

**RABUN GAP, GEORGIA
971,905 SQ. FT. BUILDING ON 85.55 ACRES
UP TO 500,000 SQ. FT. AVAILABLE FOR LEASE**

BUILDING SALE WOULD ALSO BE CONSIDERED



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**RABUN BUSINESS PARK
400 KELLY'S CREEK ROAD
RABUN GAP (RABUN COUNTY), GEORGIA 30568**

SIZE:	971,905 square foot building for sale with up to 500,000 square feet available for lease being offered in units beginning at approximately 50,000 square feet
NUMBER OF BUILDINGS:	One single story industrial building
GROUND:	Approximately 85.55 acres
CONSTRUCTION:	Floors: Reinforced concrete Walls: Masonry – brick and pre-cast panels Roof: Primarily TPO with some built-up (roof age schedule is attached) Columns: Steel “I” beams
DATE OF CONSTRUCTION:	Originally constructed in 1952 with expansions and renovations in 1992, with a complete renovation in 2011
CONDITION OF PROPERTY:	Very good
CEILING HEIGHTS:	29’ clear (324,000 square feet) 18’ clear (224,500 square feet) 25’ clear (218,000 square feet)
COLUMN SPACING:	60’ x 28’ (324,000 square feet) 32’ x 28’ (224,500 square feet) 49’ x 56’ (218,000 square feet)
POWER:	Supplied by Georgia Power Company; five ground-level 3-phase transformers – three @ 75 KVA, one @ 150 KVA, one @ 750 KVA
NATURAL GAS:	Supplied by Toccoa Gas; 4” line (3 psi)
WATER:	Supplied by Rabun County; 3.5” line for potable water, 10” line for process water, up to 1.5 mgd capacity
SEWER:	Supplied by Rabun County Waste Treatment; 12” line
FIBER OPTICS:	Available in the facility – four different service suppliers

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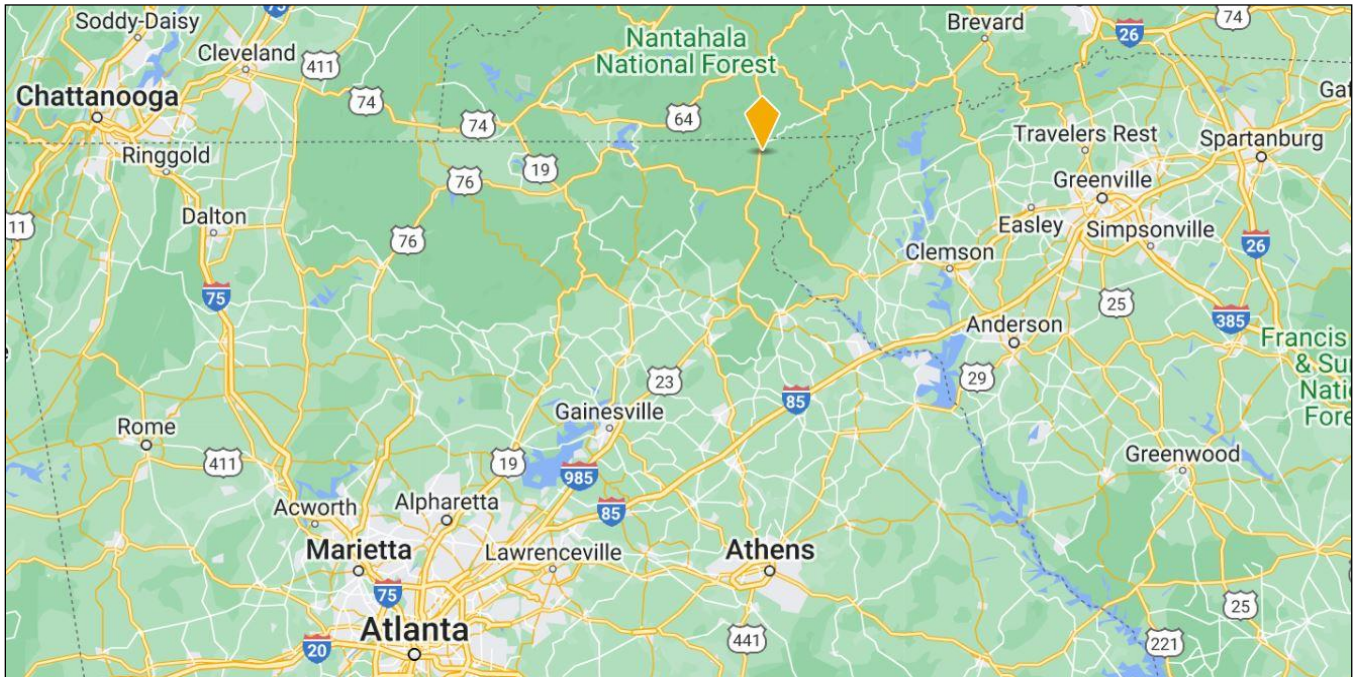
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SPRINKLER SYSTEM:	100% sprinkled with standard industrial hazard wet system; four water storage tanks on site with total of approximately 1,085,000 gallons
LIGHTING:	High efficiency T-5 lighting throughout
OFFICE FACILITIES:	Up to 20,000 square feet of office space; partially renovated and can be completed to tenant's needs
PARKING:	Approximately 462 paved parking spaces and 70 trailer parking spaces
RESTROOMS:	<u>Five restroom areas with total fixtures as follows:</u> Men: 12 toilets, 8 lavatories, 9 urinals, 1 shower Women: 15 toilets, 7 lavatories, 1 shower
HEATING:	Ceiling suspended gas fired space heaters
AIR CONDITIONING:	Office and break areas only
VENTILATION:	Ceiling-mounted exhaust fans
TRUCK LOADING:	Thirty-four tailgate high dock doors (9' x 10', 7' x 9', and 12' x 14') and two drive-in doors (12' x 14' and 14' x 14'). Depending on area leased, dock availability varies.
ZONING:	M-1; Light manufacturing, warehouse and distribution
OPEX:	Property Taxes: \$0.07 per square foot Insurance: \$0.03 per square foot CAM: <u>\$0.64 per square foot</u> Total: \$0.74 per square foot
FORMER USE:	Warehouse and distribution
TRANSPORTATION:	Four-lane US Hwy. 441 is ¼ mile from property entrance, approximately 55 miles from I-85 and 60 miles from I-985. Air transportation available at Asheville Regional Airport (89 miles), Greenville-Spartanburg International Airport (94 miles), Hartsfield-Jackson Atlanta International Airport (122 miles), and Charlotte/Douglas International Airport (177 miles).

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LOCATION MAPS:



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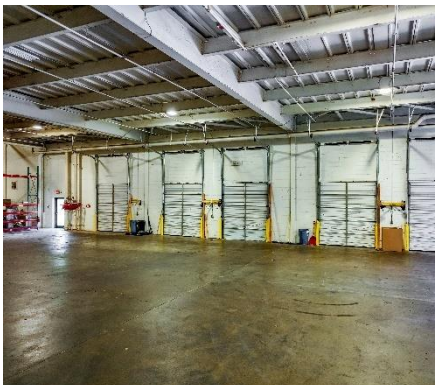
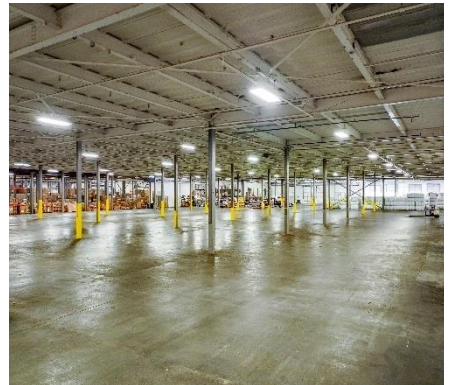
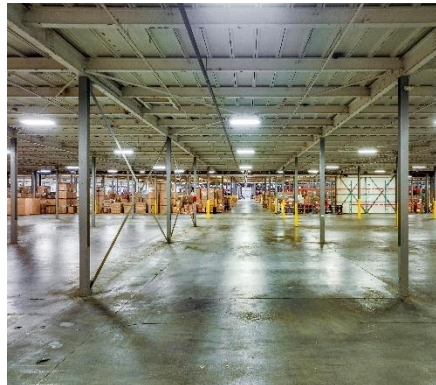
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BUILDING PHOTOS:



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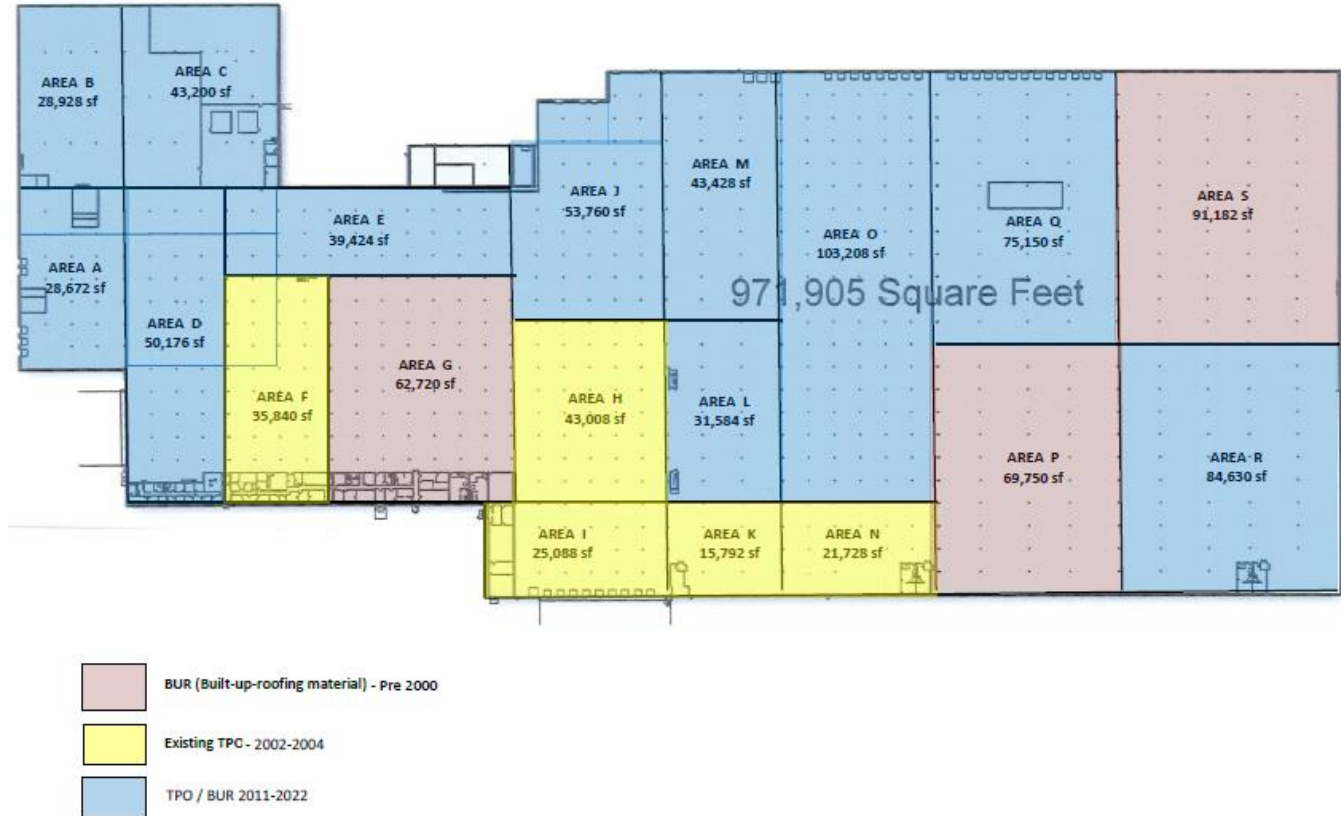
SITE PLAN:



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ROOF AGE SCHEDULE:



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ROOF STATUS SUMMARY

Area	PCI Size (sf)	Actual Size (sf)	Year	Type	Deck
A	29,810	28,672	2011	TPO	Metal
B	25,670	28,928	2011	TPO	Metal
C	18,236	43,200	2011	TPO	Metal
D	49,918	50,176	2021	TPO	Concrete
E	40,319	39,424	2013	TPO	Wood
F	36,012	35,840	2004	TPO	Concrete
G	63,539	62,720	Pre-2000	BUR	Concrete
H	42,410	43,008	2002	TPO	Concrete
I	25,970	25,088	2002	TPO	Concrete
J	44,566	53,760	2011	TPO	Metal
K	16,286	15,792	2002	TPO	Concrete
L	32,500	31,584	2013	TPO	Wood
M	44,334	43,428	2022	BUR	Concrete
N	22,100	21,728	2002	TPO	Metal
O	93,512	103,208	2011	TPO	Metal
P	70,302	69,750	Pre-2000	BUR	Metal
Q	65,139	75,150	2011	TPO	Metal
R	85,139	84,630	2011	TPO	Metal
S	78,941	91,182	Pre-2000	BUR	Metal
Total	884,703	947,268			

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