

Industrial Building Data



The Temples Company
P.O. Box 405 – 301 Mosley Street
Vidalia, GA 30475

Phone: 912-538-7000 Fax: 912-538-7715
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Surplus Property • Site Selection • Tenant Representation • Investment Properties

Building: U.S. #1 Warehouse Lyons, Georgia

Address: 1163 U.S. Highway 1 South, Lyons, Georgia 30436

Sales Price: \$187,000.00

Lease Price: Not for Lease

Size (Square feet): 9,600 (1) Expandable: Yes

Ceiling Height: Minimum: 13' Maximum: 20'

Bay Size: (2) x (2) Building Dimensions 80' x 120'

Office Size 1,760 (22' x 80') Square feet Floor Thickness: N/A

Construction: Metal Masonry Masonry and Metal

Year Built: 2004 Former Use: Assembling Highway LED Signs Number of Cranes: N/A

Insulated: Yes No Air: Yes No *Office Only

Sprinklers: Yes No Boilers: Yes No

Cooler Size (sq.ft.): N/A Freezer Size (sq.ft.): N/A

No. of Truck Doors (4) No. of Railroad Doors N/A No. of Parking Spaces (3)

Site Acreage: 6.389 Acreage Available for Expansion: Yes

Railroad Siding: CSX Norfolk Southern None Other (Specify) _____

Is railroad siding possible? Yes No

Electricity Supplier: Altamaha EMC Size of Service: _____

Gas Supplier: N/A Size of Line: N/A

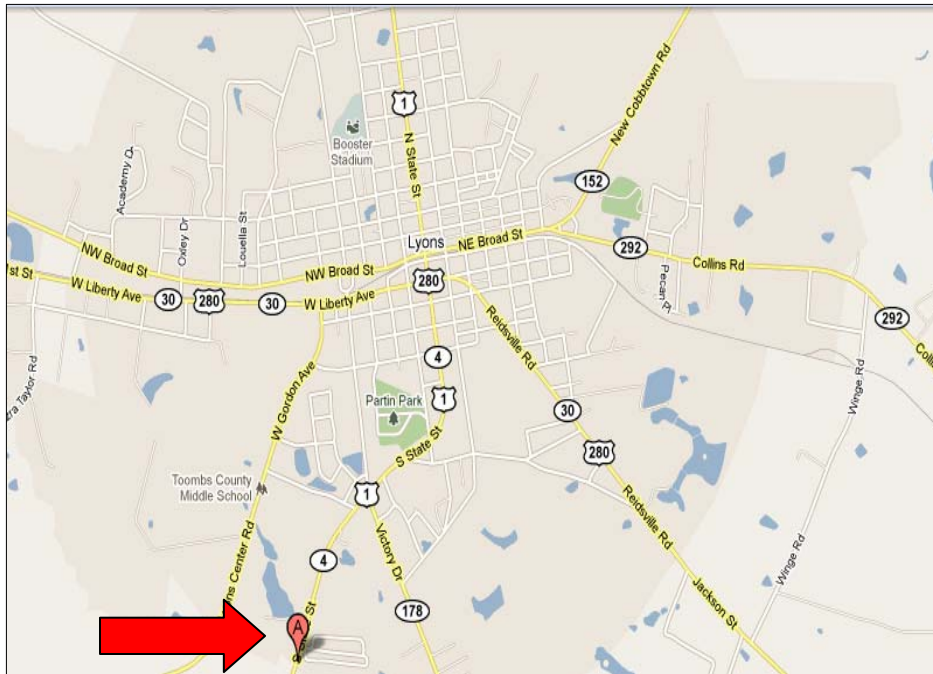
Water Supplier: 4" well Size of Line: N/A

Sewer Provider: Septic Tank Size of Line: N/A

Comments: (1) Additional 600 square foot storage building in rear (2) Clear span

(3) Grass parking on site (4) Three roll up 12' x 14' metal doors at grade

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.



Available

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