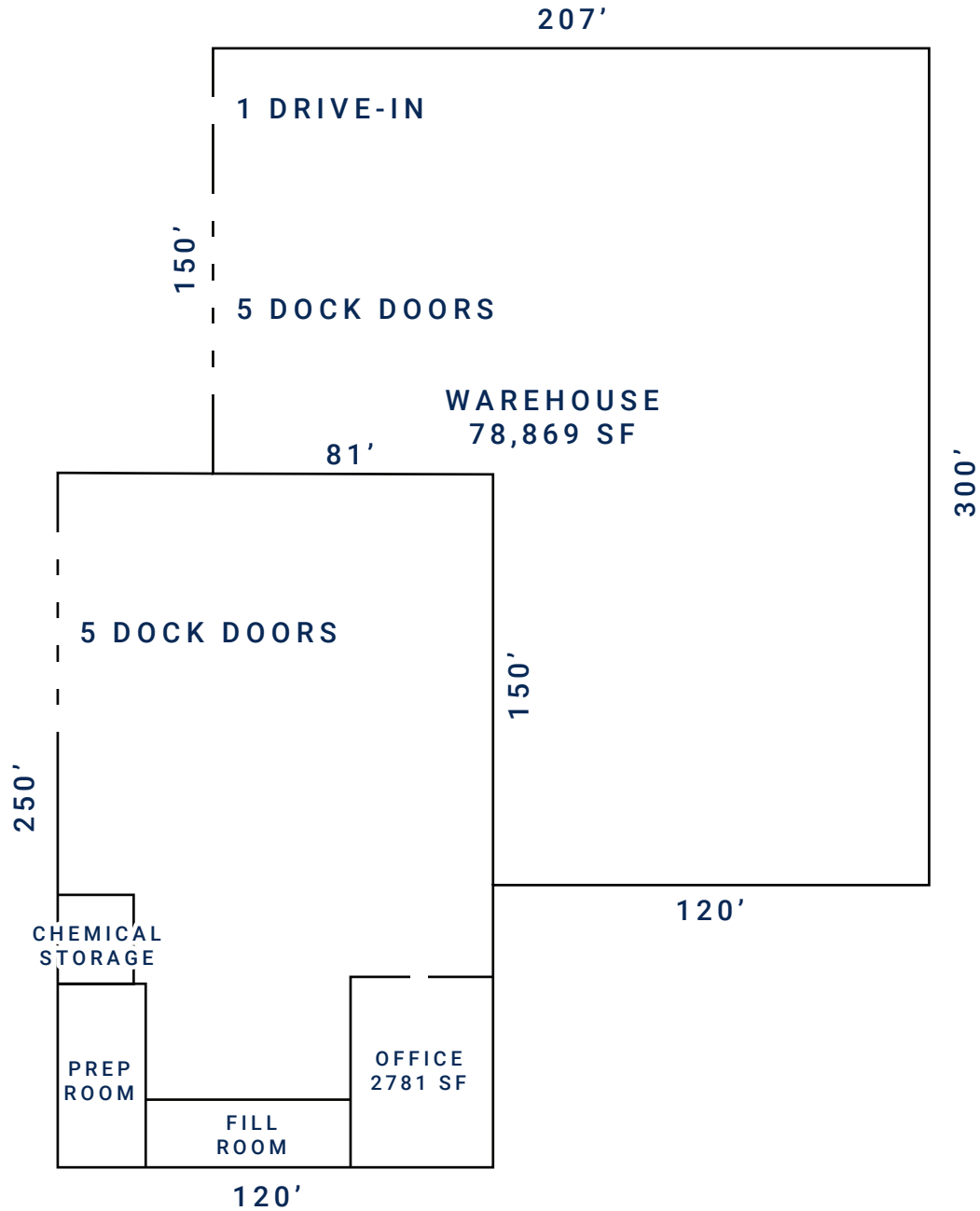
### MAIN OFFICE BUILDING

Gross Building Area	3,470 SF
Year Built	1996
No. Of Floors	2
Foundation	Masonry
Structure	Wood Frame

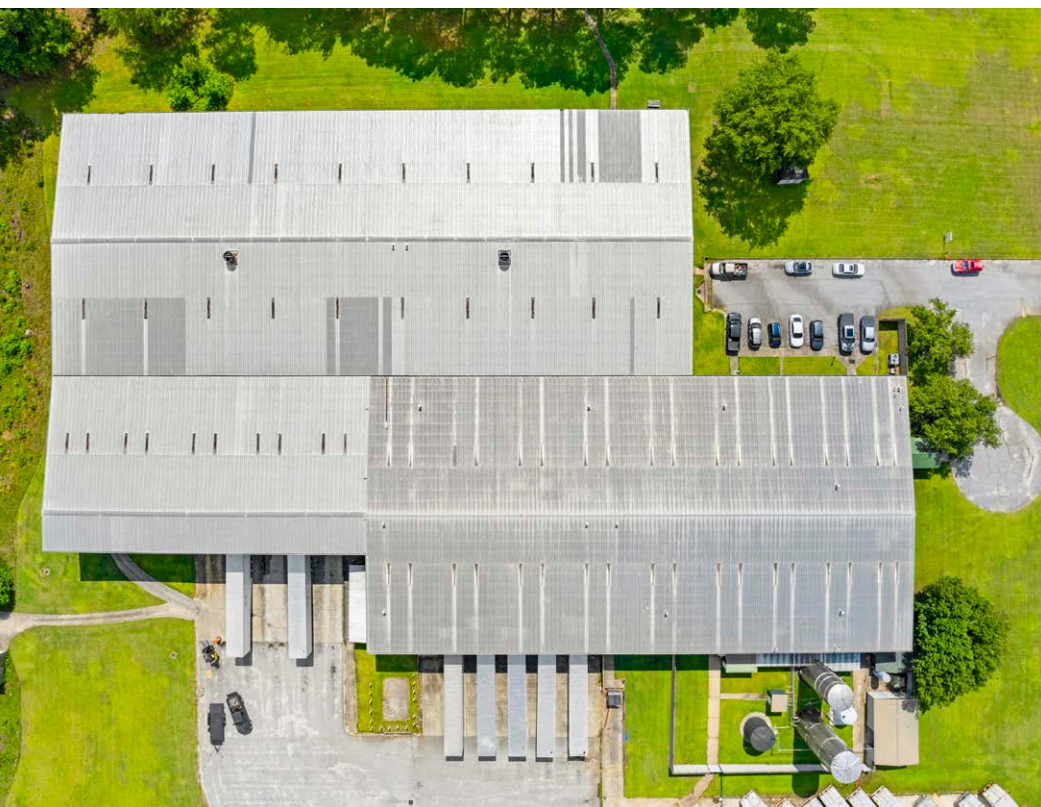


# Site Plan

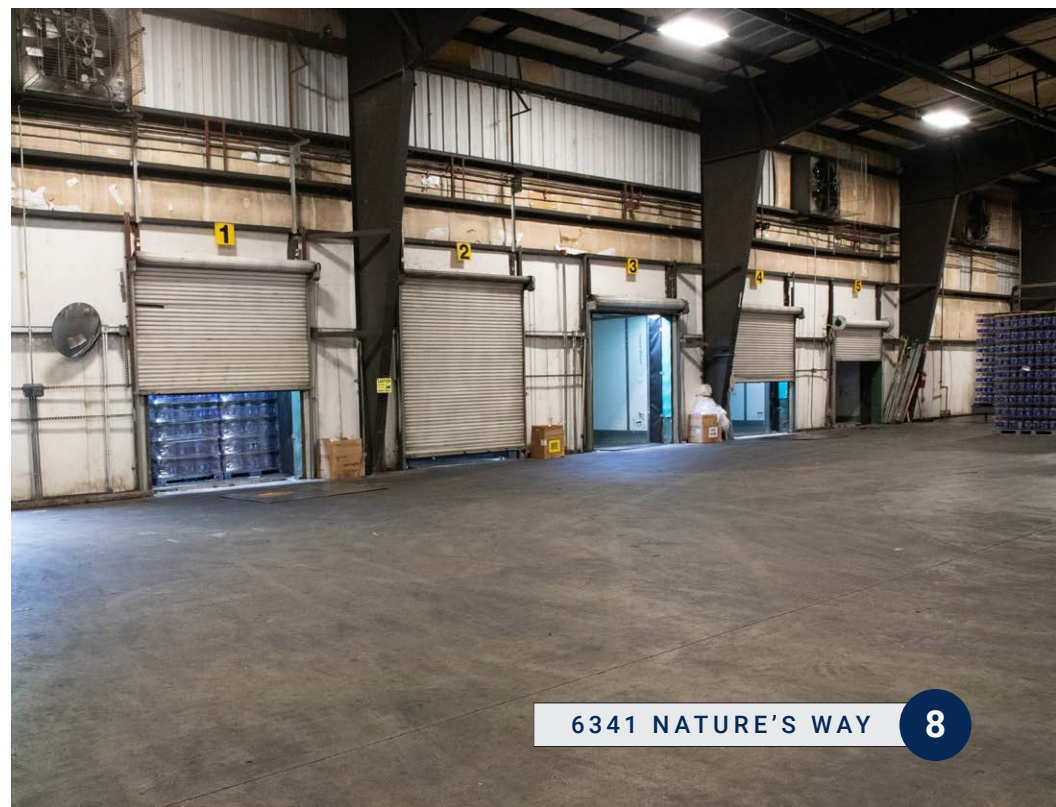
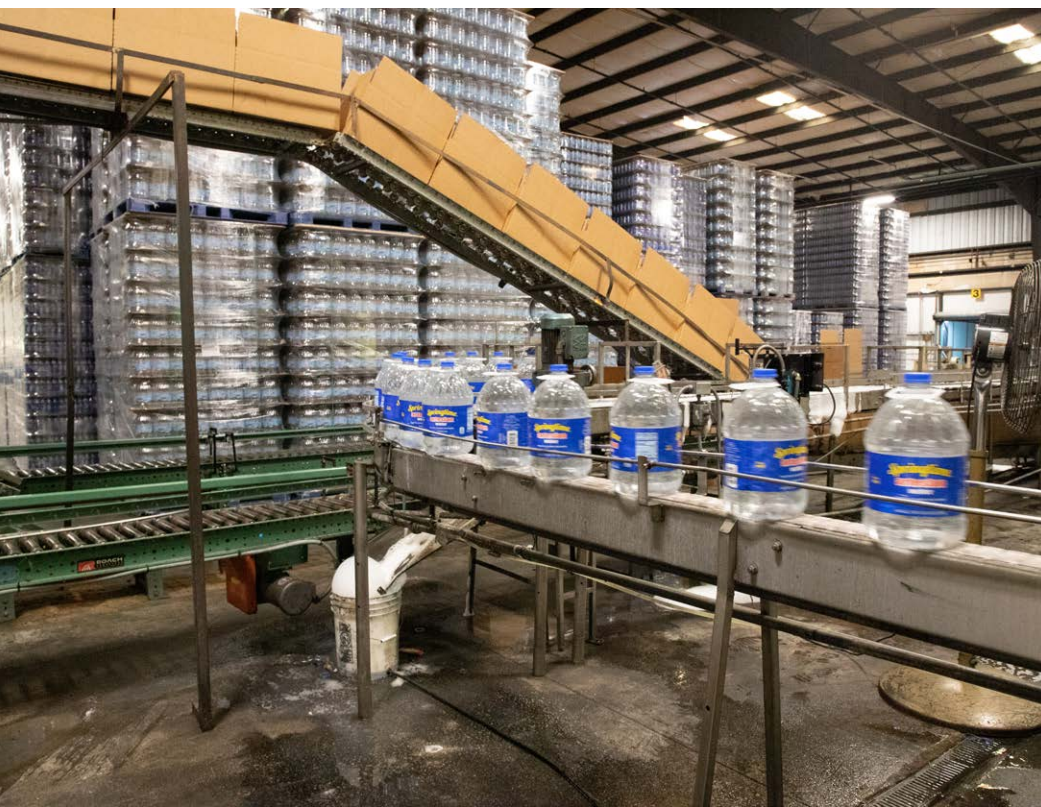
## WAREHOUSE







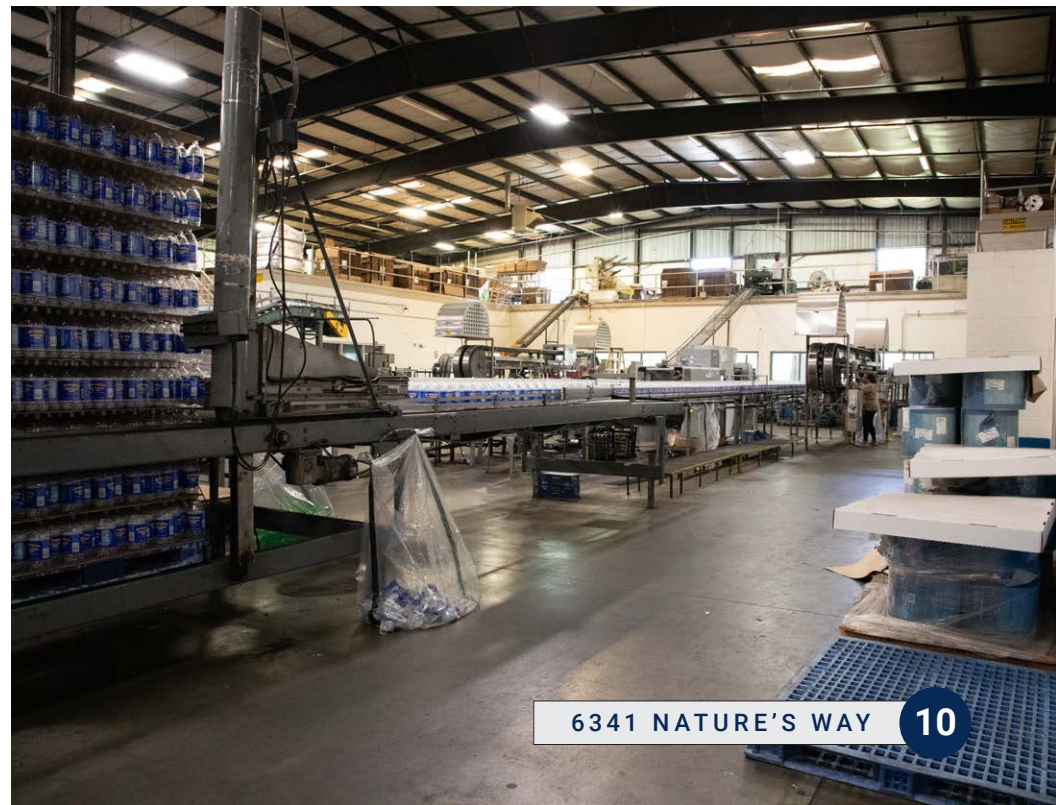






















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**Marcus & Millichap**

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