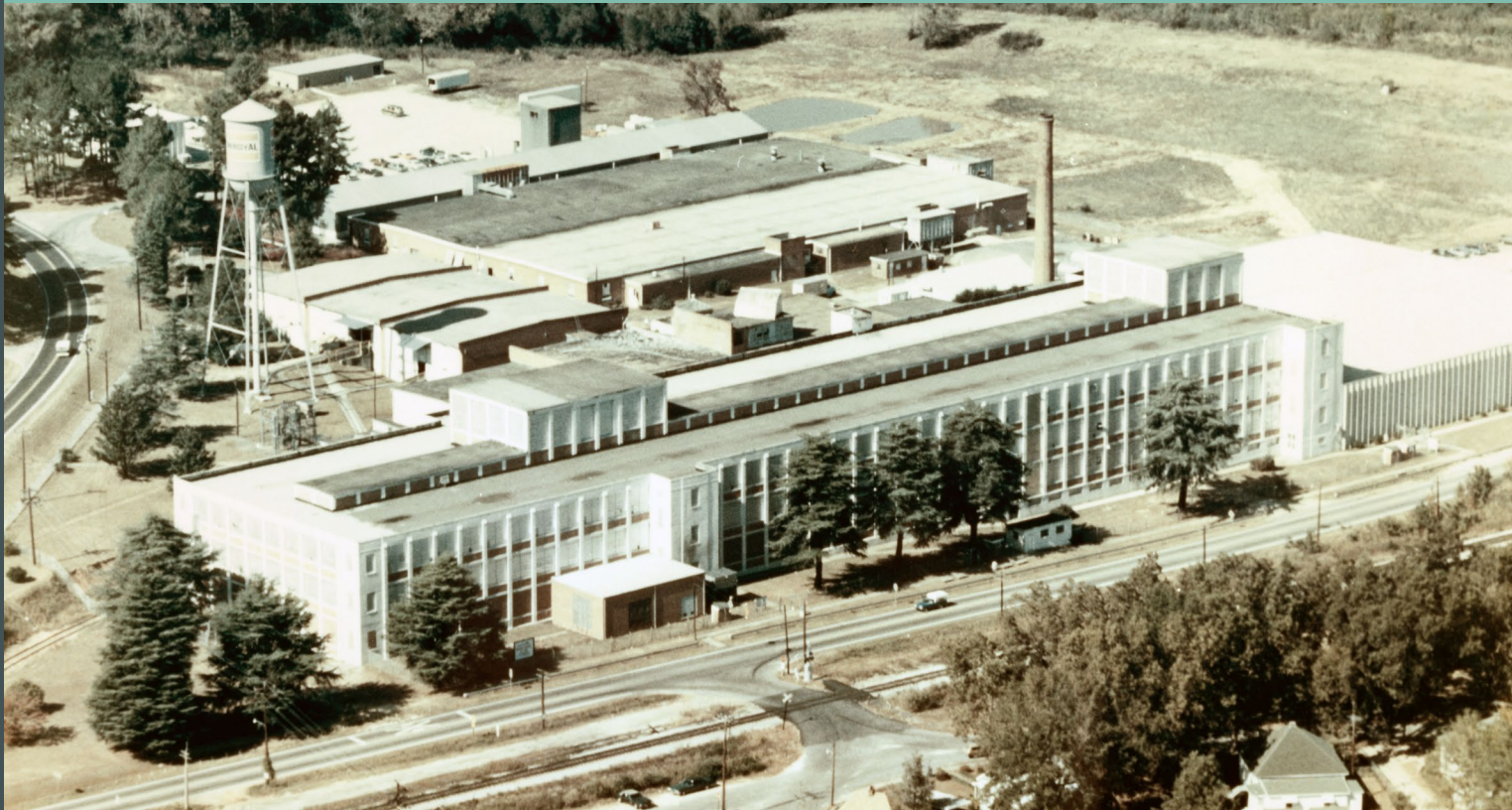


The Historic Mills at Hogansville

570,000 SF on 36 Acres



117 Corinth Road
Hogansville, GA 30230

Overview

Over 570,000 SF of space in 13 structures on 36 acres with additional 24 acres non-contiguous parcels prime for redevelopment, mixed-use possibilities including light manufacturing and loft apartments etc.

Historically significant, the Stark Mill constructed in 1925 by Lockwood Greene is listed in the National Gallery of Historical Places, Titans of the textile interest have occupied the premises starting with Stark Mills producing cotton duck used in tires. Similar uses followed and ownership changed to include Callaway Mills, U.S. Rubber, Uniroyal, Westech and most recently leased by a division of Continental Tire. Conitech produces woven synthetic products such as conveyor belts.

General Specifications

Mill 1 (original Stark Mill Circa 1926)

- + Original Stark Mill Four floors including basement 74,000 SF Each. Total 296,000 SF
- + Architectural and Design: Lockwood Greene
- + Ceiling Height: 12' floors 1, 2, and 3
- + Typical Bay Spacing: 26' x 26'
- + Construction: Concrete and Brick
- + Floors: Thick hardwood
- + Sprinkler System: wet
- + Electrical On site Transformer: (4) 4,000 KVA (1) 75 KVA Georgia Power Mill 1 has 4,195 amps and Mill 2 has 2,562 amps
- + Water, Sewer, and Gas by City of Hogansville

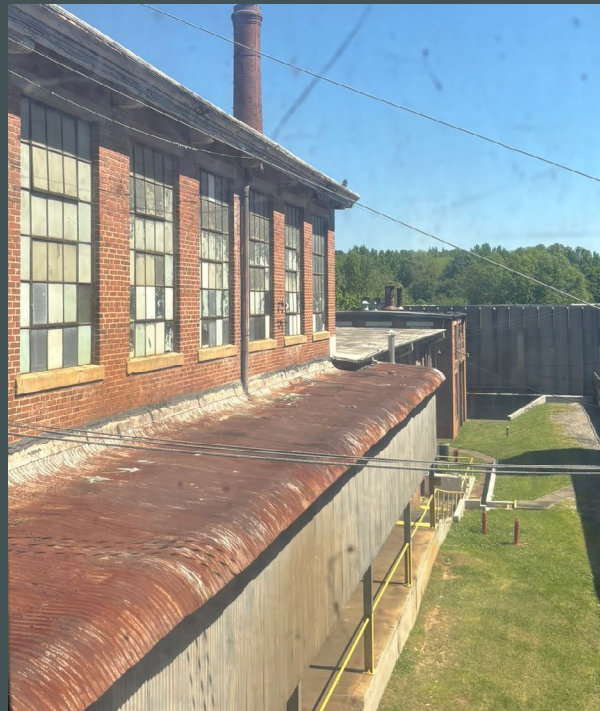
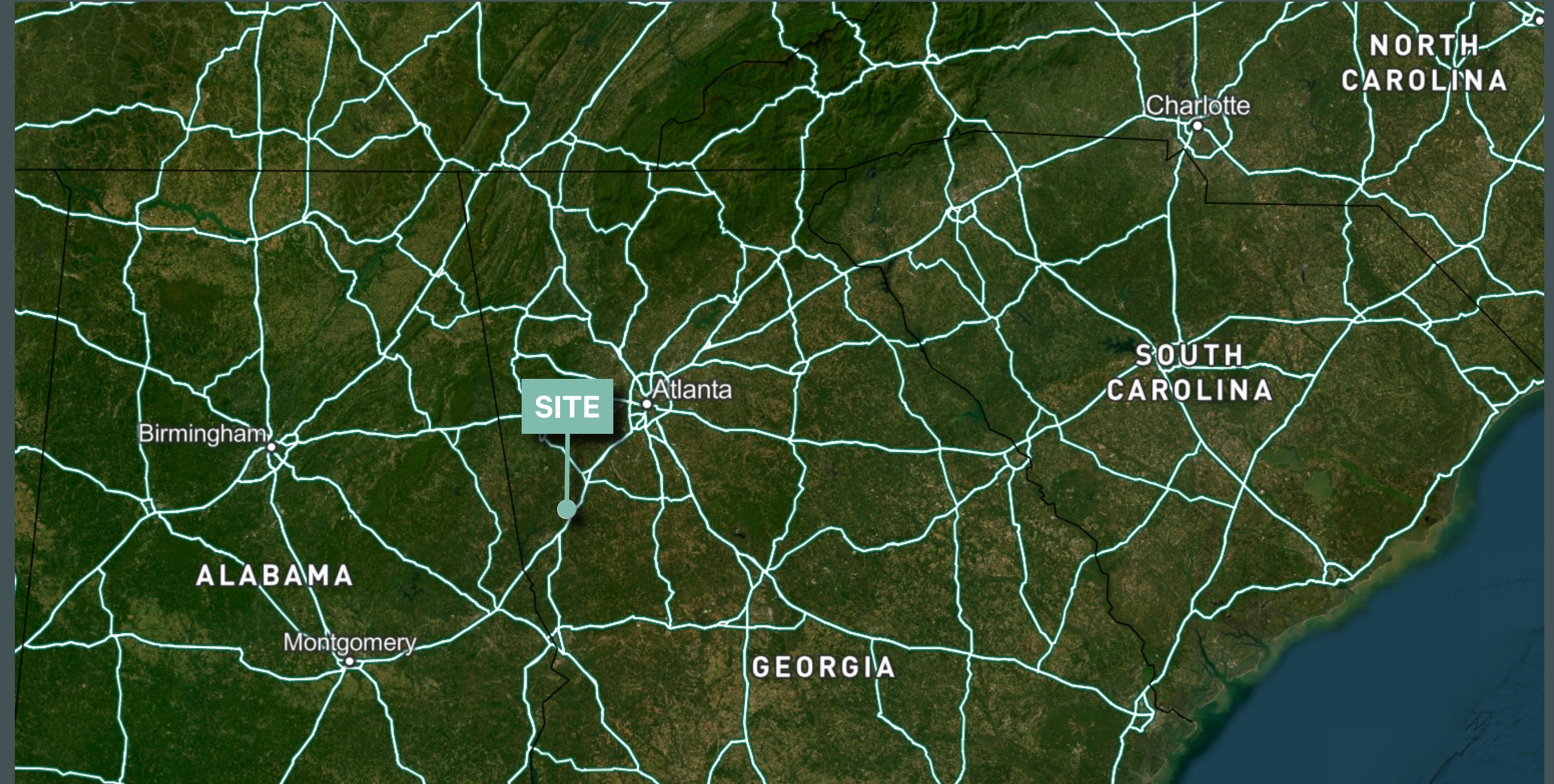


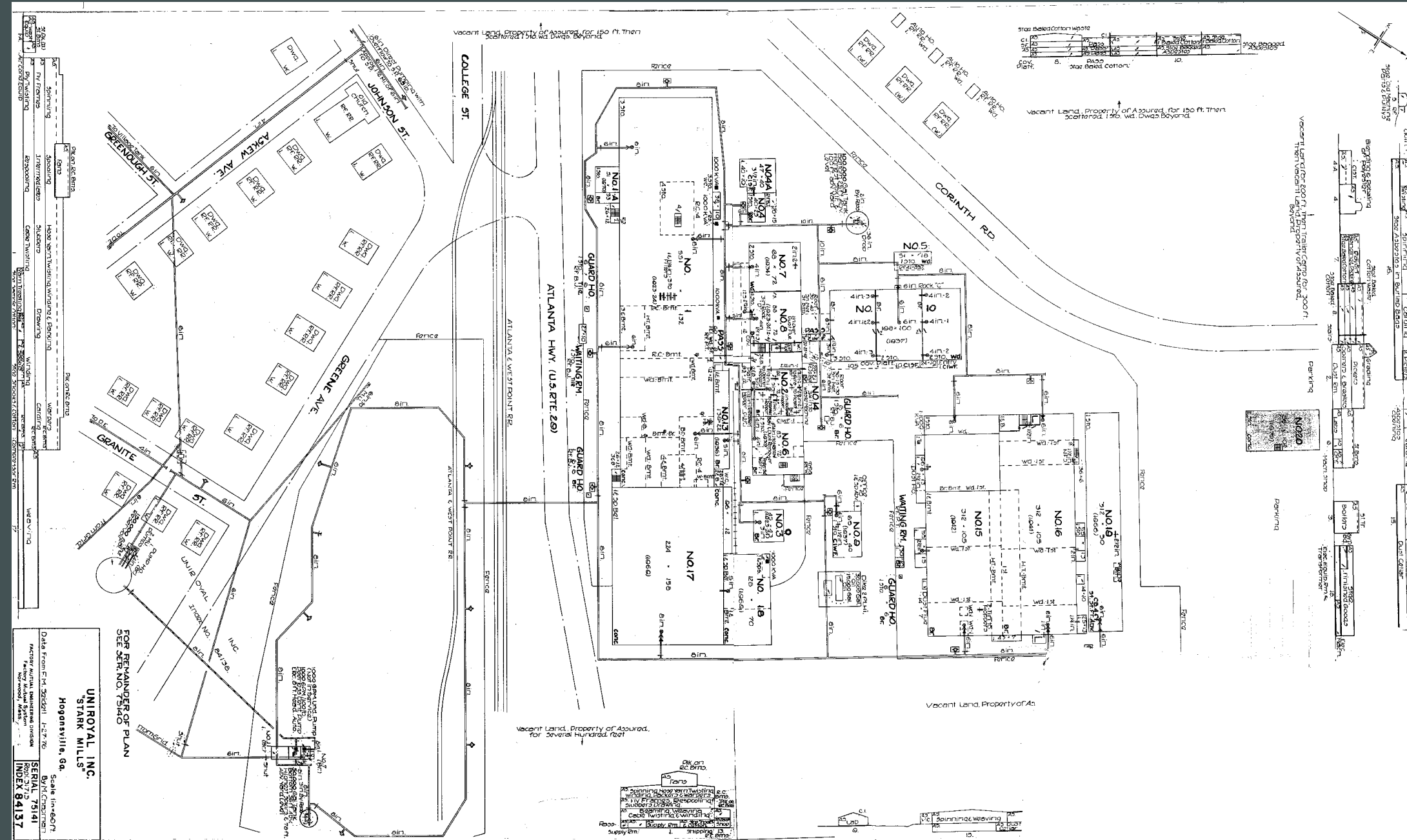
Photo Gallery



Aerial Map



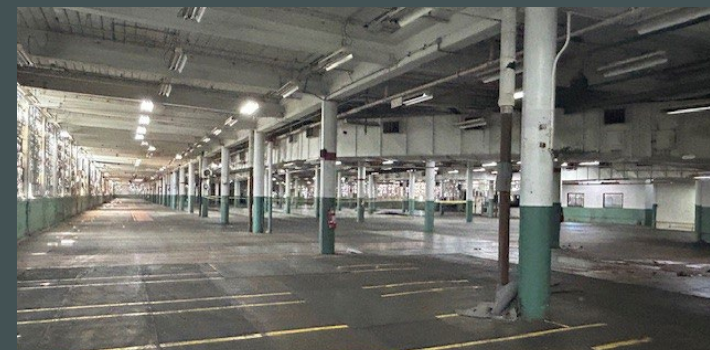
Site Map



Aerial Map



Area	# Floors	I.D.	SF per Story	Total SF	Width	Length	Year Built	SF
1	4	#1	74076	296304	132	555	1925	296304
1	1	#17/18	43595	43595	155' 70"	203' 129"	1969	43595
2	1	#15/16	67674	67674	234'	290'	1942-1944	67674
2	1	#19	15600	15600	50'	312'	1966	15600
3	2	#6	5976	14768	83'	72'	1930	14768
3	4	#2	6624	26496	92'	72'		26496
3	2	#7	4896	9793	68'	72'	1934	9793
3	4	#8	6192	24768	86'	72'	1923-24	24768
4	2	#10	5720	11440	55	105	1937	11440
4	2	#10	19305	38610	135	105	1937	38610
Misc. Structure								
M	1	#4	2800	2800	40'x25' 40'x45'			2800
M	1	#14	336	336	28'	12'		336
M	1	#3	1935	1935	45'	45'	1922-23	2025
M	1	#20	5424	10848	56'	104'	1970	11,648
M	1	#9	2600	2600	65'	40'	1937	2,600





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