

# 1310 Southerfield Road

1310 Southerfield Road  
Americas, GA 31719



# PROPERTY OVERVIEW



Located in the heart of Americus, GA, 1310 Southerfield Road is a 10,000 SF industrial property on a 2.4-acre site. Built in 1979, the facility provides versatile space for manufacturing, storage, or distribution, with easy access to the airport and key regional transportation routes.

## 1310 SOUTHERFIELD RD AMERICUS, GA 31719

<b>RBA</b>	10,000 SF
<b>Stories</b>	1
<b>Docks</b>	1 Exterior
<b>Parking ratio</b>	1.00/1,000 SF
<b>Parking Spaces</b>	Surface - 50
<b>County</b>	Sumter

# NEARBY AMENITIES AND ATTRACTIONS



## GEORGIA SOUTHWESTERN STATE UNIVERSITY

A regional university providing higher education programs and a steady pipeline of skilled talent, supporting local workforce development and business growth.



## SOUTH GEORGIA TECHNICAL COLLEGE

A public technical college providing hands-on training and career-focused programs in fields such as manufacturing, logistics, and technology.



## RYLANDER THEATRE

A historic performing arts theater in downtown Americus, hosting plays, concerts, and community events that enrich the city's cultural life.



## WINDSOR HOTEL

A historic hotel and event venue in the heart of Americus, offering lodging, conference space, and a touch of local heritage.



## KOINONIA FARMS

A historic intentional farming community known for sustainable agriculture, social programs, and its long-standing impact on the region.



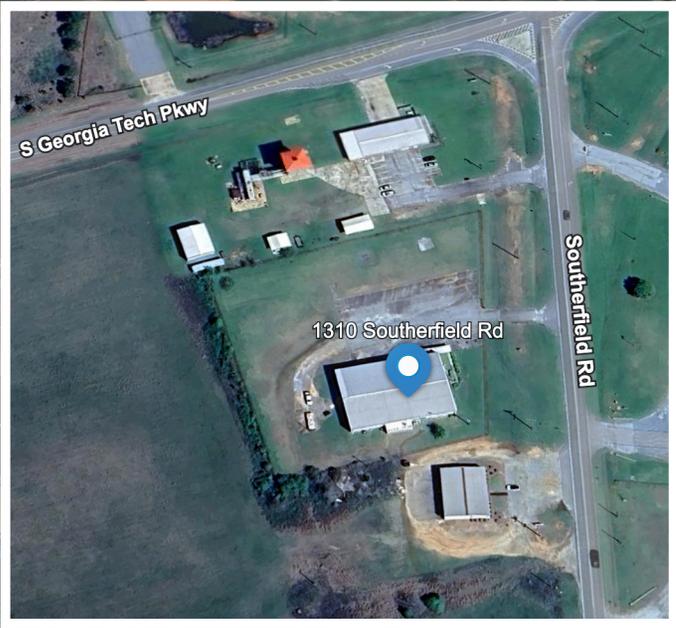
## THIRTEENTH COLONY DISTILLERY

A local craft distillery producing small-batch spirits and offering tours and tastings, highlighting Americus's entrepreneurial and cultural scene.



## CONNECTIVITY AND ACCESS

Americus provides strategic access to key regional markets and transportation routes, connecting your business efficiently to southwest Georgia and beyond.



## 1310 SOUTHERFIELD ROAD

The subject's largest portion is approximately 10,384 SF metal and steel frame structure with one overhead door near the loading dock. A covered walkway is also noted near the entrance. This building is constructed on a concrete slab foundation, insulated, and lighting is obtained from fluorescent lighting.

Per tax records, this structure was constructed in 1993 and condition is above average. Finished interior has approximately 8,897 SF of heated and cooled space with drop tile ceilings, fluorescent lights, painted sheetrock walls, and tile floors. This area is centrally heated and cooled. Paved parking is also noted for approximately 24+ vehicles.

The property is surrounded by a 6' high chain link fence with top rail and three strand of barbed wire. The unusually high amount of heated and cooled area creates a unique industrial property for the area.



**INTERIOR - HEATED AND COOLED**



**INTERIOR - HEATED AND COOLED**



**RECEPTION AREA - HEATED AND COOLED**



**OFFICE - HEATED AND COOLED**



**INTERIOR - HEATED AND COOLED**



**INTERIOR - HEATED AND COOLED**

# 1310 SOUTHERFIELD ROAD



**INTERIOR - HEATED AND COOLED**



**WAREHOUSE AND LOAD  
- NOT HEATED AND COOLED**



**INTERIOR - HEATED AND COOLED**



**INTERIOR - HEATED AND COOLED**



**INTERIOR - HEATED AND COOLED**



**INTERIOR - HEATED AND COOLED**



**INTERIOR - HEATED AND COOLED**

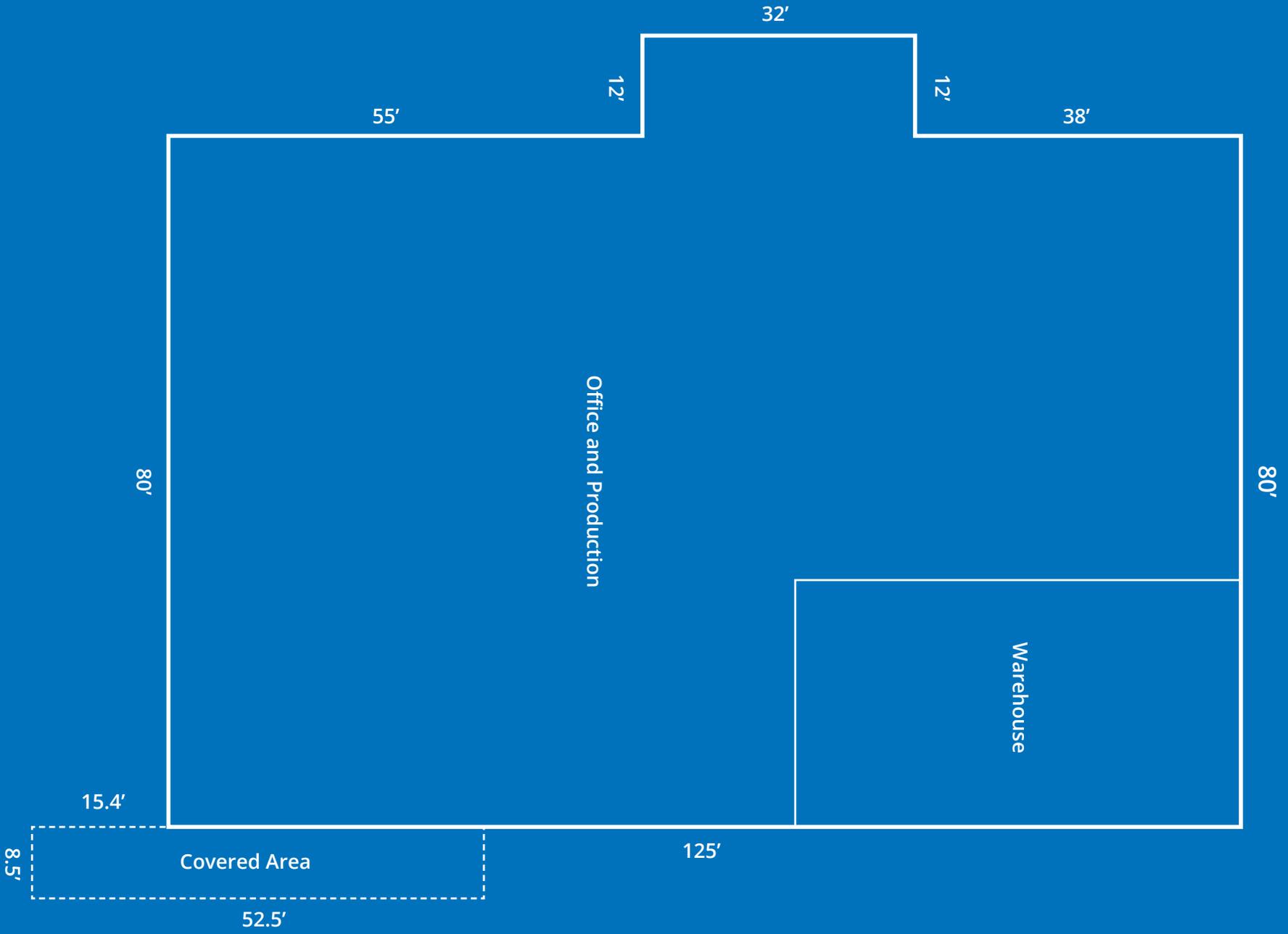


**INTERIOR - HEATED AND COOLED**



**INTERIOR - HEATED AND COOLED**

# FLOOR PLAN





# 1310 Southerfield Road

## Americas, GA 31719

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