

3450

SIMMONS DRIVE

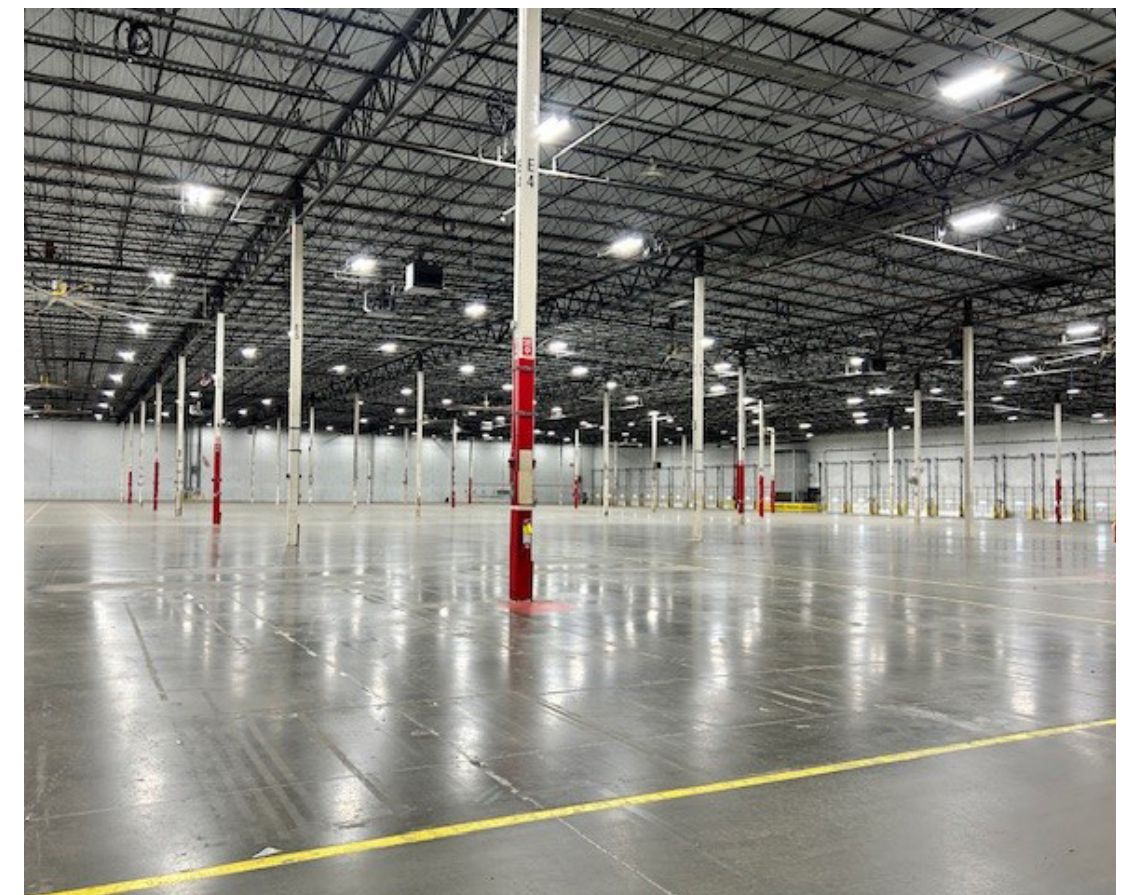
WAYCROSS - GA

Available: Class A Industrial | ±217,500 SF

CROSS DOCK POTENTIAL | DIRECT CSX RAIL ACCESSIBILITY

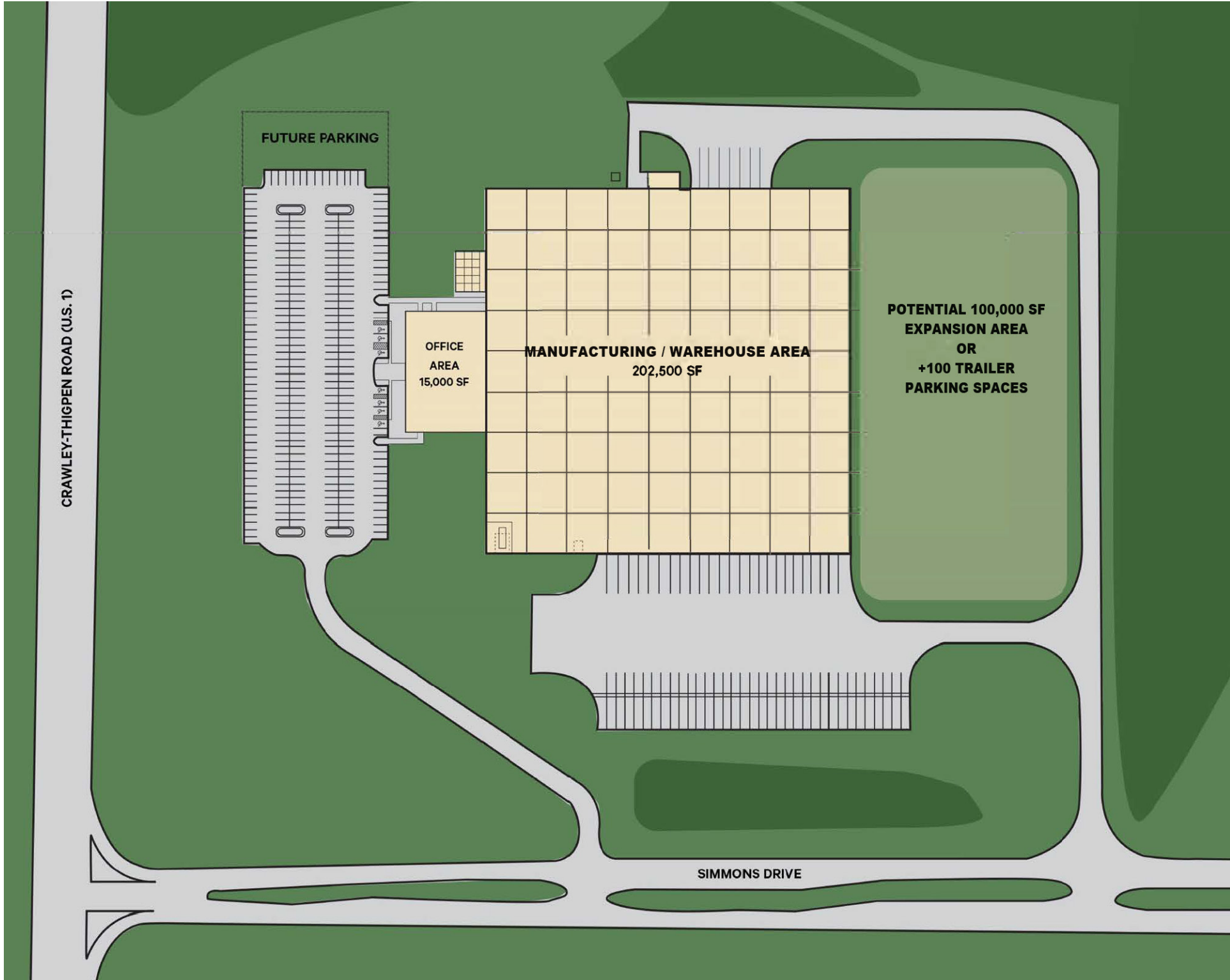
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Total SF	217,500 SF (Expandable by 100,000 SF)
Acreage	42.32 AC
Warehouse SF	202,500 SF
Office SF	15,000 SF
Year Built	2004
Ceiling Height	32' clear
Roofing	New Roof in 2020
Power	3 phase, 4,000 amps / 480v power
Structure	Concrete tilt wall construction
Column Spacing	50' x 50' column spacing
Configuration	Cross Dock, 450' x 450'
Dock Doors	32 (9' x 10') with seals and levelers
Drive-In Doors	1 oversized drive-in door
HVAC	HVAC throughout entire building
Parking Spaces	275 car parking spaces plus additional trailer parking
Sprinkler	ESFR
Other	Forklift charging stations, upgraded warehouse lighting, 5' x 6' Clerestory warehouse windows, expandable knockout panels



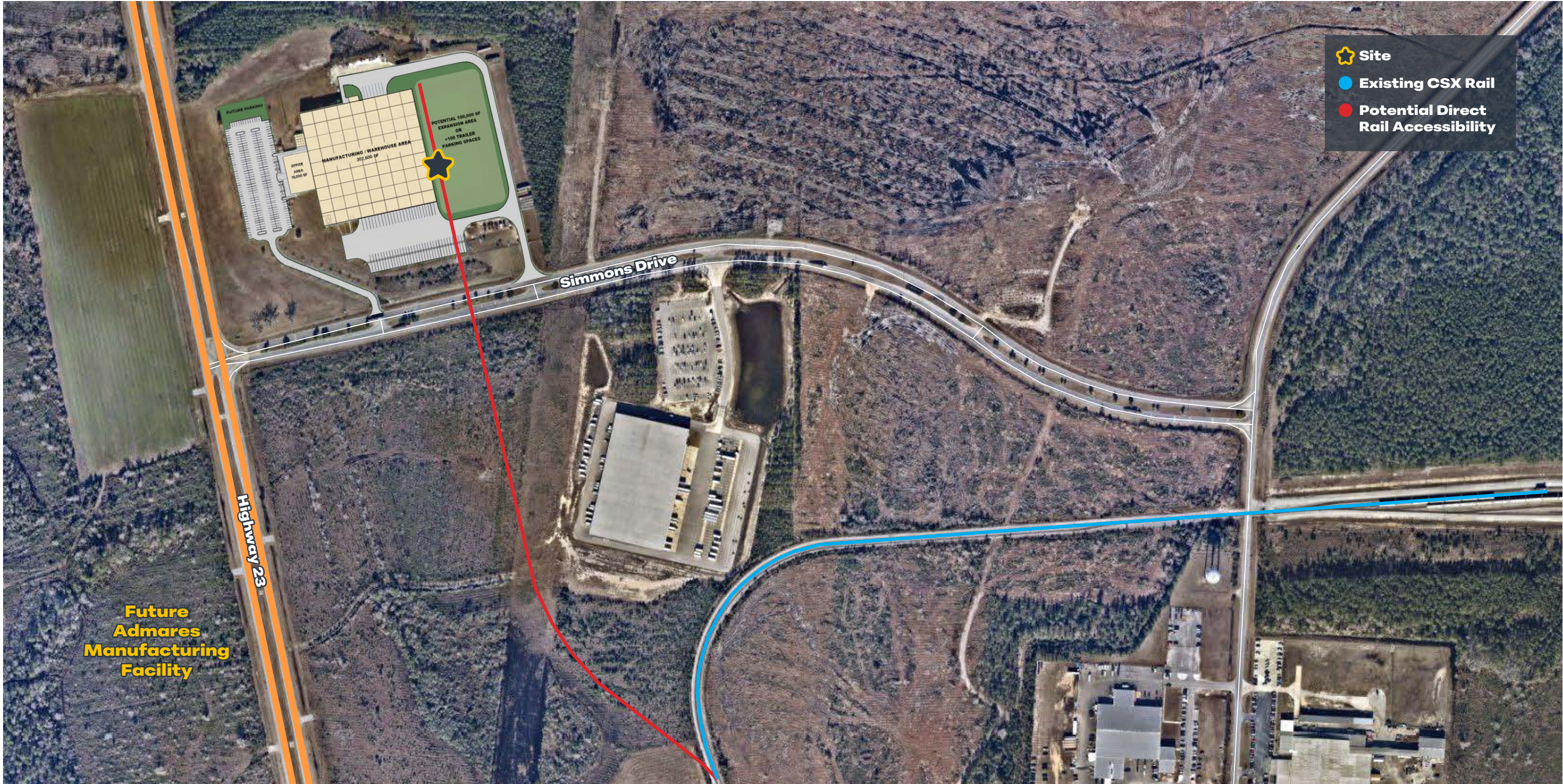
BUILDING SPECS

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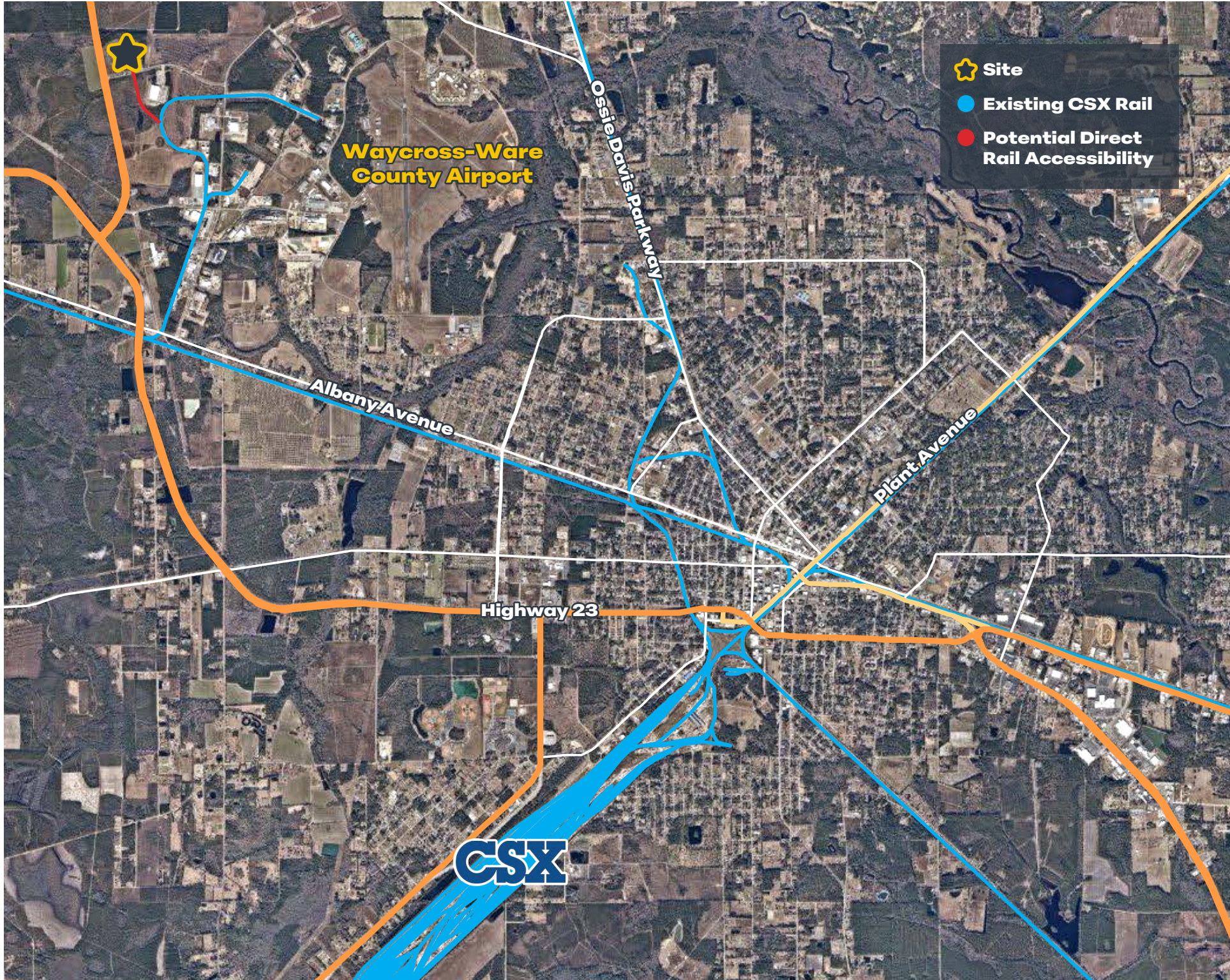
SITE PLAN

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DIRECT RAIL ACCESSIBILITY

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CSX RAIL NETWORK

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Optimizing Location for Controlled Supply Chain Costs

Location optimization is the key to controlling supply chain costs. According to CBRE'S Supply Chain Advisory, transportation costs range from 50-70% of a company's total logistics costs while fixed facility costs including real estate range from 3-6%. Waycross offers three key modes of transportation for warehousing and distribution: highway, rail, and air. Accessibility by these three transportation avenues, along with the proximity to ports, make the Property a premier location for manufacturing, warehousing and distribution industries by reducing the loss of revenue often experienced in transportation of products.



RAIL

CSX Transportation (Class 1 rail) operates Rice Yard out of Waycross which is the largest CSX computerized rail yard on the East Coast with six separate lines radiating out of Waycross. This provides direct access to all areas of the Southeast including daily trains to such major metropolitan areas as Atlanta, Jacksonville, New Orleans, Chicago, Miami, Tampa, Nashville, Cincinnati, Richmond, Charleston, Louisville, and Birmingham.



PORTS

Access to 4 deep water ocean ports including Savannah, GA (<2.5 hours), Brunswick, GA (1 hour), Jacksonville & Fernandina Beach, FL (1.5 hours).



HIGHWAYS

Each of the coastal ports are accessible by four-lane highways. US-82, connects directly to two interstate highways: I-75 to the west and I-95 to the east, each approximately one hour away. US-84 also runs east-west through Waycross and connects to each interstate. US-1 provides a third four-lane interstate connection to I-10 and I-95 in Jacksonville.

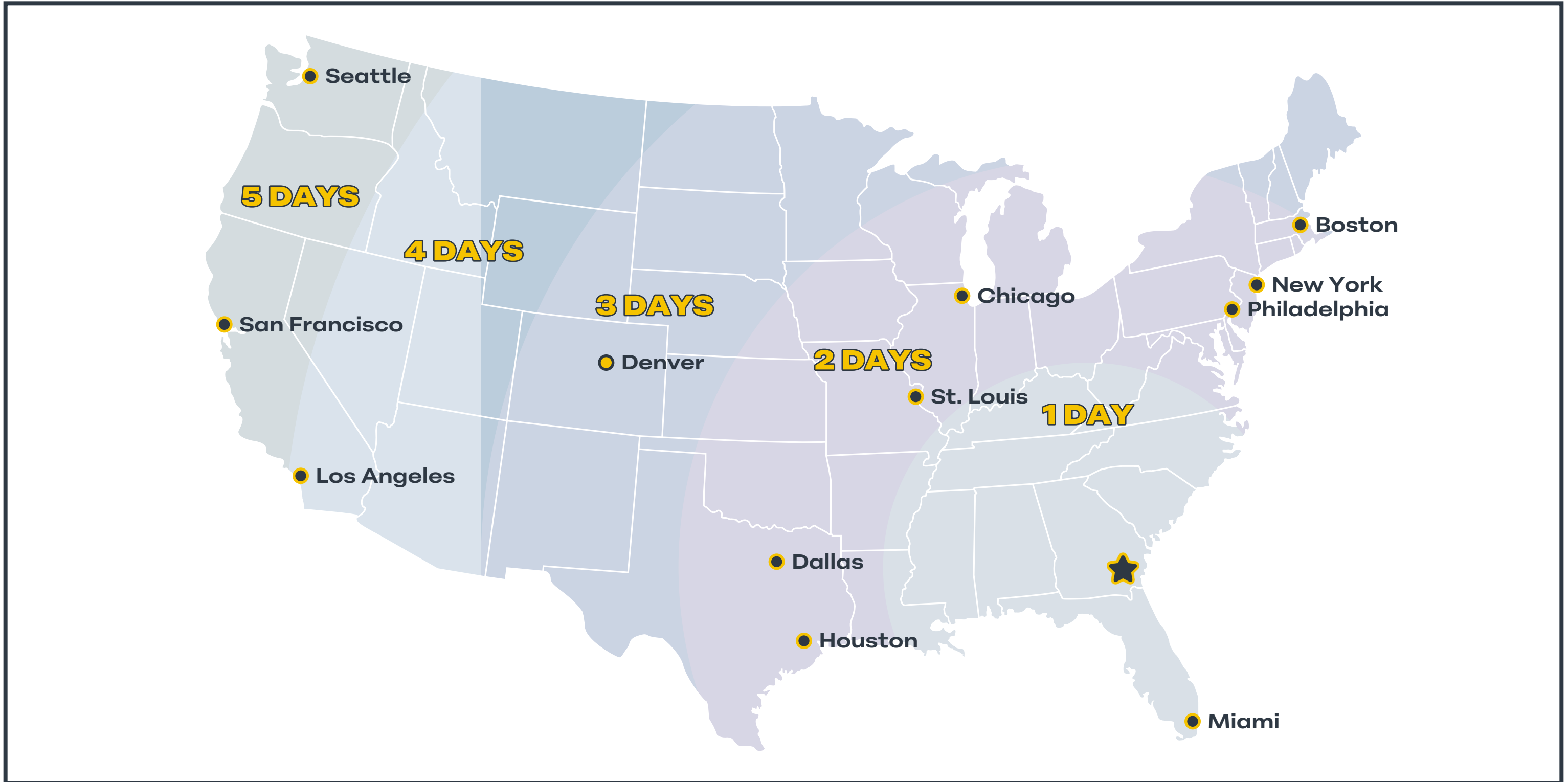


AIR

Located adjacent to the industrial park, the Waycross-Ware County Airport has three runways, one long enough to land the largest plane currently in service. Equipped to accommodate corporate and transit traffic, the airport serves approximately 18,000 aircraft operations annually and averages 49 flights per day. Additionally, Waycross is within an hour drive of Jacksonville International Airport which has over 200 jet departures daily.

SUPPLY CHAIN COSTS

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TRUCK DRIVE TIME

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Waycross and Ware County Incentives

Constitutional Development Authority (1 of 12 throughout Georgia) authorized to issue Industrial Revenue Bonds

Expedited permitting

Tier 1 Rating:
\$3,500 for each new manufacturing, warehousing, distribution, logistics, and software development

Logistically located for easy access to anywhere

Additional competitive incentives available based on investment, jobs, and other factors

POTENTIAL INCENTIVES

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Ability to onboard and cultivate a strong workforce in the area

Workforce onboarding assistance

Highly competitive workplace

SOUTH GEORGIA STATE COLLEGE

Enrollment: 1,794 Students

South Georgia State College, founded in 1906, is a residential state college of the University System of Georgia focused on a core of strong teaching and personalized academic advising.

COASTAL PINES TECHNICAL COLLEGE

Enrollment: 3,606 Students

Coastal Pines Technical College, a unit of the Technical College System of Georgia, is a multi-campus, two-year college in Southeast Georgia that supports the workforce development and lifelong learning needs of communities, businesses, and industries.

WORKFORCE DEVELOPMENT



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