

55 Lamb Loop

55 Lamb Loop, Tifton, GA 31794

Presented by
Lamb Leasing LLC



Price: Upon Request

55 Lamb Loop is a 55,500 square foot multi use building (warehouse, manufacturing, production) with multiple outdoor utility buildings/shelters set on approximately 5 Prime Plus acres LESS than 1 mile from 1-75 / Exit 59. U.S. Hwy 82 and 319 are also easily and quickly accessible. Located across Lamb Loop

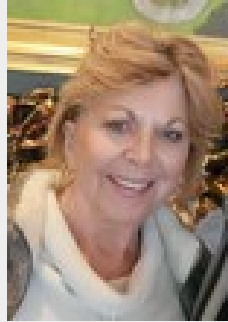
from Coca Cola bottling company. It has 4 drive in roll up doors on the front, 2 on right side with docks, 2 on the rear. There is also a sliding door on the rear. The warehouse has a breakroom with a glass view into the warehouse as well as restrooms. There is a very nice upstairs office with large glass overlooking the warehouse. The main office entrance has a sliding glass window into an office on the right. There are seven main offices (two large held 2 desks plus) 2 restrooms in main office/ storage area / two entrances into the warehouse from main office. Refurbishment in progress.

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LESS than 1 mile from I-75 Exit 59
U.S. Hwy 82 and 319 are easily and quickly accessible.
Set on approximately 5 Prime Plus acres, corner lot, Lamb Loop
The space has the potential to be subdivided
Refurbishment in progress



Vicki Lamb

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Lamb Leasing LLC

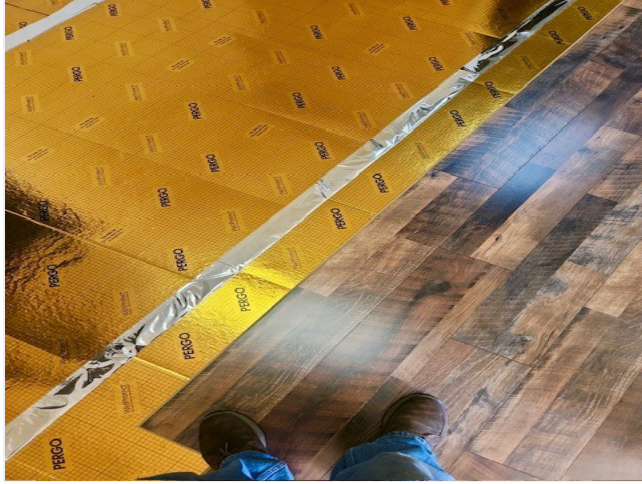
1352 WB Parks Rd
Omega, GA 31775

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New flooring progress



New windows progress

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Fabral Inc	-	
Turner Distribution Center, Turner's Fine Furnitur	-	

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N. End w/h 2

Listing space

1st Floor

Space Available	55,500 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

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Property Photos



Electrical North End

Electrical N. End



South End of w/h

S. End of w/h

55 Lamb Loop

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Property Photos



Coca Cola across road

Coca Cola across Road



4 roll up doors front

4 roll up doors front

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Property Photos



Office from w/h 2

Office from w/h 2



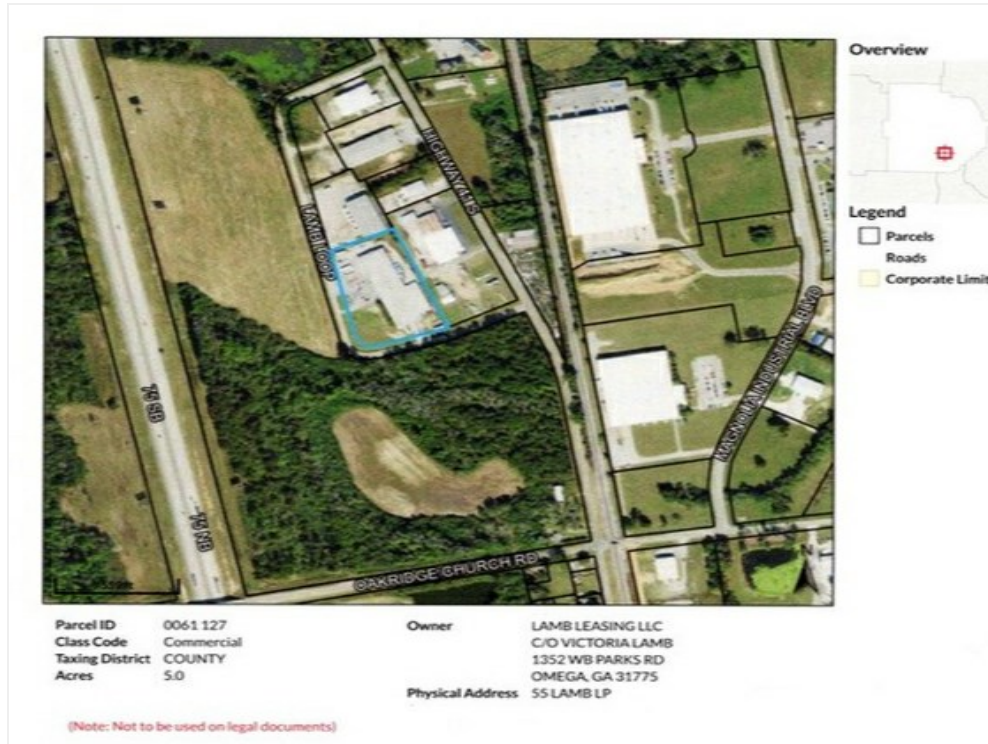
South End 1 of several
electrical left

S. End 1 / several electrical left

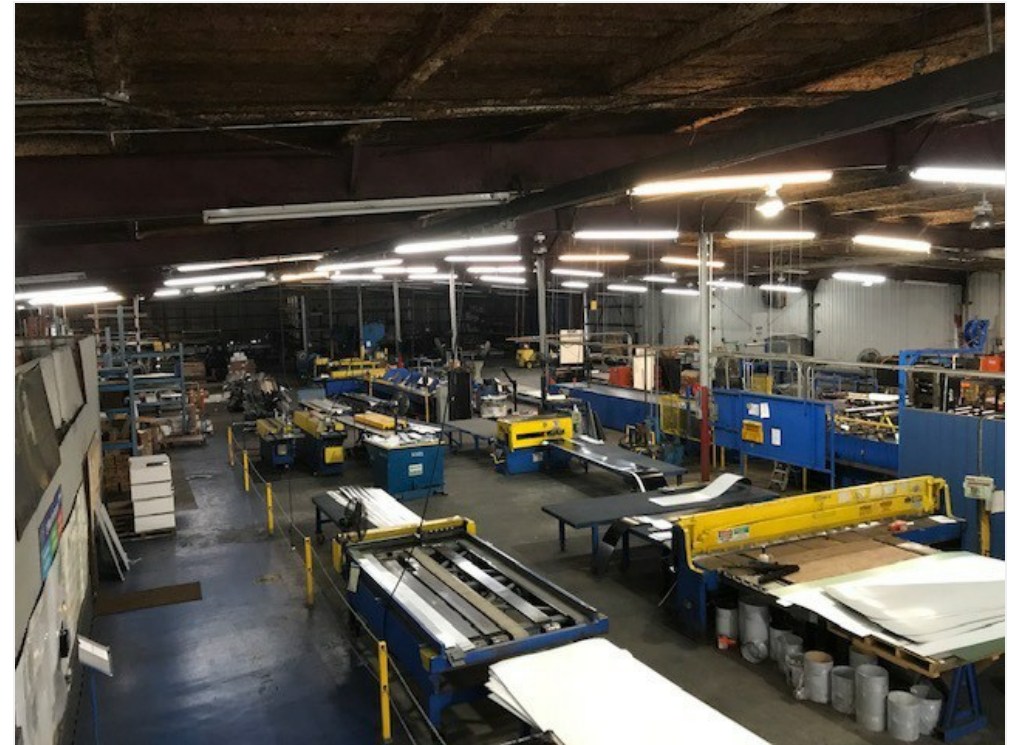
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Property Photos



55 Lamb Loop



Building Photo

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Property Photos



Building Photo



Building Photo

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Property Photos



Building Photo prior to refurbishment



Building Photo

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Property Photos



W/H office glass front



Building Photo

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Property Photos



Building Photo



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Property Photos



Building Photo



Interior Photo before refurbishment

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Property Photos



Interior Photo before refurbishment



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Interior Photo before refurbishment



Interior Photo before refurbishment

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Property Photos



Interior office before refurbishment



Interior Photo before refurbishment

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Property Photos



Interior Photo before refurbishment



Interior Photo before refurbishment

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Property Photos



Other

55 Lamb Loop

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Location

