

AVAILABLE

**The
TEMPLES
Company**

(912) 538-7000

Lyons, GA-Red Gin Building

566 South State Street (US #1)

Lyons, GA 30436

(Latitude, Longitude)

(32.191811/-82.325492)



AVAILABLE:

14,382 +/- SF

For Lease: \$1.25/SF "as-is"

(\$1,498.13 per month)

- Large Metal Structure
- Six (6) Rollup-Ground Level
- Originally a Gin House



***Please contact our office for
additional information.***

The Temples Company
PO Box 405
301 Mosley Street (30474)
Vidalia, GA 30475
(912) 538-7000

* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 21AUG26

AVAILABLE

**The
TEMPLES
Company**

(912) 538-7000

Lyons, GA-Red Gin Building

Victory Drive at US#1
Lyons, GA

(Latitude, Longitude)
(32.191811/-82.325492)

BUILDING SIZE:	14,382 +/- SF
ACREAGE:	2+ acres
YEAR BUILT:	1943
ROOF:	Metal
CONSTRUCTION:	Metal
HVAC:	None
CEILING HEIGHTS:	13'-24' at Apex
COLUMN SPACING:	30'
LOADING DOORS:	6 Rolling Ground Level
SPRINKLER:	None
PARKING:	Mix of Asphalt, Concrete and Grass
UTILITIES:	Water and Sewer Electrical was damaged by lightning. Will need full replacement of all panels, etc.
FORMER USE:	Utility Building Manufacturer
TRANSPORTATION:	• 17 miles to I-16 • 78 miles to I-95
COMMENTS:	Large older metal structure. Originally a Gin House. Added more space and used as manufacturing location for Utility Buildings. Portions of this building have insulated roof but no other portions are insulated.

