

105 Camellia Plant Road
Juliette, GA 31046
Monroe County

LEASE SPACE AVAILABLE
DISTRIBUTION/MANUFACTURING FACILITY
LEASE RATE: \$2.50/SF



- 365,828 SF available. Leasing options include:
 - Suite A – 100,274 SF
 - Suite B – 143,722 SF
 - Suite C – 121,832 SF with or without 121,832 SF basement
- Space can be reconfigured to meet user's needs
- ±294 parking spaces
- Zoned for industrial use
- Located ±10 miles from Interstate 75 (Exit 186), ±85 miles from the Atlanta (Hartsfield-Jackson) Airport and ±186 miles from the Port of Savannah

See additional building information on page 2.



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **JAMES L. ROLLINS, JR ("JIM")** | Cell (478) 361-4400 | jrollins@thesummitgroupmacon.com

105 Camellia Plant Road
Juliette, GA 31046
Monroe County

Building Information

- 365,878 SF building with additional 121,000 SF basement
- 95.55 shared acres
- Ceiling height in main level – 30’
- Ceiling height in basement – 13’
- Column spacing – 40’ with 45’ bays
- Total # of Truck docks throughout building – 27 plus (includes 4 drive-in plus)
- Construction: tilt-up concrete
- Roof: steel w/composition
- Lighting: LED

Building Information (cont’d)

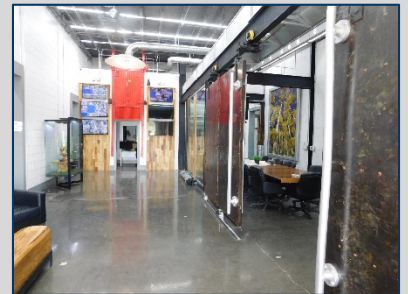
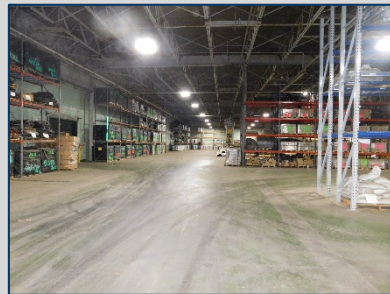
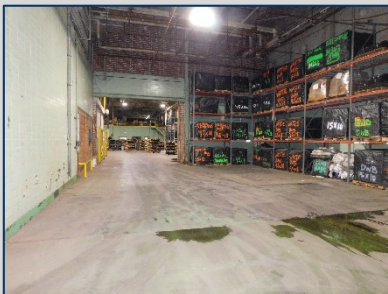
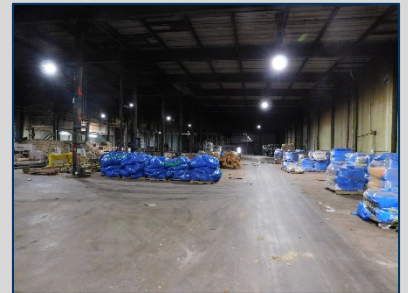
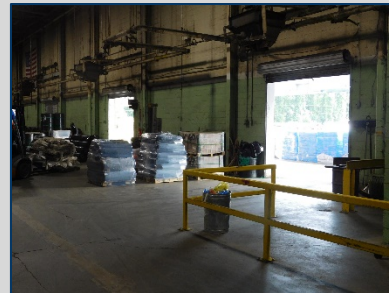
- Plumbing: restrooms throughout
- Fire protection: sprinkled throughout
- Utilities:
 - Electric – Georgia Power Substation; 4MW capacity; 277/480V stepdown
 - Water – well
 - Gas – Atlanta Gas
 - Septic system
- Sprinkler: building has green-tagged sprinkler system
- Rail access: Norfolk Southern rail siding servers rear of building



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

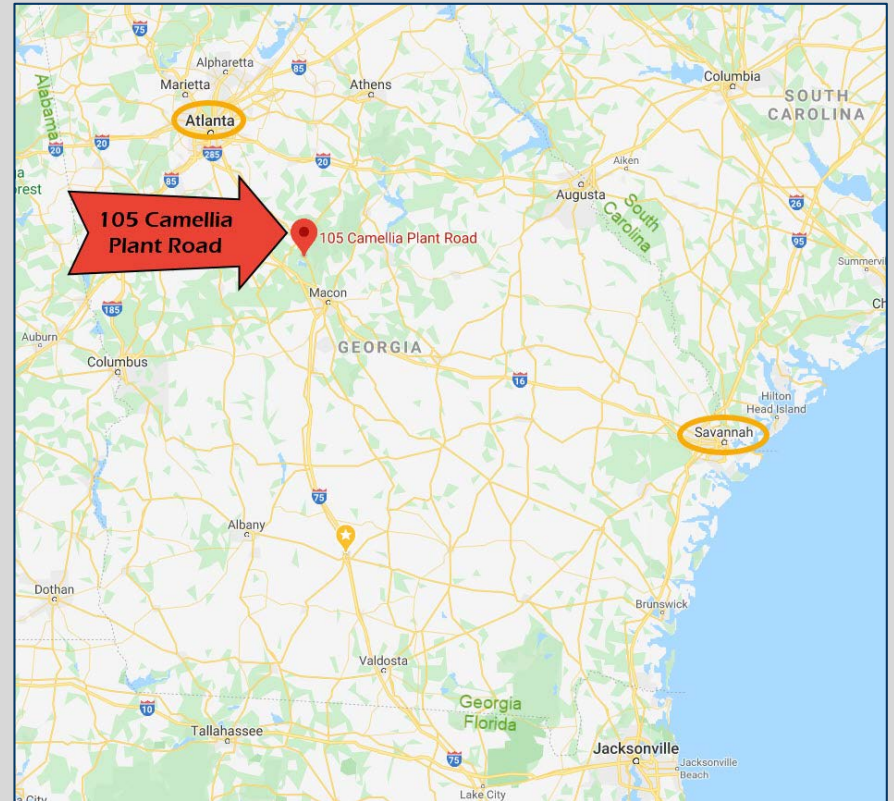
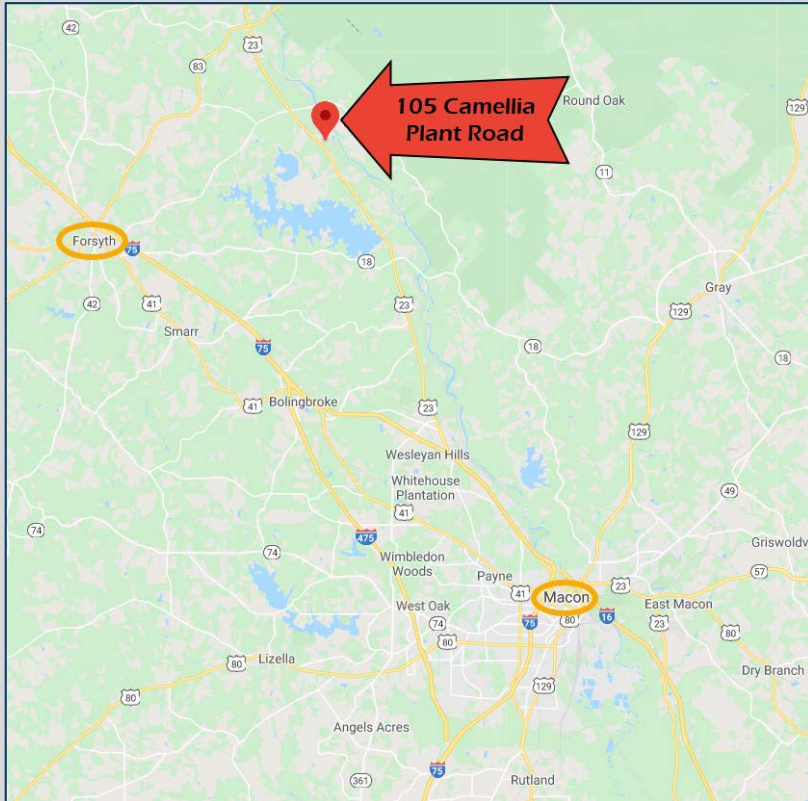
For additional information contact: **JAMES L. ROLLINS, JR (“JIM”)** | Cell (478) 361-4400 | jrollins@thesummitgroupmacon.com

105 Camellia Plant Road
Juliette, GA 31046
Monroe County



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

105 Camellia Plant Road
Juliette, GA 31046
Monroe County



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **JAMES L. ROLLINS, JR ("JIM")** | Cell (478) 361-4400 | jrollins@thesummitgroupmacon.com

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.