



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM

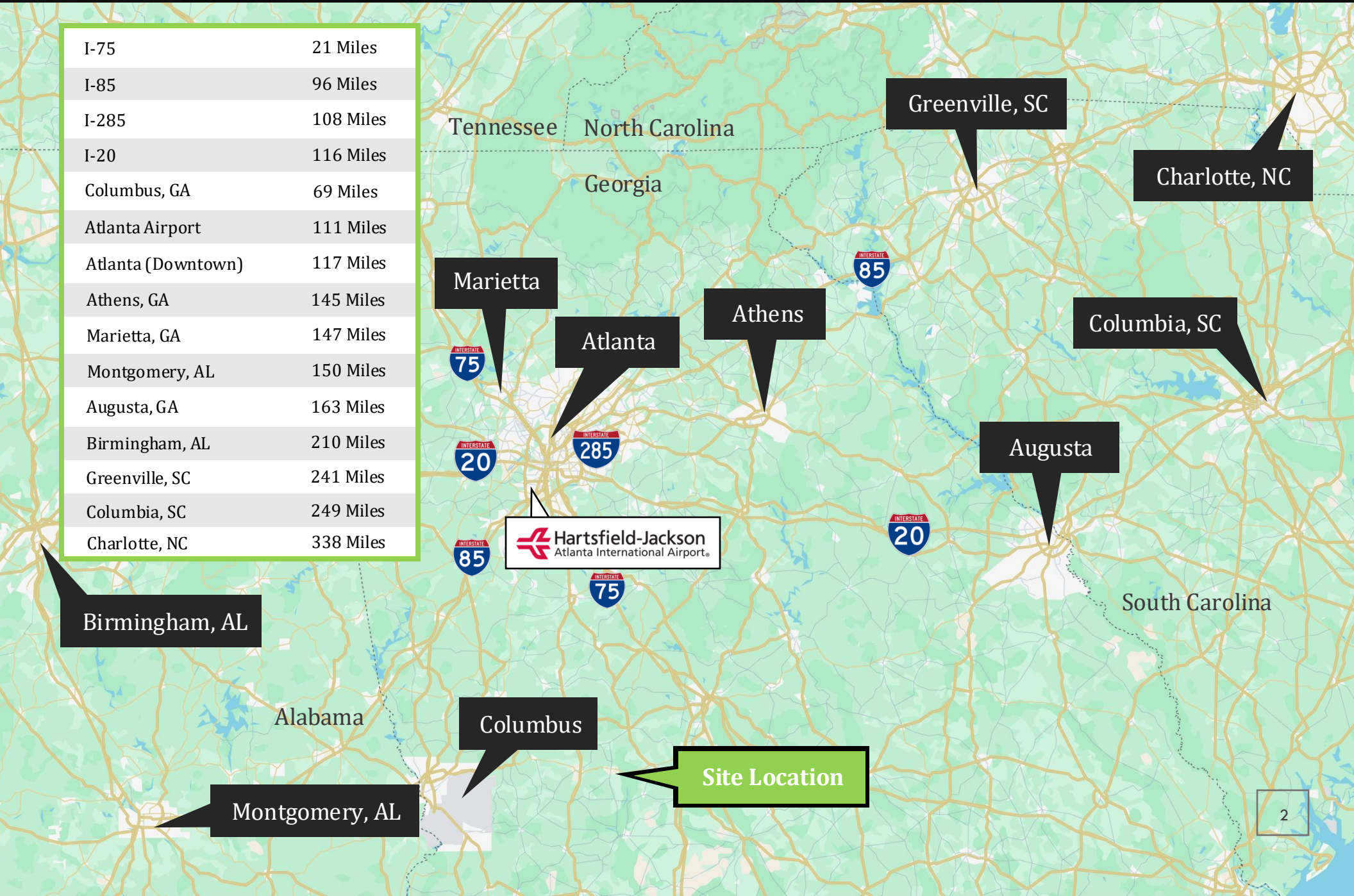
Food Processing & Cold Storage Space
9,500 – 330,000 Sq Ft.

302 Airport Drive, Montezuma, GA

DRONE VIDEO

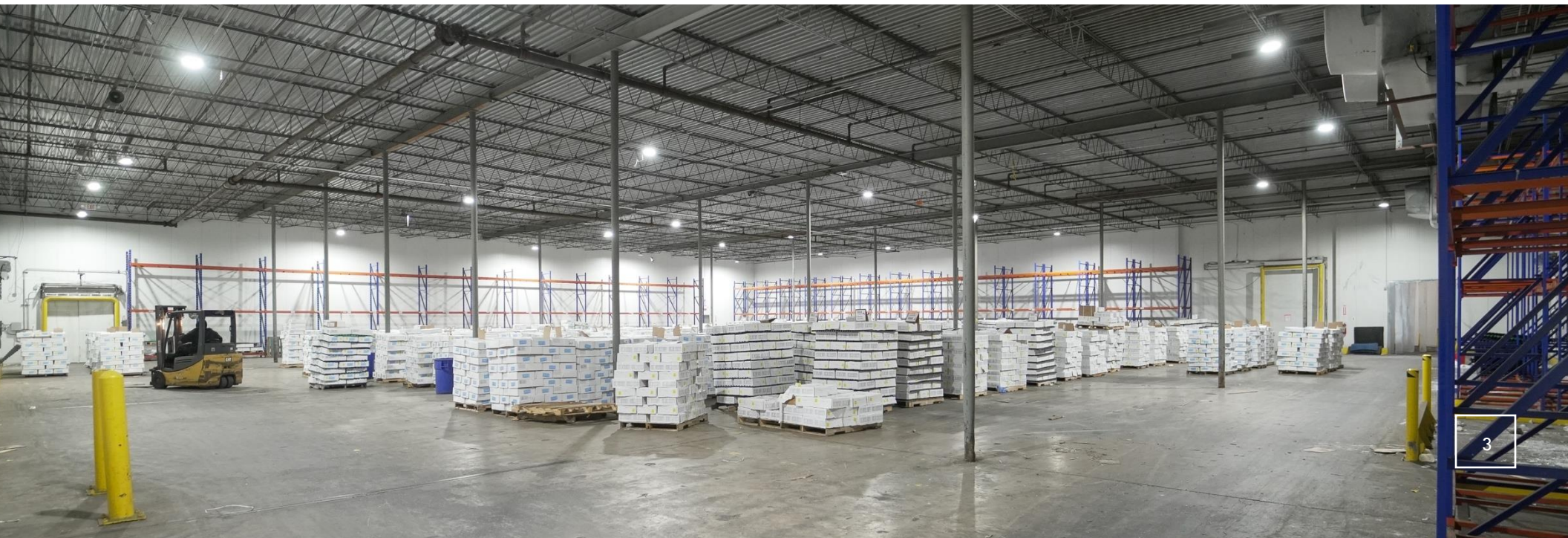
Access

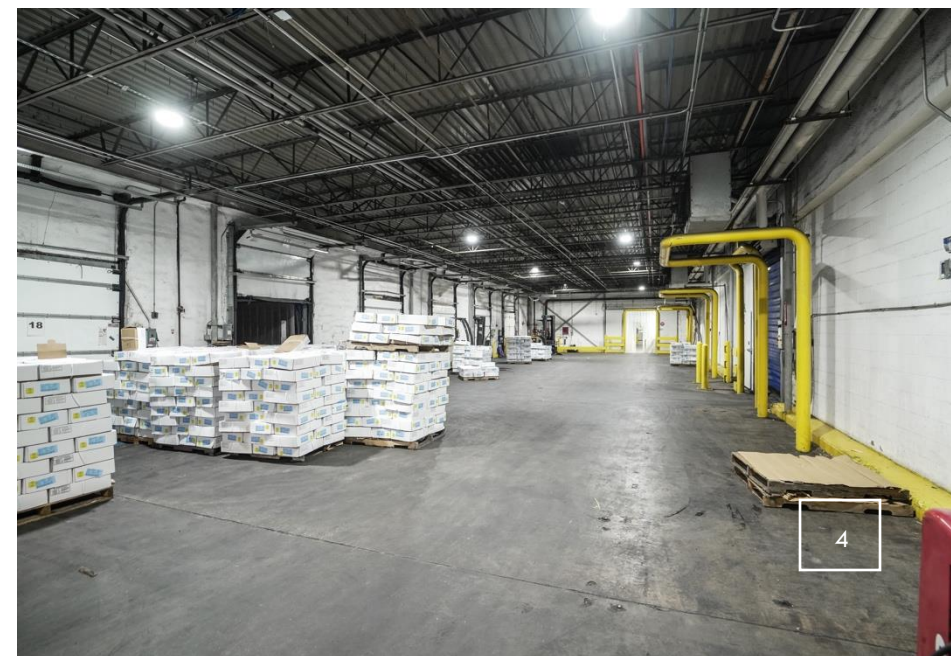
I-75	21 Miles
I-85	96 Miles
I-285	108 Miles
I-20	116 Miles
Columbus, GA	69 Miles
Atlanta Airport	111 Miles
Atlanta (Downtown)	117 Miles
Athens, GA	145 Miles
Marietta, GA	147 Miles
Montgomery, AL	150 Miles
Augusta, GA	163 Miles
Birmingham, AL	210 Miles
Greenville, SC	241 Miles
Columbia, SC	249 Miles
Charlotte, NC	338 Miles



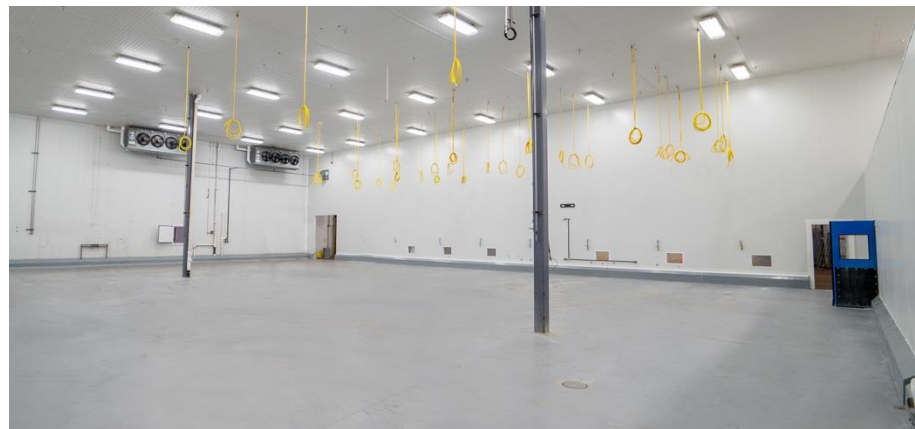
Property Information

- ▶ Square Feet: 9,500 – 330,000 Sq Ft
 - Food Processing: 90,000 SF
 - Cold Storage/Freezer: 220,000 SF
 - Dry Space: 20,000 SF
- ▶ Loading: 35 Docks, 2 Rail Docks
- ▶ Rail: Building Access / 2 Rail Doors
- ▶ Recent/Current Uses: Cold Storage, 3PL, Pick & Pack, Soup, Chicken, Peas
- ▶ Clear Height: 24' – 30'
- ▶ System Type: Ammonia
- ▶ Racking: In Place
- ▶ Power: 8,000 Amps





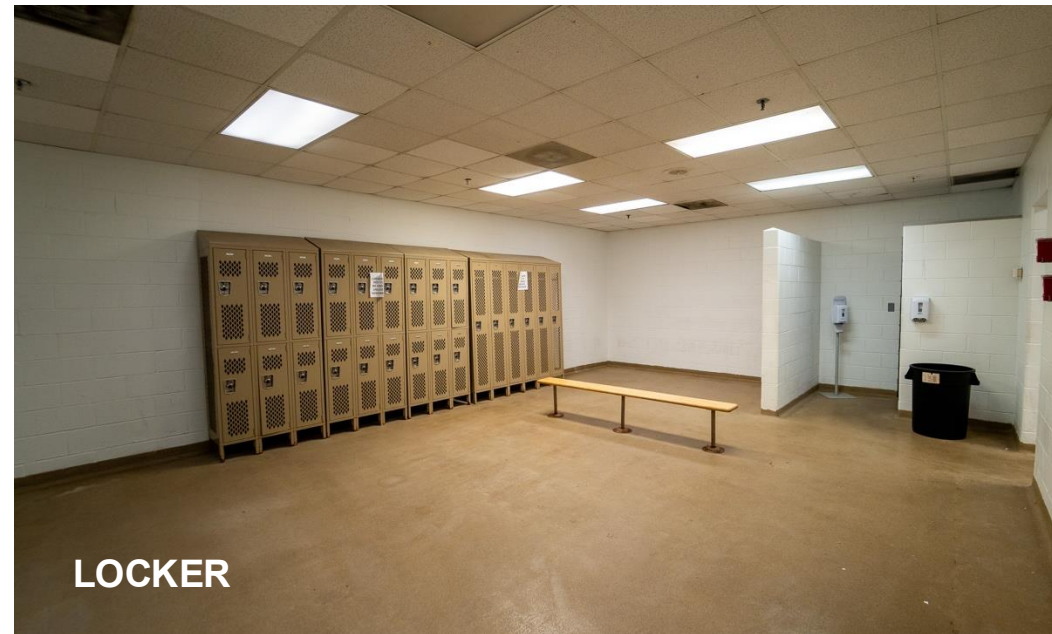
Food Processing Space



- ▶ 90,000 Sq Ft
- ▶ Ground Floor & Mezzanine
- ▶ Floor Drains
- ▶ Racking in Place



Support Areas



Parcel Breakdown

Parcel A

- Cold Storage/Freezer & Dry Space
- 240,000 Sq Ft
- 29.849 Acres
- 31 Docks

Parcel B

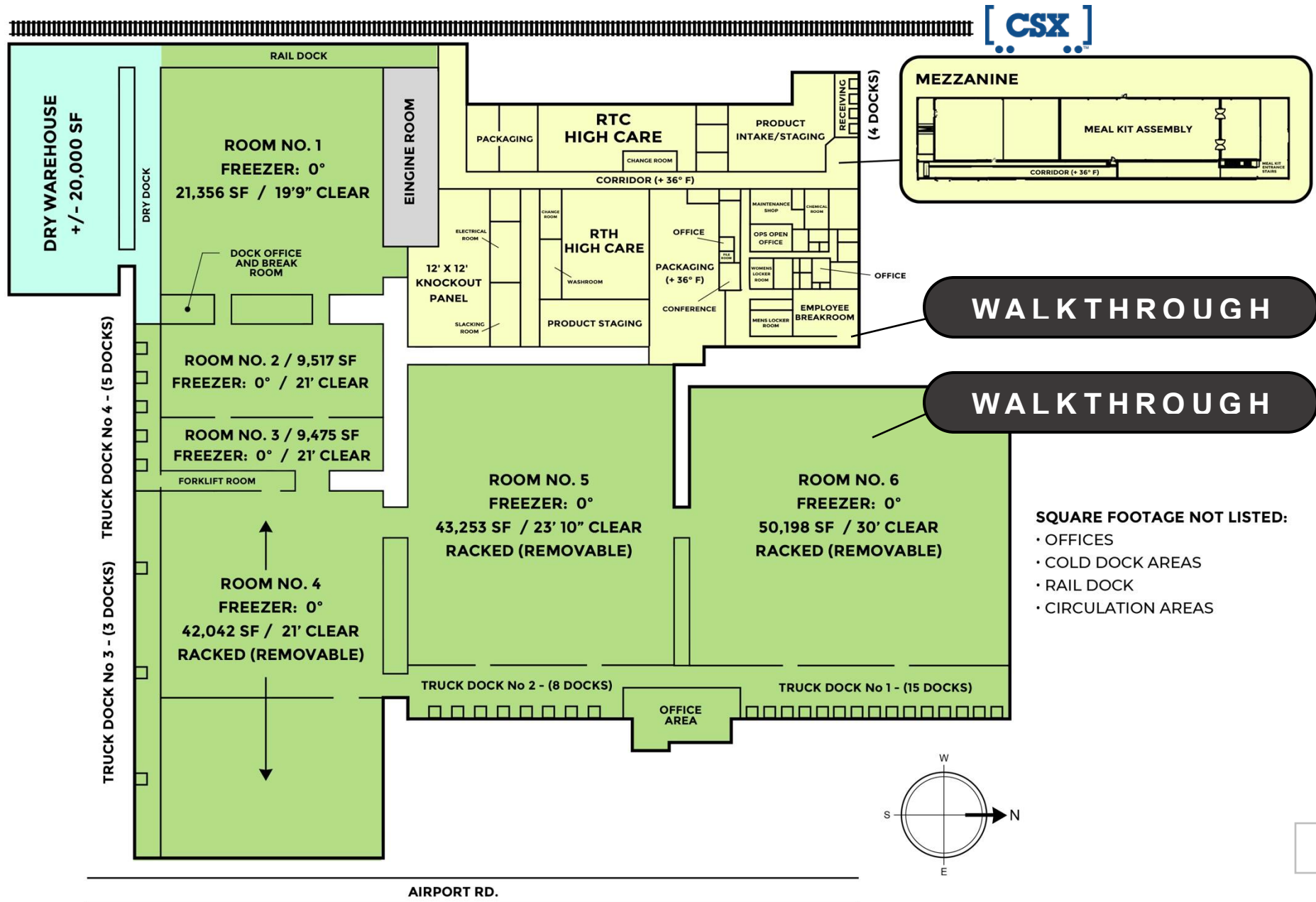
- Food Processing Building
- 90,000 Sq Ft
- 4.447 Acres
- 4 Docks

Access Easement

B

A

Floor Plan



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