



1001 Nebula Rd

Manchester, GEORGIA 31816

±50,040 SF on ±9.97 Acres
with Outside Storage
FOR SALE

PROPERTY DETAILS

INDUSTRIAL FACILITY with OUTSIDE STORAGE

Total Building Size: ±50,040 SF with ±6,480 SF office

Acreage: ±9.97 Acres

Outside Storage: Two (2) outside storage sheds
(14,400 SF each w/ 23' clear height)
Additional Trailer Storage (6 Spaces)

Municipality: City of Manchester, Meriwether County, GA

Zoning: I-1 (Limited Industrial)

Parking: 77 spaces

Loading Doors: Three (3) Dock-High Doors (9' x 9')
One (1) Grade Level Door (12' x 16')
One (1) Drive- In Ramp (9' x 9')

Location: ±70 miles southwest of Atlanta, GA near
Newnan and LaGrange, GA
±28 miles from Exit 28 (Hogansville) to I-85



HAILEY
REALTY COMPANY

*Every effort has been made to provide accurate information,
but no liability is assumed for errors or omissions.*

For more information please contact:

TOMMY WATKINS, SIOR
Direct: 678-904-6803
twatkins@haileyrealty.com

1201 Front Avenue, Ste N, Columbus, GA 31901
Main 404-355-9300 | FAX 404-351-6329
www.haileyrealty.com

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Additional Property Details...

PROPERTY USE:	Industrial manufacturing, warehousing, and distribution
CONSTRUCTION TYPE:	Masonry
YEAR BUILT:	1955
CEILING HEIGHTS:	±14' clear at warehouse center *Tower area is ±50' clear
OFFICE DESCRIPTION:	6 private offices Large breakroom Locker rooms R&D area Conference room Office & Whse restrooms
SECURITY/FENCING:	Fully fenced and gated
TOWER:	±1,900 SF with ±50' clear height serviced by 12'x 16' grade-level door
FIRE PROTECTION:	Fully sprinklered – Wet System
UTILITIES:	Water, Sewer, & Garbage – City of Manchester Power – Georgia Power Gas – Liberty Utilities



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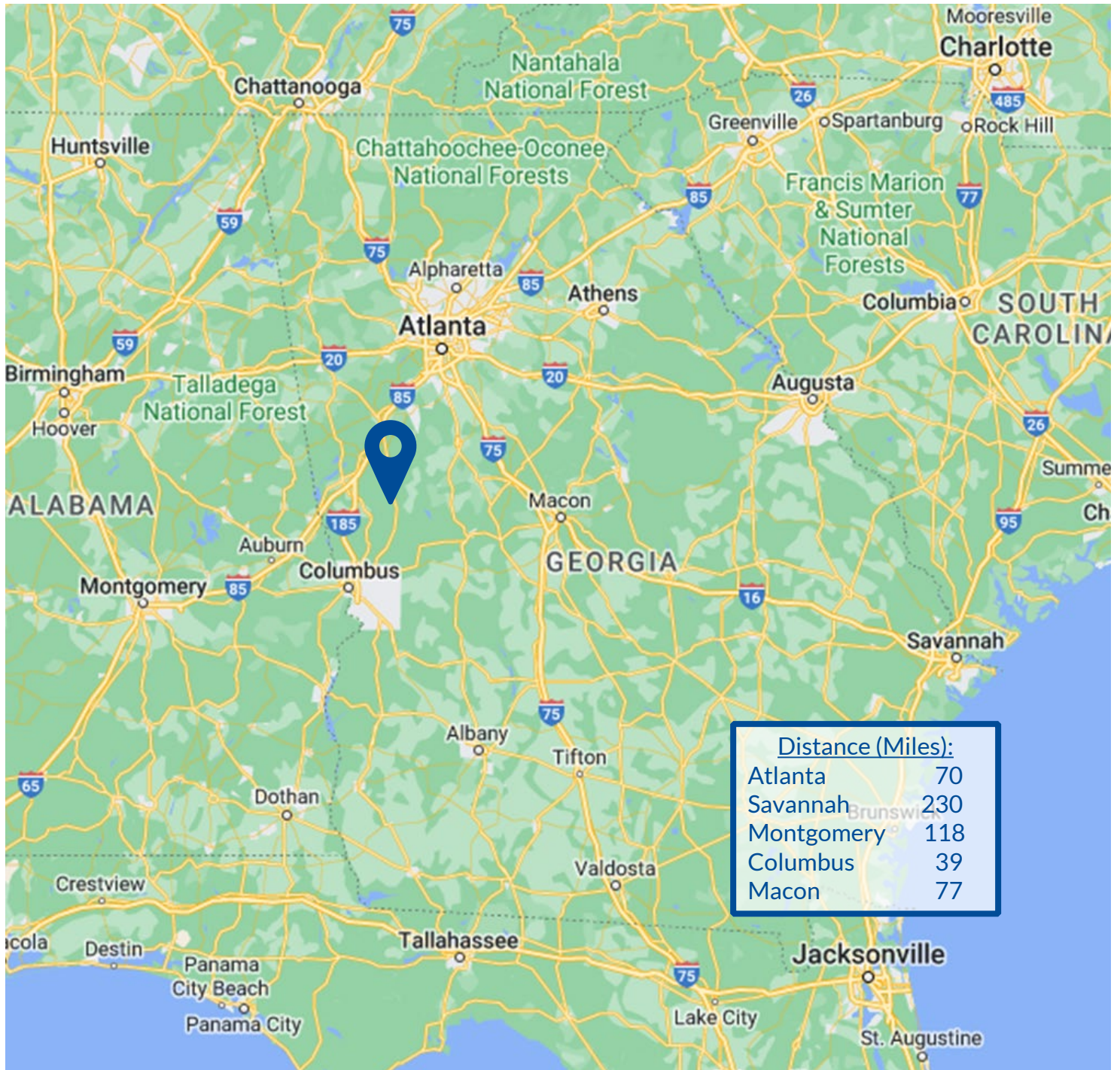
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