



INDUSTRIAL PROPERTY FOR SALE

123,770 SF on 84.2 Acres

1241 Harrison Road, SE

Thomson, GA 30824



ADDITIONAL PHOTOS



PROPERTY DETAILS

BUILDING SIZE

- **Four main buildings and five storage/utility buildings totaling approximately 123,770 sf. The main buildings are:**
 - 14,000 sf M&D Building and control room with 40' at center and 28' at the eaves
 - 17,189 sf packaging building with 40' center and 32'; eaves mezzanine level office, lab and restrooms
 - 40,173 sf Raw materials warehouse with 65' center, 47' to eaves
 - 47,910 sf finished product warehouse with 80' to center, 35' to eaves

LAND

- Approximately 84.2 Acres

CONSTRUCTION

- **Floors:** Reinforced concrete
- **Walls:** Combination of pre-engineered walls with two buildings having masonry to 10'.
- **Roof:** Pre-engineered metal panels
- **Columns:** Steel "I" beams

CONSTRUCTION DATES

- 1973 and 1996 with renovations completed in 2020

CEILING HEIGHTS

- The two warehouses are approximately 65' and 80' clear at the center and 35'-47' at the eaves

TRUCK LOADING

- All ground level doors into all buildings

RAIL

- CSX rail borders the property and serves the neighboring TPI warehouse

LIGHTING

- LED fixtures

POWER

- Supplied by George Power Company; 12,740 volts from the on-site substation. Multiple transformers; 1500 KVA to 2,500 KVA step down to 480/277 volts; 3-phase

WATER

- Supplied by City of Thomson; 10" fire line to ground level storage tank; 6" line for process and domestic water

RESTROOMS

- M&D Building: 1 men's restroom, 1 women's restroom
- Packaging Building: 1 restroom on mezzanine level

SEWER AND NATURAL GAS

- Supplied by City of Thomson

FIRE PROTECTION

- 10" fire loop, hydrants, and 250,000-gallon ground level tank for water storage and adjoining pump house. This tank and fire lines are shared with neighboring warehouse.

AIR CONDITIONING

- Office areas only

OFFICE SPACE

- Small offices in the M&D and Packaging Buildings. Current owners have a rented office structure that will be removed.

SECURITY

- Gate security building for monitoring all in and out bound vehicles; cost shared with neighboring warehouse

LOCATION

- Located less than 4.3 miles from I-20 at Exit 172. Commercial air service available at Augusta Bush Field (50 miles) or Hartsfield-Jackson Atlanta International Airport (120 miles).

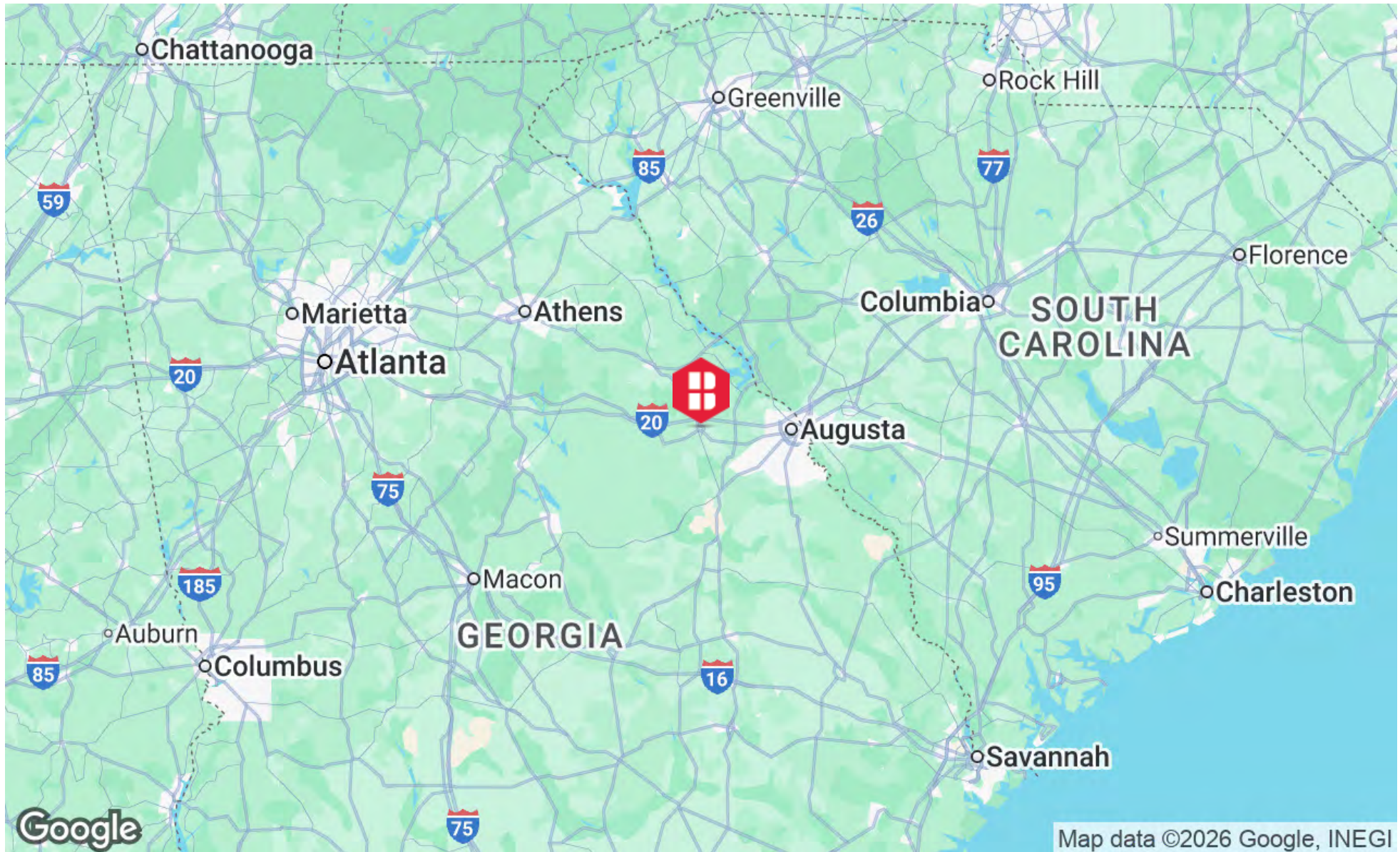
FORMER USE

- Originally manufactured particle board for Georgia Pacific. Current owner is manufacturing hardwood barbeque pellets.

MISCELLANEOUS

- Four dry storage silos rated at 155-tons each
- Four 20-ton dryers
- Five storage/utility buildings:
 - 18' x 45' flammables storage building
 - 17' x 33' electric & utility building
 - 35' x 29' fire pump house
 - 23' x 27' shop building
 - 7' x 8' utility building

LOCATION MAP

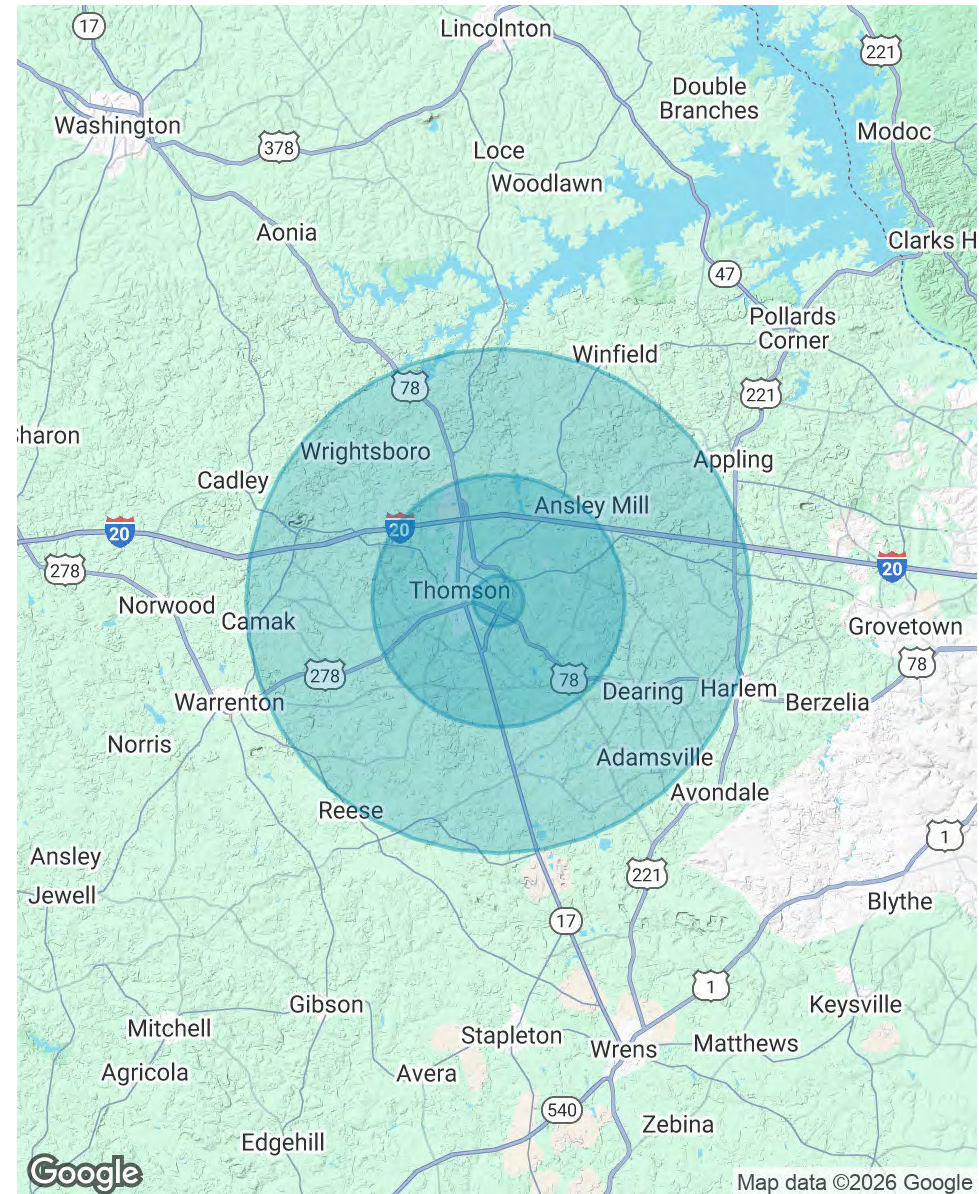


DEMOGRAPHICS MAP & REPORT

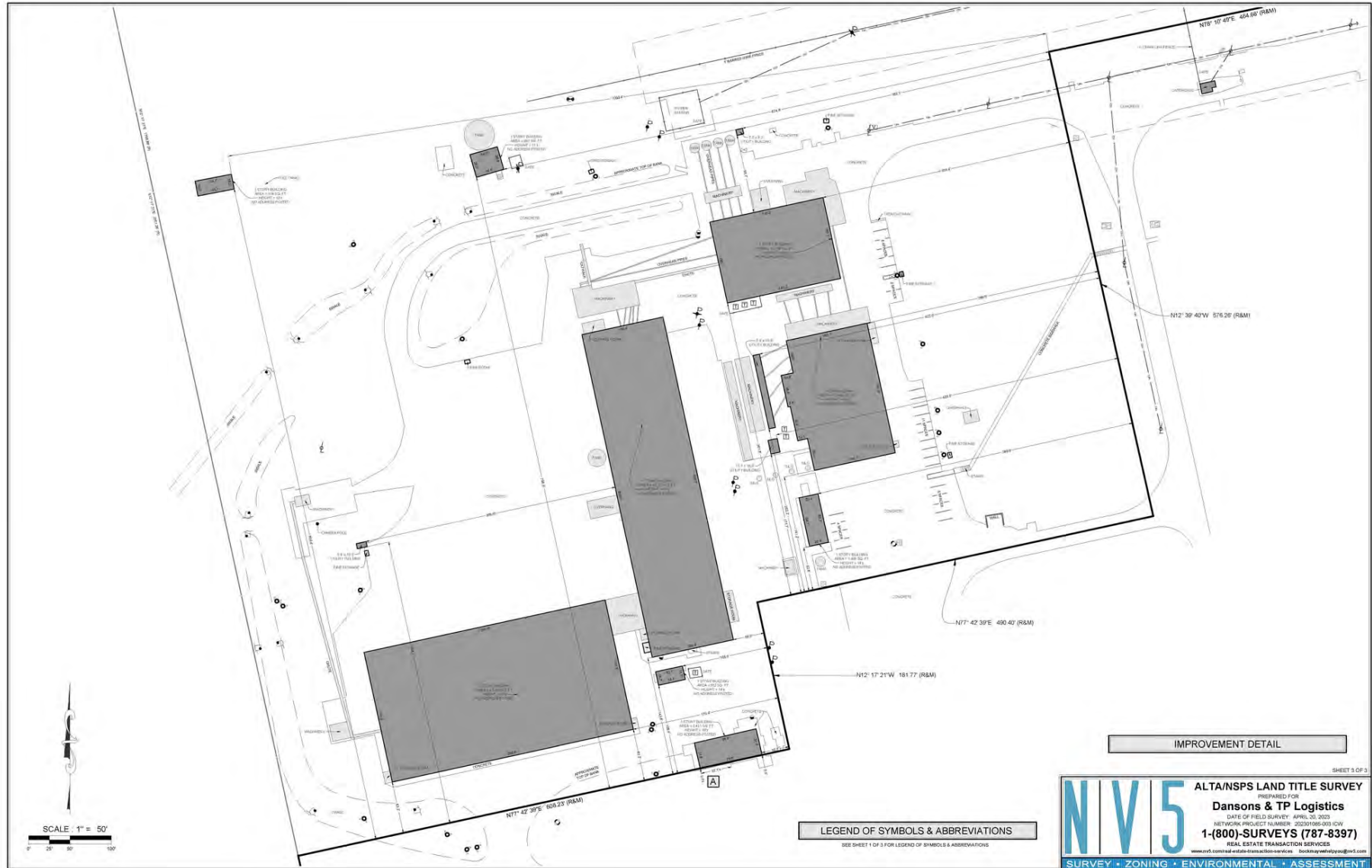
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	720	11,922	28,223
Average Age	36.5	35.6	36.2
Average Age (Male)	36.1	34.3	34.7
Average Age (Female)	37.2	37.8	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	271	4,489	10,613
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$38,897	\$41,085	\$45,894
Average House Value	\$128,028	\$127,481	\$144,757

2020 American Community Survey (ACS)



SITE PLAN

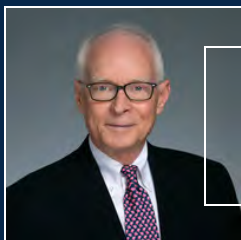




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