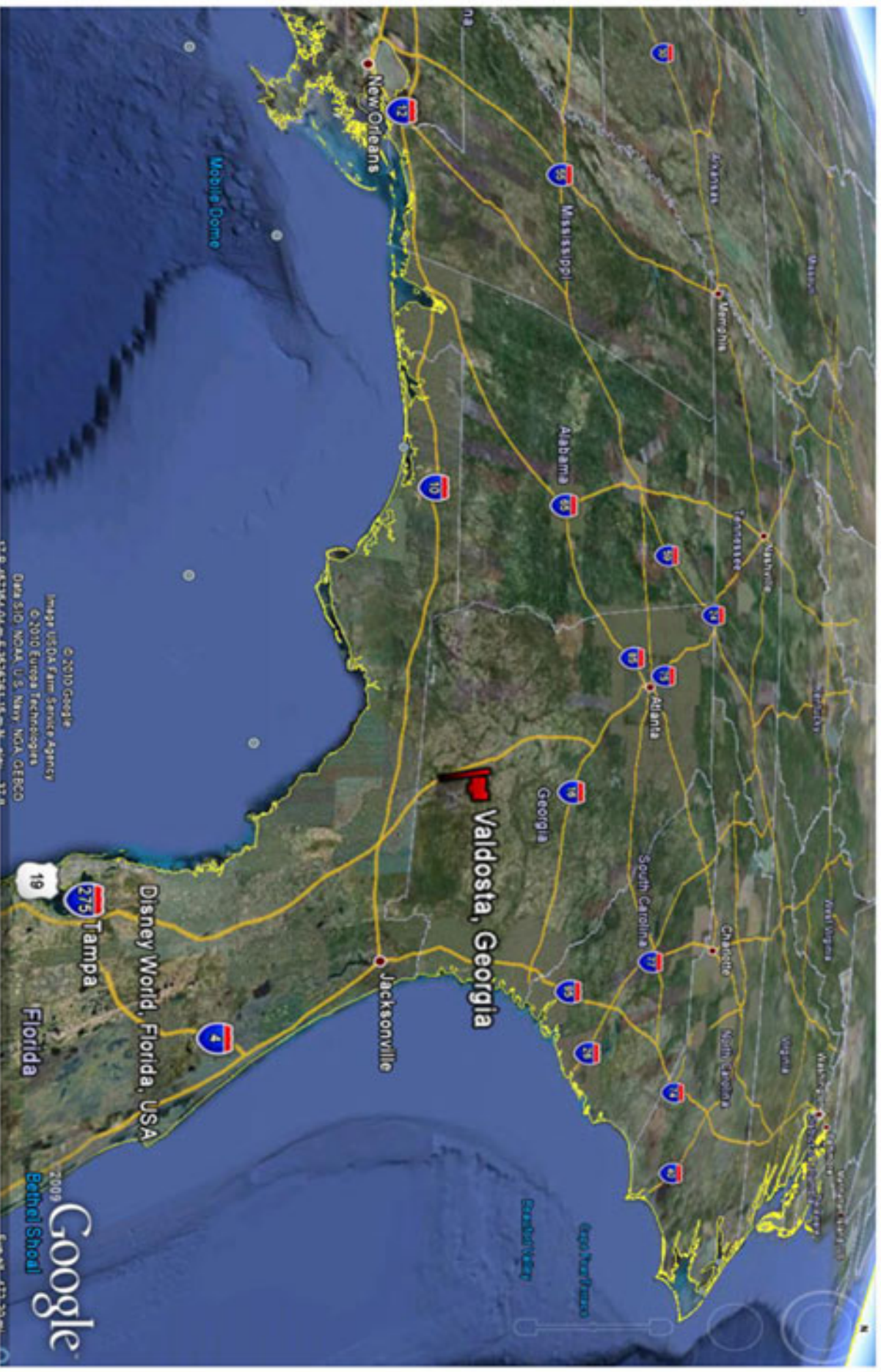
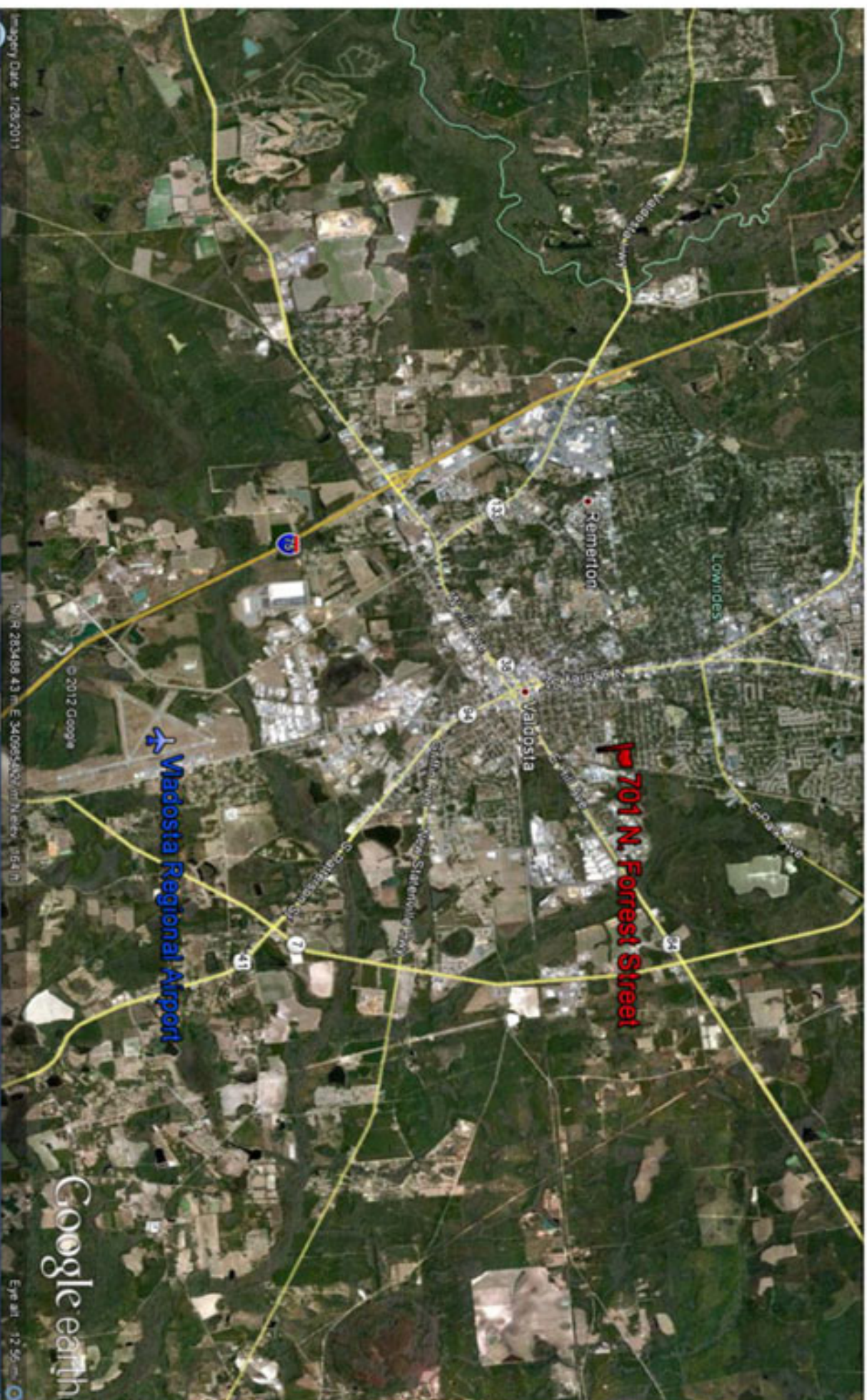


# Valdosta-Lowndes County, GA



# Former Organic Milling Facility



# Former Organic Milling Facility



# Property/Infrastructure Summary

The development is best suited for baking goods or other industrial use.

Property consists of 2 buildings:

- (1) 312,823sqf building
  - (2) 58,454sqf building
- on 29.6 acres with ample acreage for expansion.

Solid concrete and flexi core construction.  
With very low maintenance and up keep.

Major development incentives provided by State and local authority.

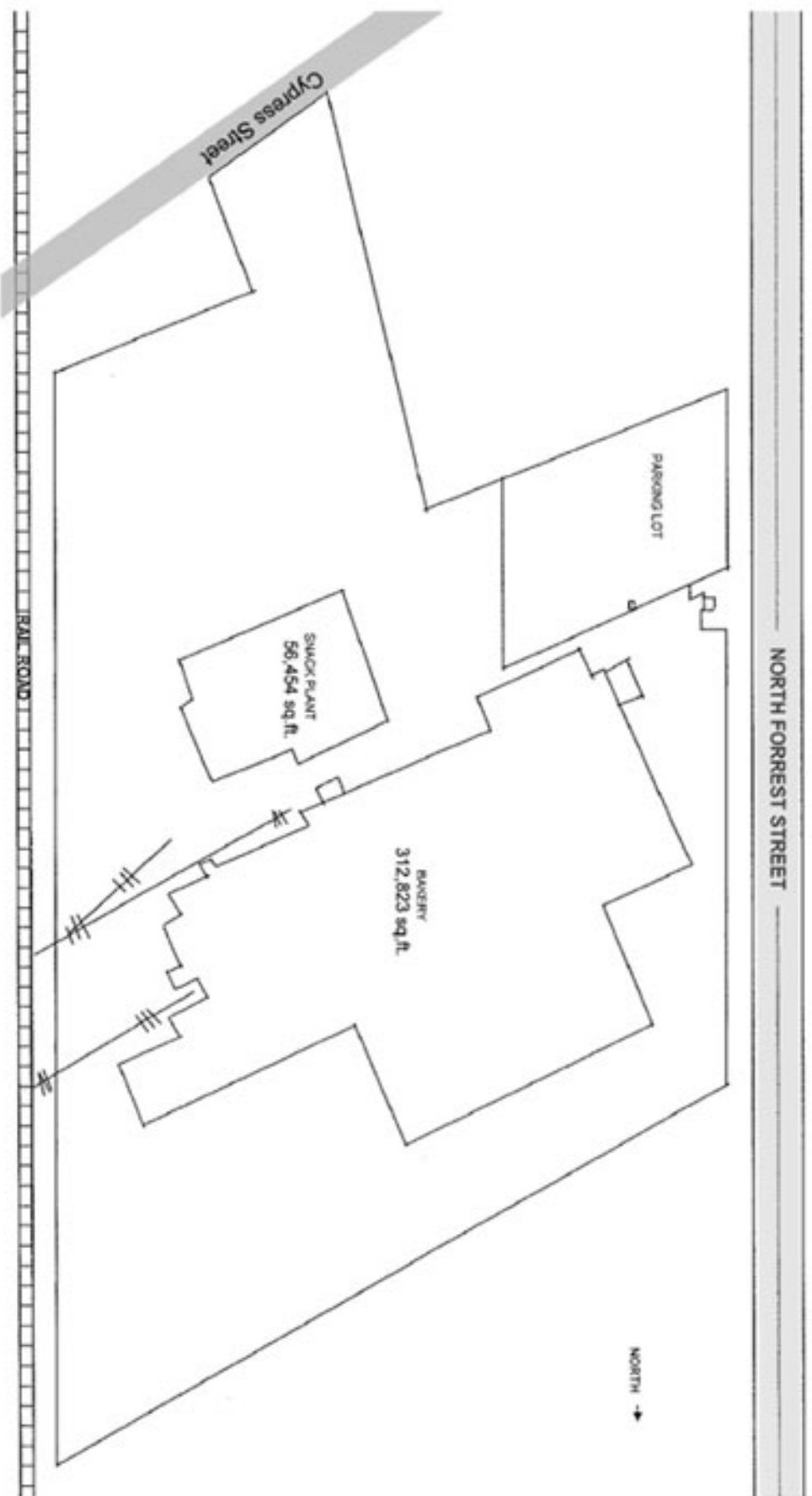


- 29.6 acres of land, with 368,000 sq.ft. under roof:
  1. Building one with 312,823 sqf
  2. Building two with about 58,454 sqf
- Span between posts: 100ft, 70ft, and 40ft span
- 9 raw material silos (was used for storing baking flour)
- 25-30ft. ceiling height with clear span
- Many large capacity tanks for hot and cold liquids
- Long refrigeration tunnels available in the buildings
- 2000amp electricity, 3phase/480 volts (Georgia Power)
- Atlanta Gas Light/Scanna gas service
- All sprinkler, electric distribution in most of the buildings
- City of Valdosta water/sewer/fire protection
- 26 truck dock doors and 2 drive-ins
- 260+ parking spots / 50 for trailers
- Truck/car access to Forrest & Cypress Streets
- 2 rail spurs



# Former Organic Milling Facility

Organic Milling of Georgia



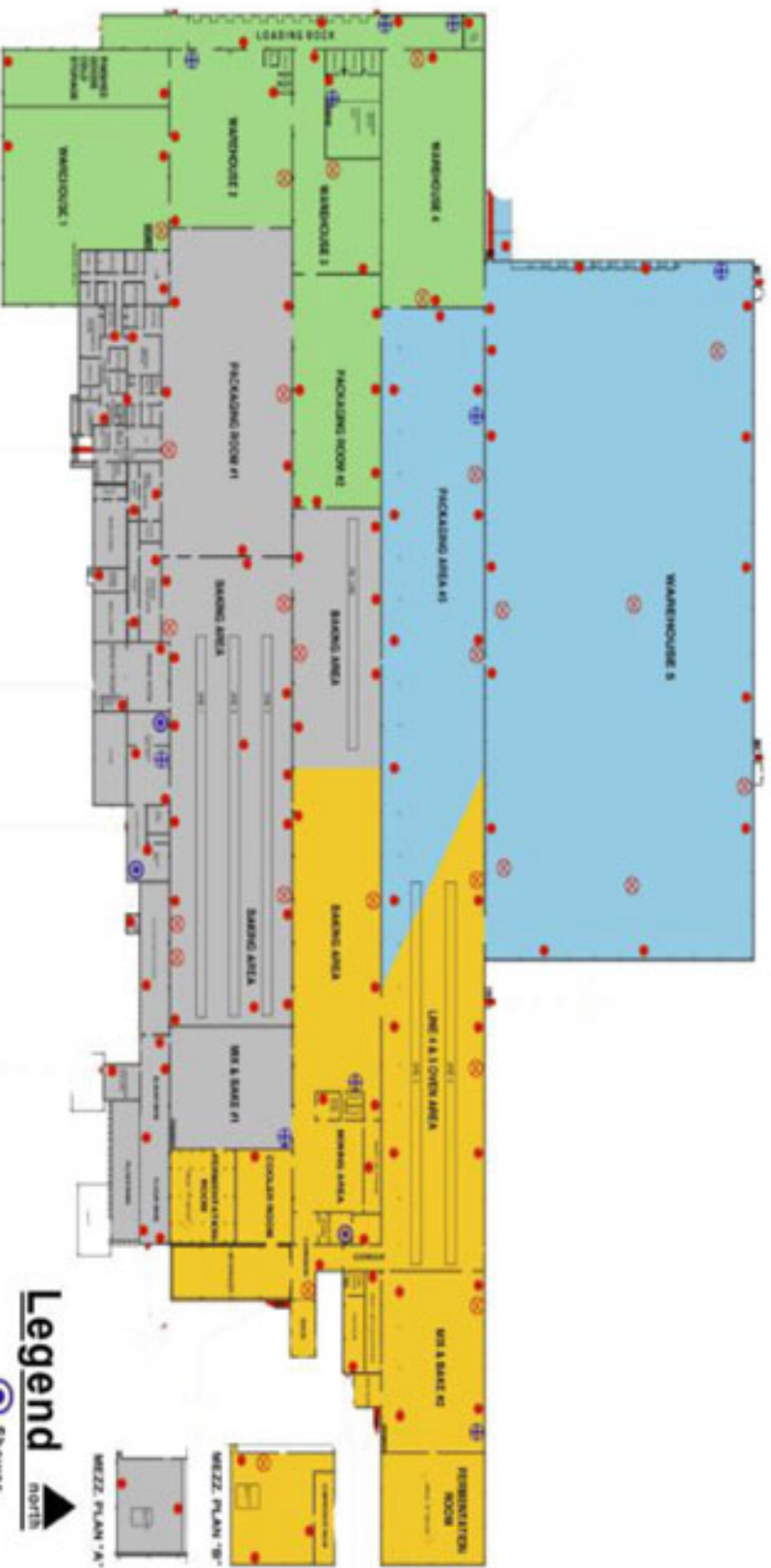
# Bakery and Snack Plant

Former Organic Milling Facility



# Commercial Bakery

(312,823 sq.ft.)



Bakery Plant

Valdosta, Georgia



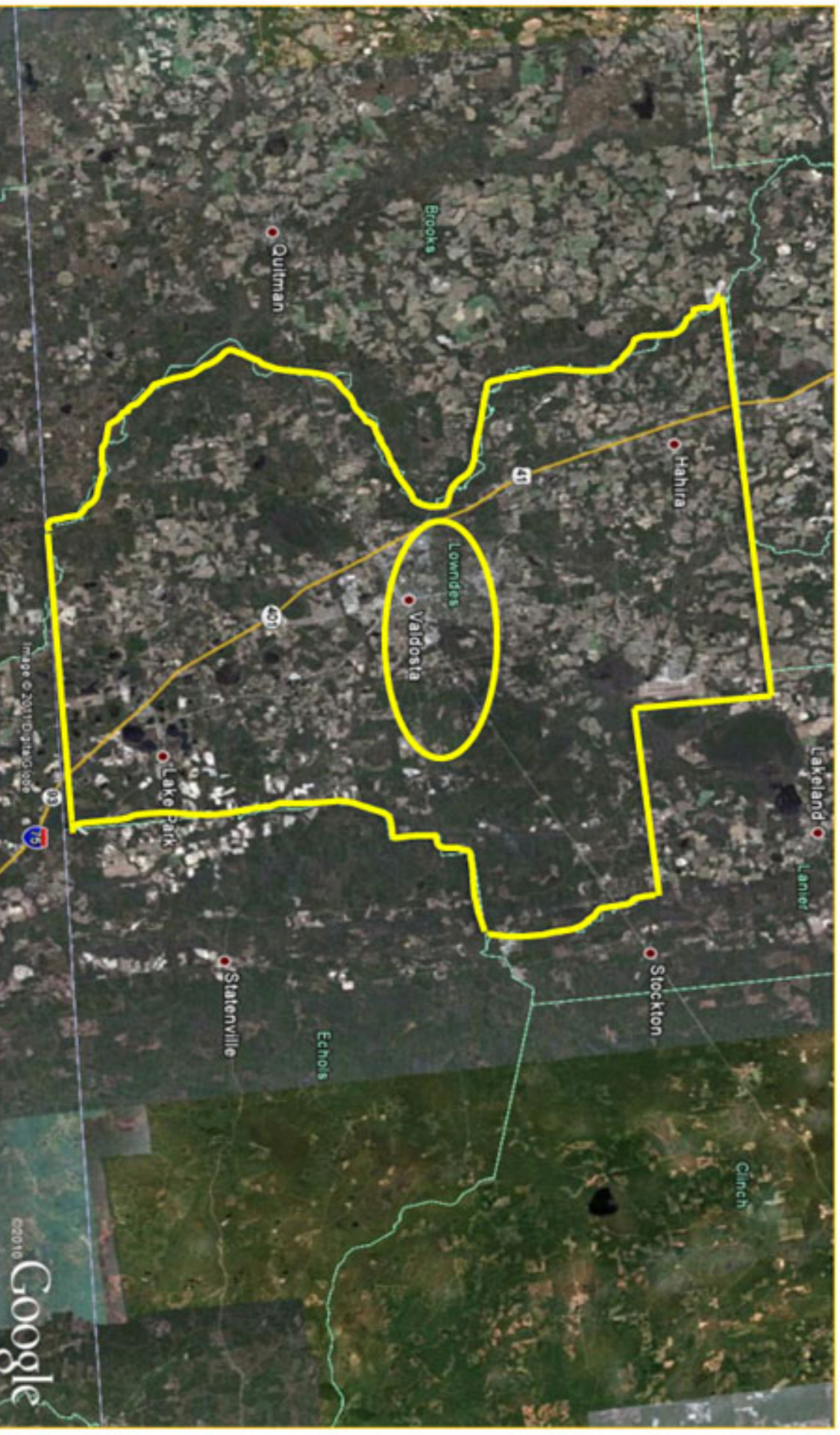


Snack Plant

Valdosta, Georgia

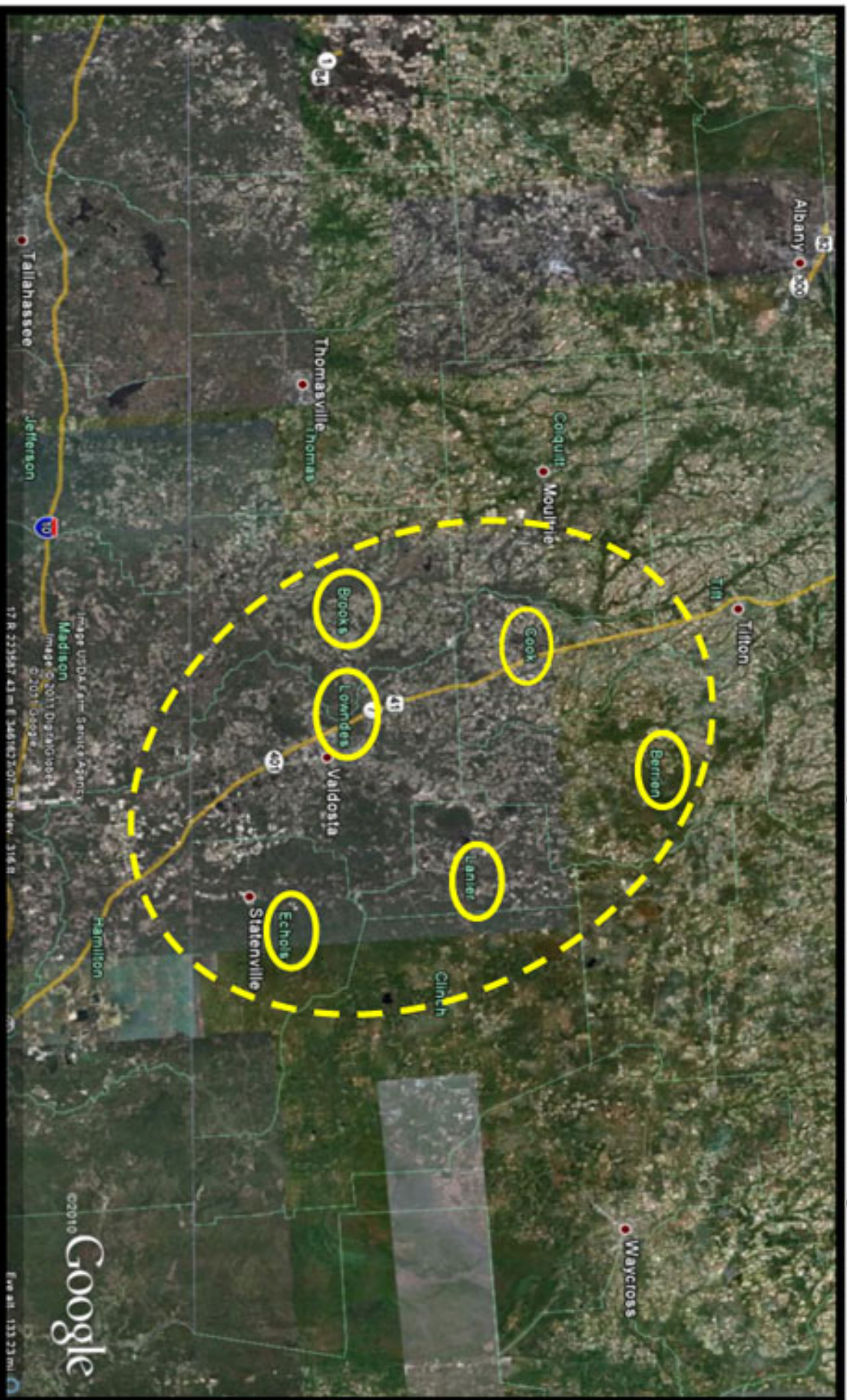
# Valdosta-Lowndes County

---



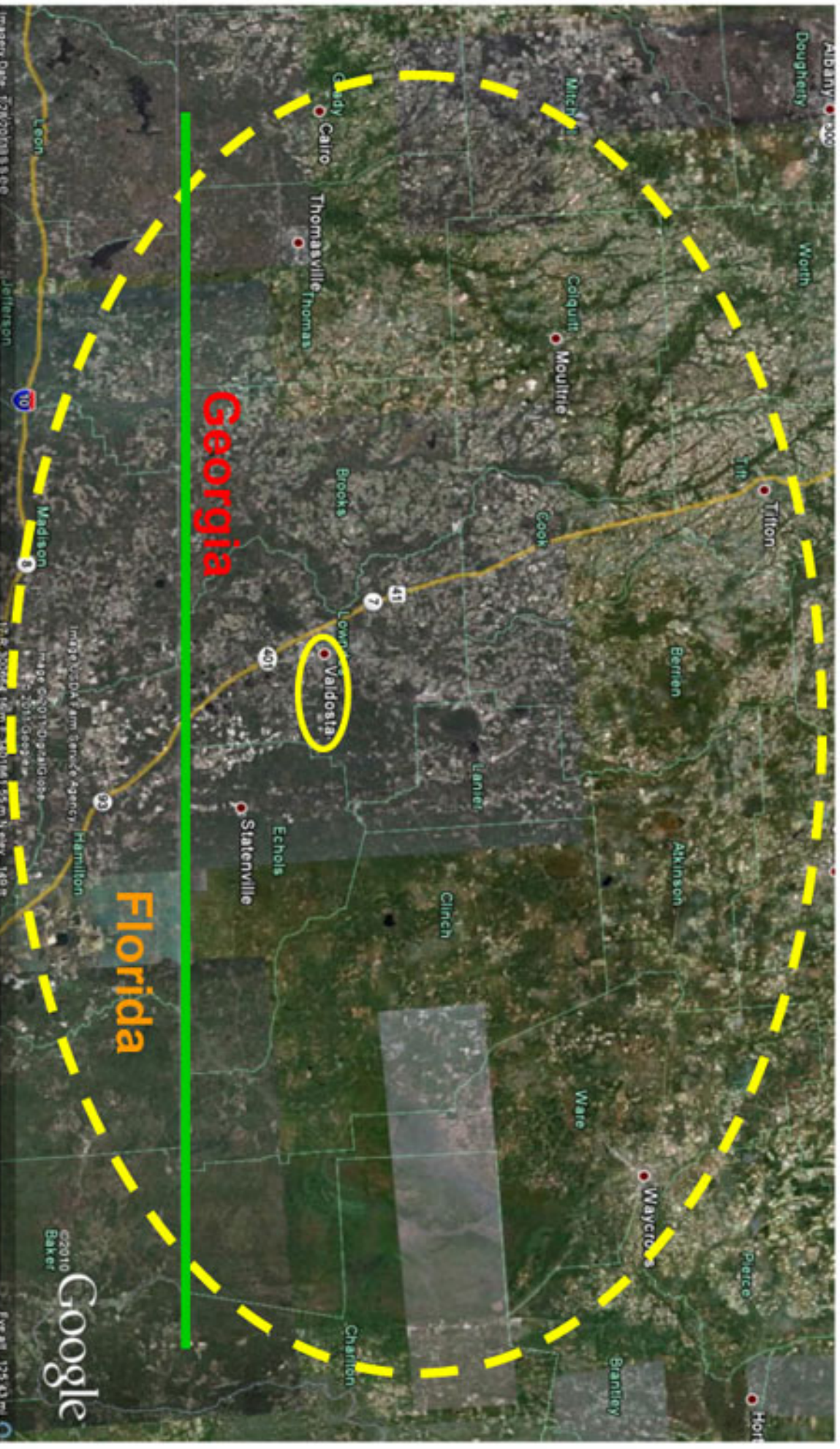
# South Regional Joint Development Authority

---

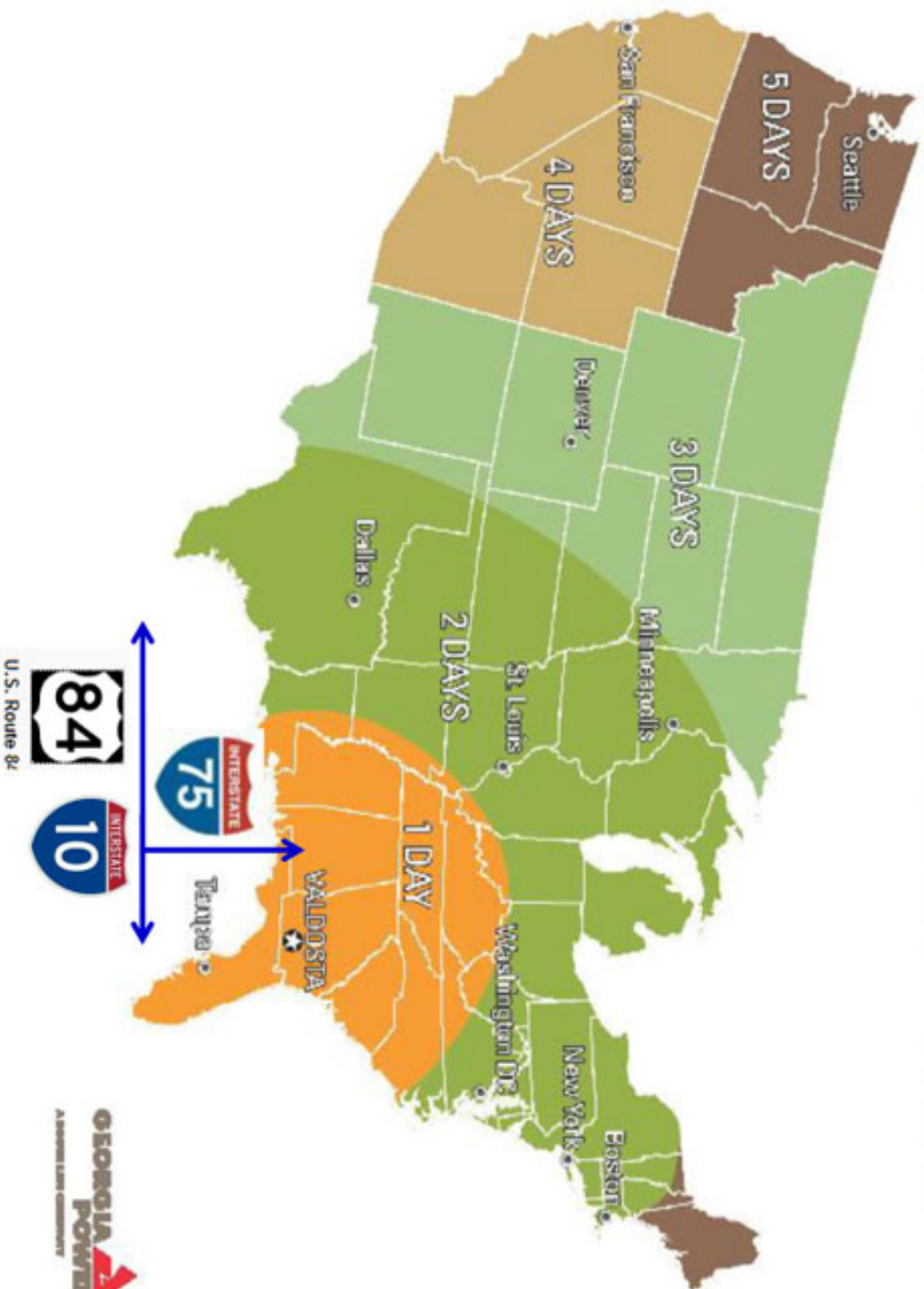


# 18 County Regional Perspective

---

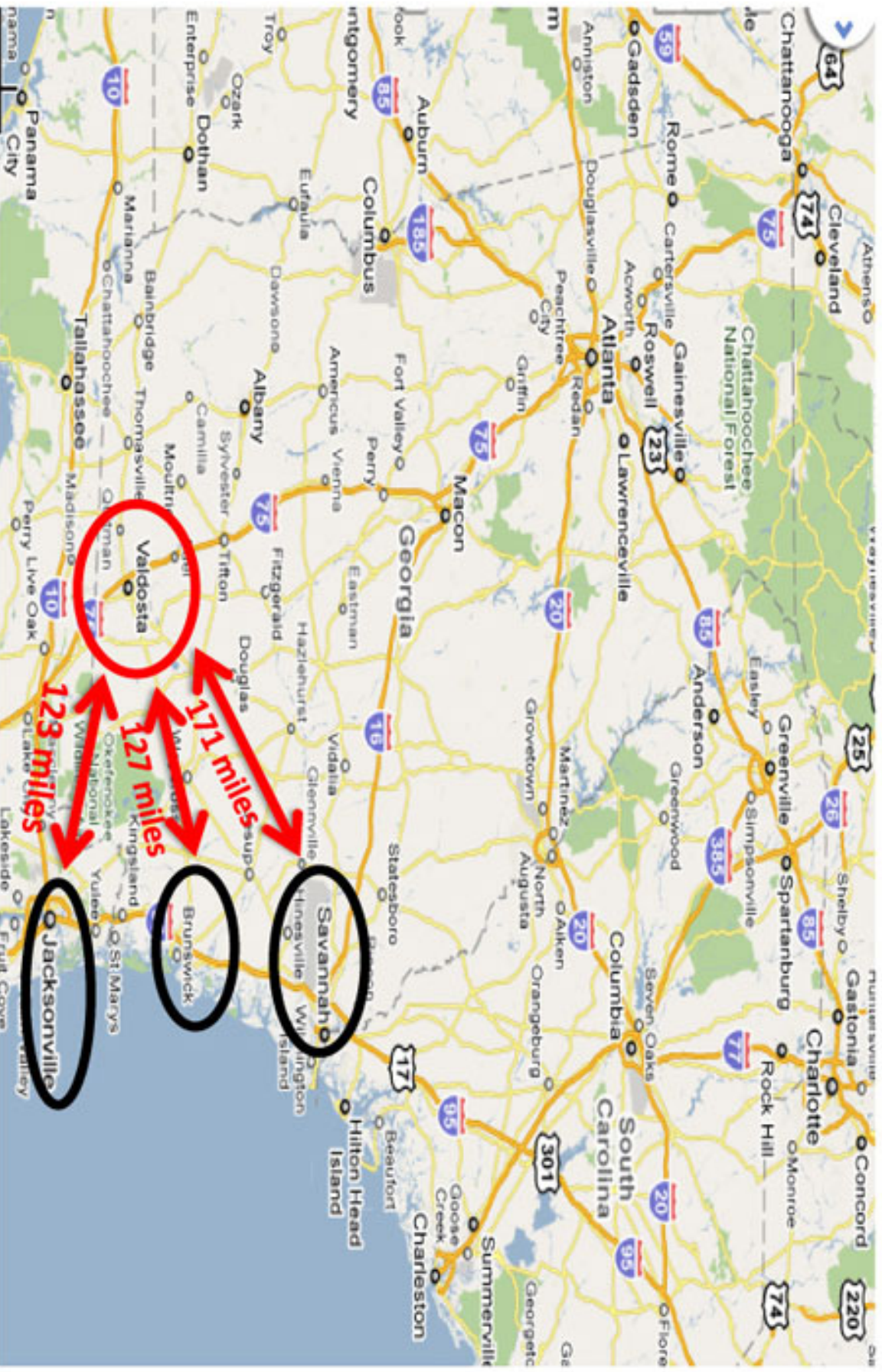


# TYPICAL TRUCK TRANSIT TIMES FROM WALDOSTA, GA



# Deep Water Port Service

---



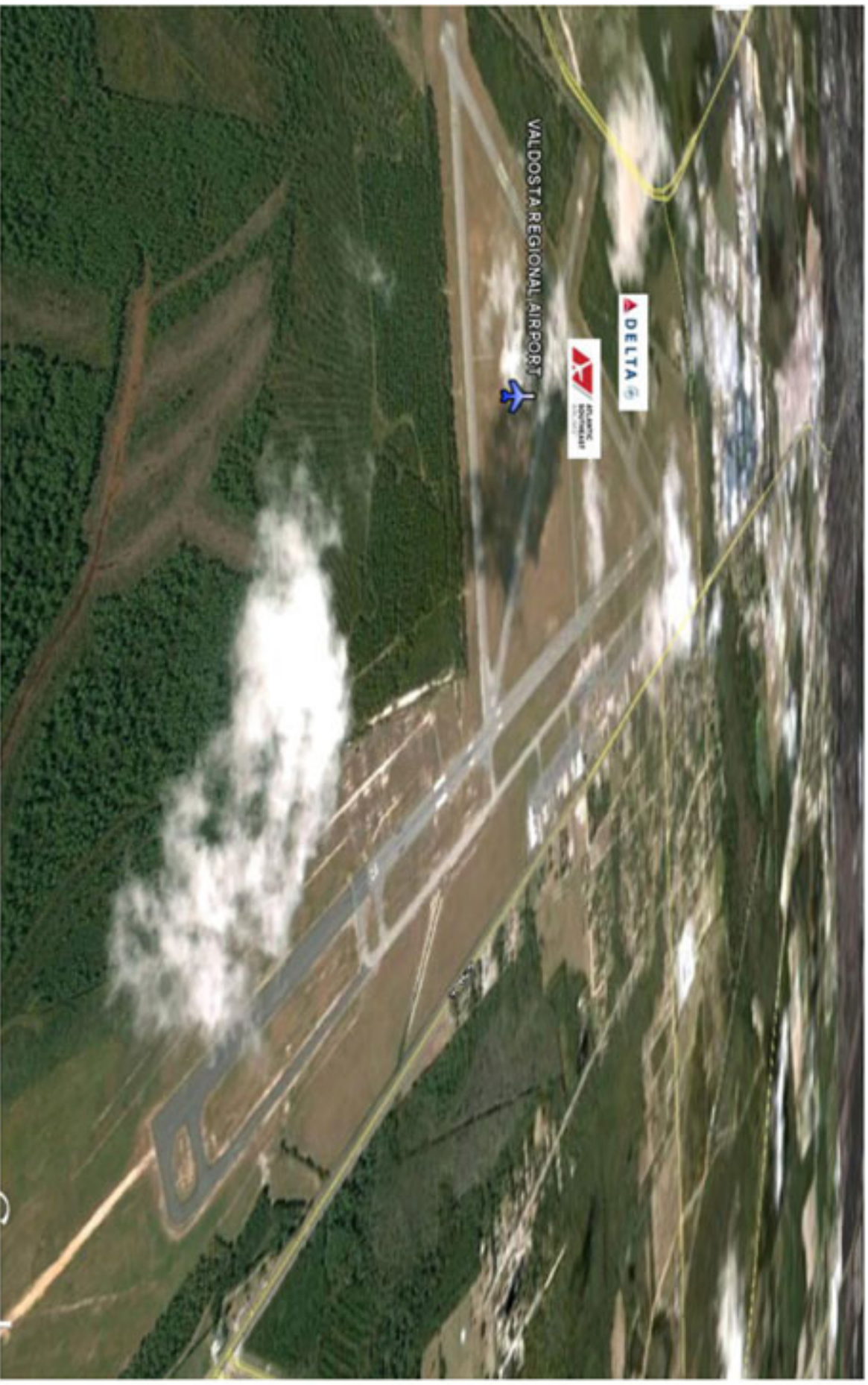
---

# Mainline Rail Service



# Valdosta Regional Airport

---





---

# Skilled Workforce

- certified “Work Ready” Community of Excellence
- collaborative effort among business, industries, community organizations, high schools, colleges, government agencies, and residents
- program includes skills assessments for individuals, training to improve skills, and job profiling for businesses.
- certification requires demonstrated proficiency
  - ☑ Reading for Information
  - ☑ Applied Mathematics
  - ☑ Locating Information

---

# Transportation/Logistics



---

# Manufacturing



The miracles of science™

