

BATTELLE

- 1315 -

W. OAKRIDGE DRIVE
ALBANY, GA

380,585
TOTAL SF

27
ACRES

ALBANY DISTRIBUTION CENTER

INVESTMENT OPPORTUNITY
OFFERING MEMORANDUM



ZAC CYPRESS CCIM

Principal & EVP
615.491.5161
zac.cypress@colliers.com



MAX SMITH SIOR

Principal & EVP
615.429.4509
max.smith@colliers.com

BRIAN BROCKMAN IN-STATE BROKER

License # 378952 BangRealty - Georgia, Inc.
513.898.1551 | bor@bangrealty.com

ALBANY DISTRIBUTION CENTER

OFFER SUBMISSION SUMMARY

Below, you will find instructions and guidance to present a timely offer.
Please contact the brokers with any additional inquiries.

PURCHASE GUIDANCE & REQUIREMENTS

The property is being marketed without an asking price, but pricing expectations have been established based on the asset's quality, the tenant's credit profile, and the opportunity's long-term stability.

Offer term sheets should include:

- Purchase price and approval process
- Timing for due diligence period and closing date
- Earnest money amount and non-refundable conditions
- Source of financing for the acquisition
- Background of the purchaser with recent transaction history
- Summary of closed transactions and references
- Purchaser's presence in the market or similar markets

OUTSIDE BROKER FEES/COMMISSION

Any purchaser that a broker represents is responsible for compensating the broker.

INQUIRIES

Any inquiries and requests should be addressed to the Colliers Nashville Team listed to the left as Seller representatives.

For more information, please visit our website at
www.colliers.com

Colliers Nashville
615 Third Avenue S, Suite 500
Nashville, TN 37210





BATTELLE

Colliers

table of contents

04

**PROPERTY
OVERVIEW**

09

**TENANT
OVERVIEW**

11

**LOCATION
OVERVIEW**

1



BATTELLE

**PROPERTY
OVERVIEW**

1315 W. OAKRIDGE ROAD | ALBANY, GA 31707


EXECUTIVE SUMMARY

Colliers International | Nashville, as exclusive advisor, is pleased to present the opportunity for 1315 West Oakridge Road in Albany, Georgia. This 380,585 square foot manufacturing facility is situated on 27 acres, and is occupied by Battelle Memorial Institute under a net lease. The property features 21'-26' clear heights, 24 dock doors, 8 drive-in loading doors, LED & metal halide lighting, 3,000-amp 3-phase power services, 250 surface parking spaces and partially climate controlled warehouse.

The distribution warehouse is strategically located 43 miles west of Interstate 75 and just two miles from the Southwest Georgia Regional Airport. As Georgia's second-largest cargo airport and a primary UPS sorting hub, the airport supports significant logistics activity, with UPS now serving as its largest tenant due to sustained growth in cargo volume.

Battelle Memorial Institute ("Battelle") is the world's largest independent nonprofit applied science and technology organization, with origins dating to its founding in 1929 in Columbus, Ohio. The company is dedicated to addressing some of the nation's and world's most complex scientific and technological challenges, combining advanced research, engineering, data analytics, and scientific expertise to deliver solutions for government and commercial clients.


This investment offers the opportunity to acquire a stabilized and industrial asset secured by a long-term tenant with a globally respected and mission-critical research organization. The presence of a creditworthy, nonprofit tenant engaged in essential scientific and government-supported work provides durable cash flow, reduced volatility, and downside protection, making the asset well-suited for investors seeking long-term income stability and defensive characteristics.

380,585
TOTAL SF



1 BUILDING
CLASS B



24
DOCK DOORS



PREMIER
INDUSTRIAL
PARK

THE ALBANY DISTRIBUTION CENTER

The warehouse is 43 miles west of Interstate 75, the major link between the Southeast and the Great Lakes, serving the cities of Miami, Naples, Fort Myers, Tampa, Atlanta, Chattanooga, Knoxville, Lexington, Cincinnati, Toledo, and Detroit.

Located 2 miles from the South West Georgia Regional Airport, the 2nd largest cargo airport in Georgia.

Quick access to US Highway 82 via Westover Road (7.5 miles) if heading northwest to Columbus, GA and via West Oakridge Drive (11.4 miles) if heading west to Tifton, GA.

Approximately 7 minutes from Albany State University (6,809 enrolled students).

Workforce hub of Southwest Georgia with a labor force of nearly 200,000.

Government contract serviced from location since March 2014



Property information

Zoning	Manufacturing Light
Lot Size	27.2 AC
Parcel ID	00212-00001-30F
County	Dougherty

Power	Georgia Power
Gas	City of Albany
Sewer/Water	City of Albany
FEMA Flood Zone	No

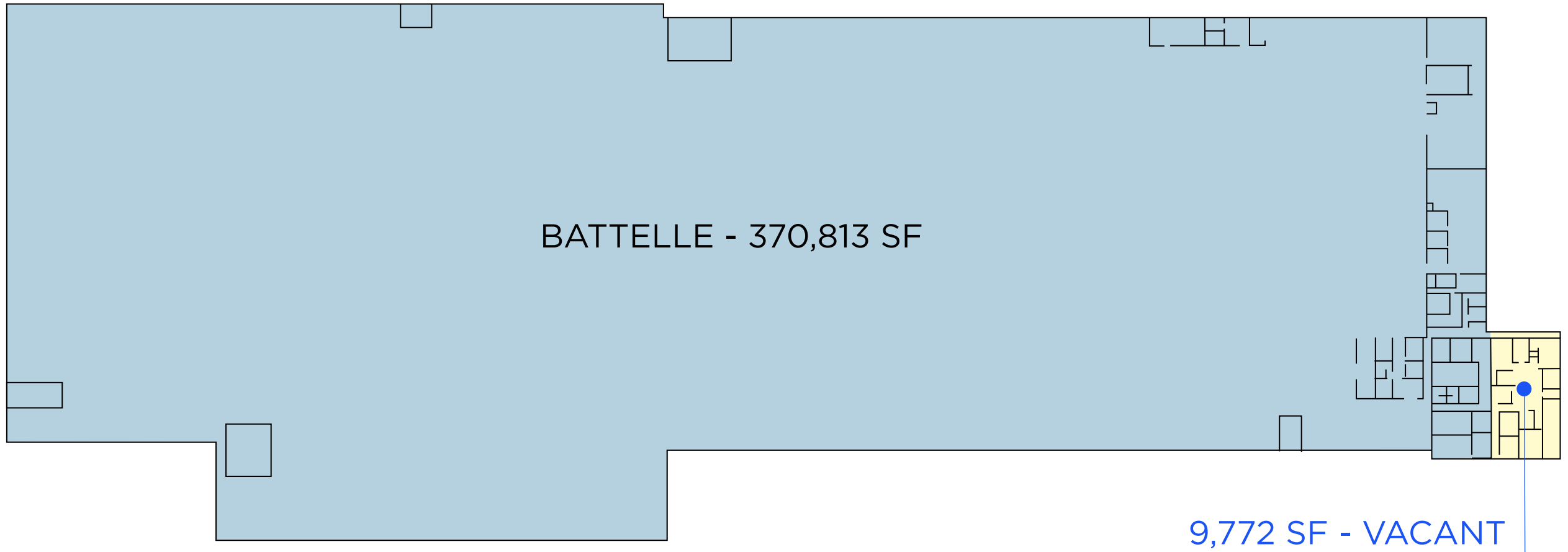
Building Information

Building Size	380,585 SF
Office Size	20,310 SF
Year Built/Renovated	1968 / 1994
Sprinkler System	Wet Sprinkler System
Dock Doors	24 exterior dock high doors
Grade Level Door	8 drive-in loading doors
Auto Parking Spaces	+/- 250
Power	3,000 amp / 277-480v 3-phase

Construction	Concrete Tilt
Configuration	Side Load
Clear Height	21' - 26'
Roof	TPO
Lighting	Metal halide & LED
Column Spacing	40' x 40'
Heating	Partially climate controlled

FLOOR PLAN

380,585 SF | ONE LEVEL



2



BATTELLE

**TENANT
OVERVIEW**

BATTELLE

Tenant	Battelle Memorial Institute (Battelle)
Industry	Private nonprofit applied science and technology development organization specializing in advanced research and development across multiple disciplines, including national security, health and live sciences, energy and environmental sciences and laboratory management services.
Headquarters	Columbus, Ohio

Founded in 1929, Battelle's mission is focused on advancing scientific discovery and innovation to address critical global challenges, from healthcare and national defense to energy sustainability and environmental protection.

battelle.org

Global Footprint & Workforce:

- **Locations & Scope:** Battelle operates in a global network with over 130 locations worldwide, including 8 national research facilities and national laboratories that it manages or co-manages on behalf of the U.S. Department of Energy and Department of Homeland Security.
- **Employee Count:** Across its global operations, Battelle employees approximately 20,000+ people spanning scientists, engineers, researchers, and support staff.
- **Revenue:** As a nonprofit entity, Battelle does not publish traditional commercial financial statements like public corporations, but widely reported figures place its annual revenue between \$6 - \$14 billion. Battelle's financial model is largely driven by government contracts, research grants, and long-term laboratory management agreements rather than traditional product sales, which supports stable revenue streams tied to federal research and development funding.



Key Strategic Strengths:

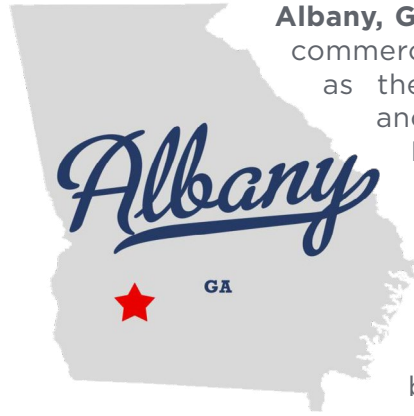
- **Leader in Applied Science and R&D:** One of the largest independent research organizations in the world, providing solutions across critical scientific and engineering disciplines.
- **Government Partnership & Lab Management:** Operates and co-manages several U.S. national laboratories, supporting long-term federal research programs.
- **Technology Commercialization:** Translates scientific discovery into real-world applications across health, security, energy, and industrial domains.

3

BATTELLE

LOCATION
OVERVIEW





Albany, Georgia serves as the principal economic and commercial hub of Southwest Georgia, functioning as the county seat of Dougherty County and anchoring a multi-county regional trade area. Positioned along the Flint River, the city supports a diversified economy and provides essential services for surrounding rural and suburban communities. Albany's central location and cost-competitive operating environment have helped sustain its role as a stable regional market for business, healthcare, education, and logistics.



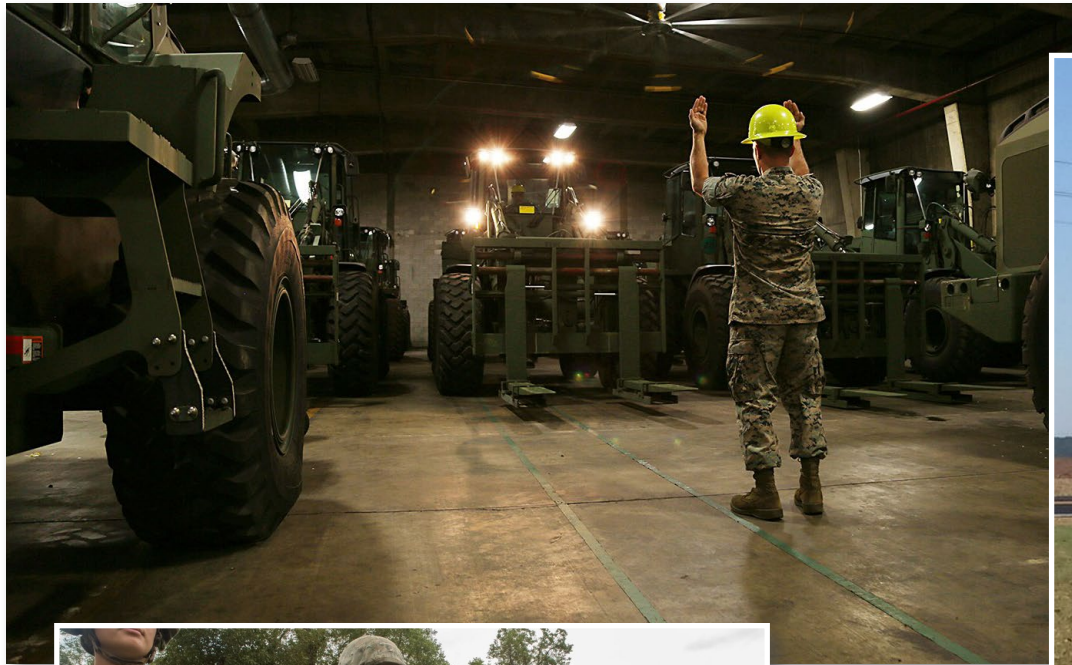
The local economy is driven by a balanced mix of healthcare, military operations, manufacturing, education, and government services. Healthcare represents one of the largest employment sectors, led by Phoebe Putney Health System, a major regional medical provider. The Marine Corps Logistics Base Albany is a critical economic engine, supplying thousands of jobs and consistent federal investment while supporting national defense logistics operations. Manufacturing also plays a significant role, with major employers such as Procter & Gamble and Molson Coors maintaining large production facilities in the area.

Albany's employment base is further supported by Albany State University, which contributes workforce development, research capacity, and meaningful economic impact to the region, as well as the Dougherty County School System and local government entities. Combined with a below-average cost of living and a reputation as a low-cost manufacturing market, these institutional anchors provide long-term economic stability and reinforce Albany's position as a dependable commercial and employment center within Southwest Georgia.

2025 DEMOGRAPHICS

	Albany	Dougherty County
Population	67,082	82,881
Households	27,820	34,249
Avg HH Income	\$65,492	\$69,480
Labor Force	53,039	65,478

ALBANY'S TOP EMPLOYERS



The **Marine Corps Logistics Base Albany** (MCLB Albany) is one of the largest and most significant military installations in Southwest Georgia and a cornerstone of the region’s economy. Established in 1952, the base serves as the Marine Corps’ primary logistics support center for ground combat and combat support systems, providing maintenance, repair, overhaul, and supply chain management for equipment used by Marines worldwide. Its mission-critical role supports long-term federal investment and operational continuity in the Albany market.

MCLB Albany is also among the area’s largest employers, supporting thousands of military personnel, civilian employees, and contractors. The installation generates substantial economic impact through direct employment, procurement activity, and secondary business support across the region. Its stable federal presence provides Albany with a dependable employment base and reinforces the market’s strength in logistics, defense, and government-related services—key factors contributing to the area’s long-term economic stability.



- **Albany - Dougherty County** benefits from a strategic transportation network supporting road, rail, and air freight.
- The region's highway infrastructure, including **four-lane access** throughout the area, allows goods movement toward major logistics and distribution hubs.
- From Albany, companies can reach approximately **82% of the domestic industrial market and 79% of the nation's largest consumer markets** by truck within two days.
- Rail is provided by **Norfolk Southern** and **Georgia & Florida Railway**, supporting interchange capabilities and connections to Georgia Port System and broader national rail network.
- **Southwest Georgia Regional Airport (KABY)** operates as a significant cargo and general aviation hub, serving both freight and passenger needs with connections to Hartsfield-Jackson Atlanta International Airport and UPS cargo operations.



- The Albany - Dougherty **labor pool exceeds 150,000 workers**, highlighting available workforce capacity for industries ranging from manufacturing and distribution to healthcare and defense.
- Dougherty County participated early in the state's **Work Ready Community initiative** and achieved recognition by earning its Work Ready Community designation, giving Albany - Dougherty a **distinct advantage in attracting new business**, as employers look to locate in communities with documented, skilled labor pools.
- Key industries that contribute to the economy within Albany - Dougherty are **Manufacturing, Agriculture & Ag-Tech, Distribution & Logistics, Healthcare, and Defense/Military**.



- **Albany State University (ASU)** serves as a major regional higher education institution with approximately 6,800 students enrolled, including undergraduate and graduate programs.
- ASU's academic programs contribute to the workforce pipeline in key fields such as health sciences, business, education, and public administration.
- **Dougherty County School System (DCSS)** is the principal public education district serving Albany and the surrounding area. The district enrolls roughly 13,000+ students and is recognized for producing college and career ready graduates with strong graduation rates.
- **Albany Technical College** is a two-year technical college and part of the TCSG (Technical College System of Georgia). This institution offers a broad range of programs designed to support job training and local industry needs with roughly 3,000 students enrolled.

LOCATION MAP



**ALBANY
DISTRIBUTION
CENTER**



W Oakridge Rd

Old Pretoria Rd

SOUTHWEST
GEORGIA
REGIONAL
AIRPORT

62

19

Palmyra Rd

N Jefferson St

82

ALBANY

234

82

234

Martin Luther King Jr Dr


19

133

300

ECONOMIC OVERVIEW - ALBANY

STRATEGIC TRANSPORTATION POSITION




ALBANY-DOUGHERTY COUNTY PROVIDES 4-LANE ACCESS ALLOWING YOU TO REACH 82% OF THE DOMESTIC INDUSTRIAL MARKET & 79% OF THE NATION'S LARGEST CONSUMER MARKETS IN LESS THAN TWO DAYS BY TRUCK

WORLD CLASS MANUFACTURING




PEOPLE ACROSS THE WORLD USE AND CONSUME PRODUCTS MADE IN ALBANY, GA EVERY DAY. COMPANIES LIKE PROCTOR & GAMBLE, MARS, MOLSON COORS, OUTDOOR NETWORK, AND GEORGIA PACIFIC LUMBER CALL ALBANY HOME.

COMPETITIVE OPERATING COSTS



14TH FOR LOW-COST OF DOING BUSINESS IN US. GEORGIA IS #1 IN THE COUNTRY FOR BUSINESS COMPETITIVENESS.

LOWER COST OF LIVING



23.5% LOWER THAN THE NATIONAL AVERAGE COST OF LIVING, GIVING EMPLOYERS A CRITICAL ADVANTAGE IN CONTROLLING LABOR COSTS.

DIVERSE ECONOMIC BASE



MAJOR CLUSTERS IN HEALTHCARE, ADVANCED MANUFACTURING, LOGISTICS, R&D, AND EDUCATION

QUALITY OF PLACE



VIBRANT, AFFORDABLE COMMUNITIES BOLSTER TALENT ATTRACTION & WORKFORCE RETENTION

KEY INSIGHTS

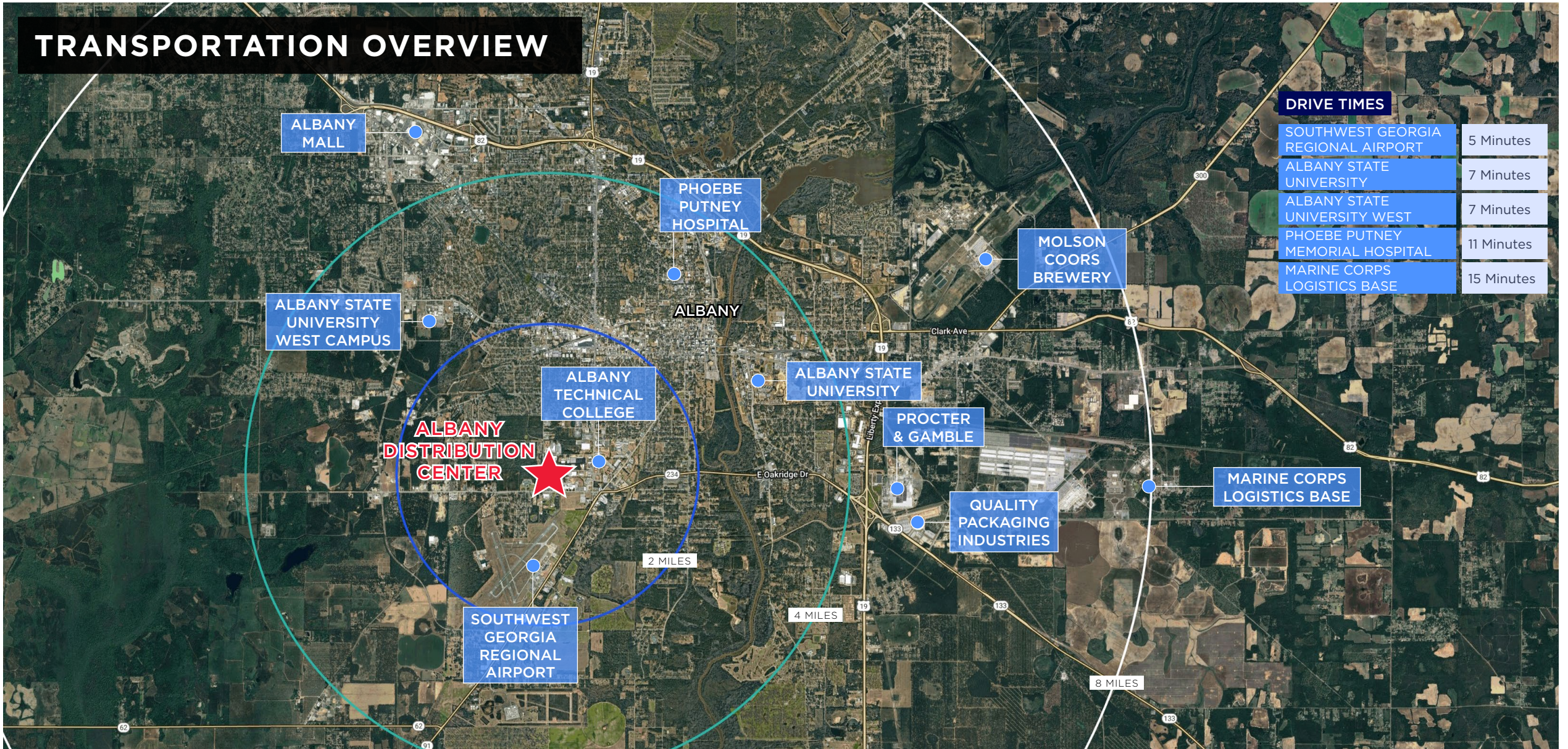
Albany, Georgia serves as a key economic and cultural hub for Southwest Georgia, offering a diversified economy supported by manufacturing, healthcare, logistics, education, and government operations. Major employers such as Procter & Gamble, Molson Coors, Mars Wrigley, Georgia-Pacific, Phoebe Putney Health System, and the Marine Corps Logistics Base provide long-term employment stability and economic resilience. The city's strategic location and access to regional transportation infrastructure support efficient distribution and trade, while a cost of living well below national averages enhances workforce affordability and business operating efficiency.

The community benefits from a strong quality-of-life profile, highlighted by ongoing downtown revitalization, cultural institutions, and higher-education assets including Albany State University and Albany Technical College. These institutions contribute to workforce development and talent retention, supporting both existing industries and future growth. Albany's designation as a Military Community of Excellence further underscores its economic stability and deep integration with national defense operations.

Albany's economic diversity, institutional anchors, and pro-business environment position the area as a compelling market for long-term investment and sustained growth.



TRANSPORTATION OVERVIEW



DRIVE TIMES

SOUTHWEST GEORGIA REGIONAL AIRPORT	5 Minutes
ALBANY STATE UNIVERSITY	7 Minutes
ALBANY STATE UNIVERSITY WEST	7 Minutes
PHOEBE PUTNEY MEMORIAL HOSPITAL	11 Minutes
MARINE CORPS LOGISTICS BASE	15 Minutes

BATTELLE

- 1315 -
W. OAKRIDGE DRIVE
ALBANY, GA



ZAC CYPRESS CCIM
Principal & Executive Vice President
615.491.5161
zac.cypress@colliers.com



MAX SMITH SIOR
Principal & Executive Vice President
615.429.4509
max.smith@colliers.com

BRIAN BROCKMAN IN-STATE BROKER
License # 378952 BangRealty - Georgia, Inc.
513.898.1551 | bor@bangrealty.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Nashville, LLC.