

# LAMB LEASING, LLC

55 Lamb Loop, Tifton, GA 31794

Presented by  
Lamb Leasing LLC



## Price: \$4.00 /SF/YR

55 Lamb Loop is a 55,500 square foot multi use building (warehouse, manufacturing, production) with 16 - 25 ft. bays, 18'eave height, 2 docks w/ roll up doors, 1 ramp w/walk door, 4 additional walk doors, 6 additional roll up doors, outdoor utility buildings/shelters set on approximately 5 Prime Plus acres LESS than 1 mile from 1-75 / EXIT 59, Highway U.S. Hwy 82 and 319 are also easily and quickly accessible. Located across Lamb Loop from Coca Cola bottling company. The warehouse has a breakroom with a glass view into the warehouse as well as restrooms. There is a very nice upstairs office with large glass overlooking the warehouse. The main office entrance has a sliding glass window into an office on the right. There are seven main offices (two large held 2 desks plus)(2 have glass view into warehouse) 2 restrooms in main office/ storage area / two entrances into the warehouse from main office. Building has been refurbished. Sheet metal was removed and replaced in areas where needed. Entire outside of building was repainted with two (2) coats of DTM paint. Old windows were removed and new large windows installed. Gutters and downspouts were removed and replaced where needed. Interior of office was painted, floors removed and replaced over new underlayment. All ductwork was removed, replaced and units cleaned. New 4 way A/C vents installed. Electrical was checked.

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LESS than 1 mile from 1-75 Exit 59

The space has the potential to be subdivided

Set on + or - 5 "Prime Plus" acres, corner lot, Lamb Loop

Refurbishment /sheet metal replacement/2 coats DTM paint/new windows/new gutters & downspouts where needed/ office repainted/

New flooring w/underlayment/new commodes/all new a/c ductwork/a/c's cleaned/electrical checked/

U.S. Hwy 82 and 319 are easily and quickly accessible.



**Vicki Lamb**

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**Lamb Leasing LLC**

1352 WB Parks Rd  
Omega, GA 31775

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Building Photo

## Listing space

### 1st Floor

Space Available	55,500 SF
Rental Rate	\$4.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

55 Lamb Loop is a 55,500 square foot multi use building (warehouse, manufacturing, production) with multiple outdoor utility buildings/shelters set on approximately 5 Prime Plus acres LESS than 1 mile from 1-75. U.S. Hwy 82 and 319 are also easily and quickly accessible. It has 4 drive in roll up doors on the front, 2 on right side with docks, 2 on the rear. There is also a sliding door on the rear. The warehouse has a breakroom with a glass view into the warehouse as well as restrooms. There is a very nice upstairs office with large glass overlooking the warehouse. The main office entrance has a sliding glass window into an office on the right. There are seven main offices /two large - each held 2 desks plus/server-security room/2 restrooms in main office/ storage area / two entrances from main office into warehouse.

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## Property Photos



Building Photo



Building Photo



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## Property Photos



Building Photo



Building Photo

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## Property Photos



South End 1 of several  
electrical left

Interior Photo



Office from w/h 2

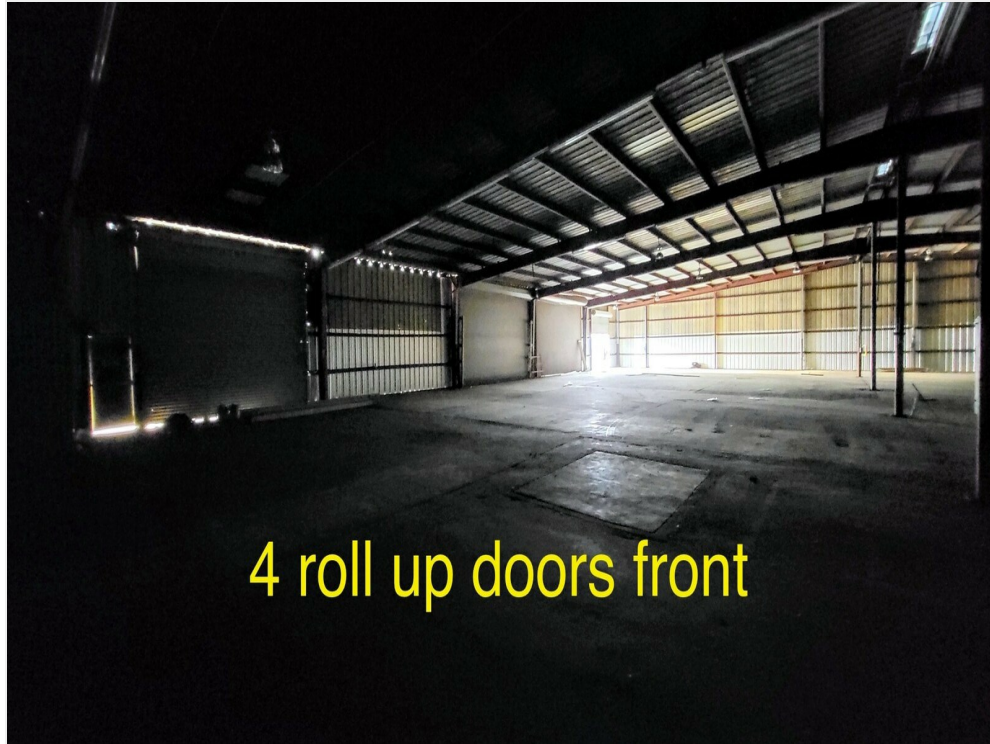
Interior Photo



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## Property Photos



4 roll up doors front

Interior Photo



South End of w/h

Building Photo



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## Property Photos



Electrical North End

Building Photo



Glass office looks over  
w/h

Building Photo

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## Property Photos



North End w/ h 2

Interior Photo



Building Photo



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## Location

