

INDUSTRIAL CAMPUS/WAREHOUSE, OFFICE

150 JIMMY CARTER INDUSTRIAL DRIVE & 350 SUMTER STREET, PLAINS, GA 31780
SUMTER COUNTY



±61.48 Acres



±35,288

±3,788 SF Office | ±25,000 SF | ±6,500 SF



Asking Price:
\$2,950,000



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PROPERTY INFORMATION

Warehouse Specifications

- ±25,000 SF Warehouse
- Three-Phase Power
- Industrial-grade Concrete Foundation
- 40' Wall Height
- 36' 1 ¼" Clear Height
- Steel-Frame Construction
- Four (4) 20'x20' grade-level doors
- Two (2) 10'x10' roll-up grade-level doors

Office Specifications

- ±3,788 SF Office Building
- Seven (7) Offices, Reception Area, Storage Room, Break Area, Conference Room, and Separate Men and Womens Restrooms

Additional Property Information

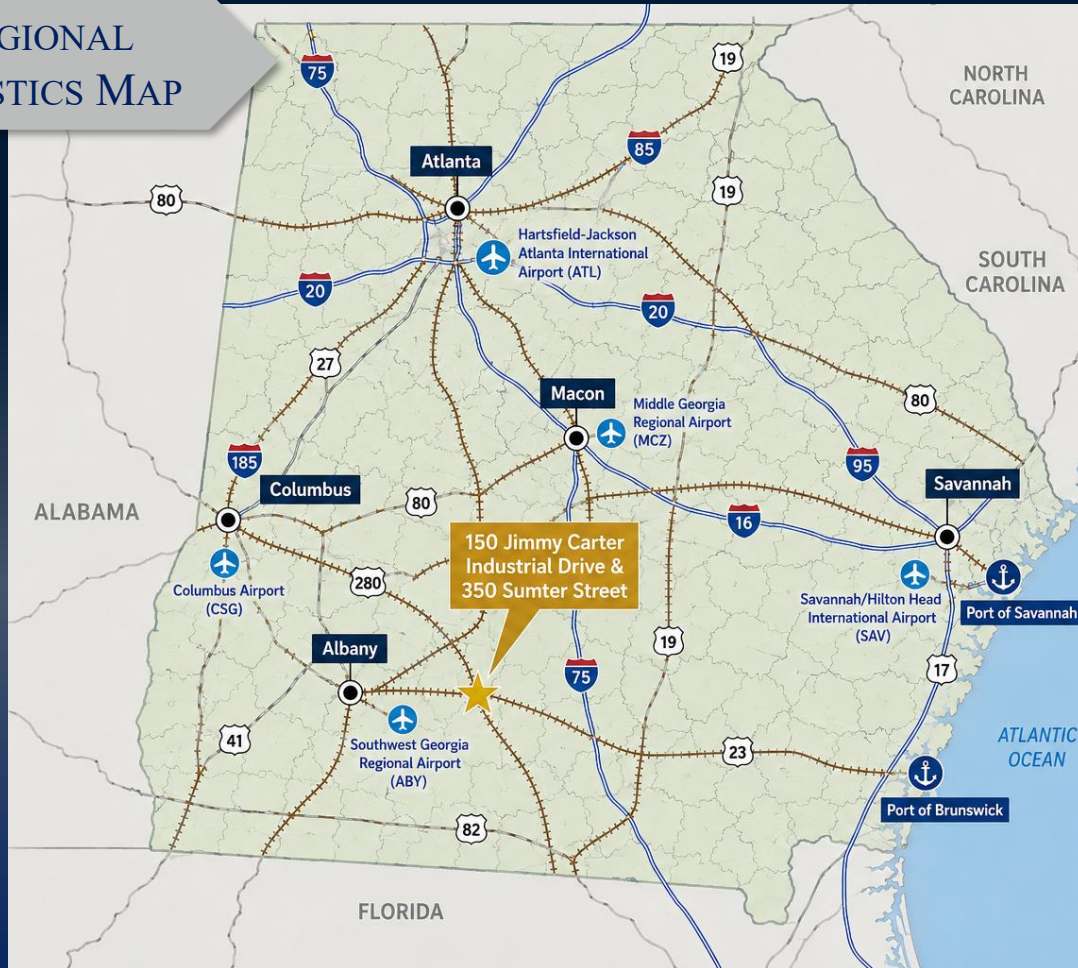
- ±6,500 SF Covered Storage
- Public Sewer, City Water, Well Water and Natural Gas Available
- Zoning: *350 Sumter Street*: RR (Rural Residential); *150 Jimmy Carter Industrial Drive*: I-1 (General Industrial District)
- Ample Parking
- Built in 2007



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REGIONAL LOGISTICS MAP



150 JIMMY CARTER INDUSTRIAL DRIVE & 350 SUMTER STREET

★ SUBJECT PROPERTY

LEGEND

- ★ Subject Property
- Major Cities
- ✈ Major Airports
- ⚓ Seaports
- Interstates
- U.S. Highways
- Rail Network

DISTANCES FROM SUBJECT PROPERTY

Atlanta, GA	229 Miles
Macon, GA	150 Miles
Albany, GA	87 Miles
Columbus, GA	167 Miles
Savannah, GA	194 Miles
Port of Savannah	221 Miles
Port of Brunswick	274 Miles



MAP NOT TO SCALE

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WORKFORCE OVERVIEW

150 Jimmy Carter Industrial Dr & 350 Sumter Street Plains, GA

	15 Minutes	30 Minutes	45 Minutes
POPULATION	4,885	41,497	92,657
LABOR FORCE	4,083	34,035	76,288

	15 Minutes	30 Minutes	45 Minutes
TOTAL BUSINESSES	272	1,595	3,154
TOTAL EMPLOYEES	1,993	17,432	39,847

	15 Minutes	30 Minutes	45 Minutes
UNEMPLOYMENT RATE	3.8%	4.4%	4.1%
BLUE COLLAR WORKFORCE	749	4,937	9,719

POPULATION



41,497

LABOR FORCE



34,035

BUSINESSES



1,595

EMPLOYEES



17,432

UNEMPLOYMENT

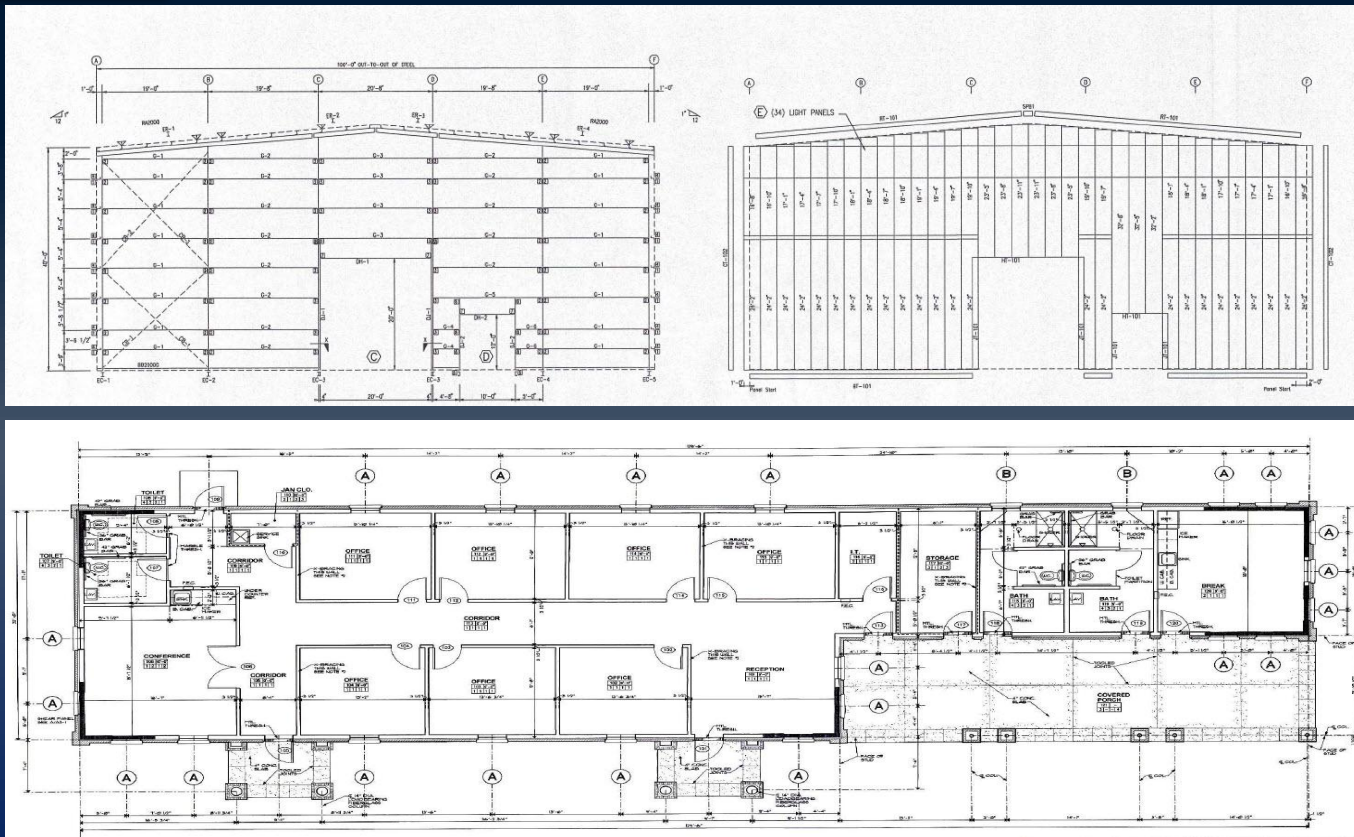


4.1%

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FLOOR PLANS



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AERIAL



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ADDITIONAL PHOTOS
(WAREHOUSE)



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ADDITIONAL PHOTOS (OFFICE)



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