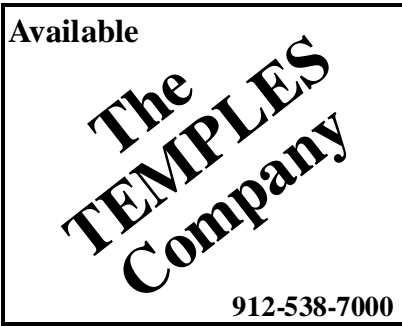


Industrial Building Data



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

Phone: 912-538-7000 Fax: 912-538-7715
www.thetemplescompany.com

Surplus Property • Site Selection • Tenant Representation • Investment Properties

Building: McDonald-Loop Road

Address: 406 North Street, Vidalia, GA 30474

Sales Price: Not for sale

Lease Price: \$1.35 per square foot net and \$3.00 per square foot net for office space.

Size (Square feet): 49,700 Expandable to: N/A

Ceiling Height: Minimum: 8'9" Maximum: 10'6"

Bay Size: Varies x Varies Building Dimensions 280'± x 160'±

Office Size 3,200 Square feet Floor Thickness: Unknown

Construction: Metal Masonry Masonry and Metal

Year Built: 1956 Former Use: Textile Manufacturing and Graphic Arts Number of Cranes: N/A

Insulated: Yes No Air: Yes No

Sprinklers: Yes No Boilers: Yes No

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

No. of Truck Doors 6 No. of Railroad Doors N/A No. of Parking Spaces

Site Acreage: 3.747± Acreage Available for Expansion: No

Railroad Siding: CSX Norfolk Southern None Other (Specify)

Is railroad siding possible? Yes No

Electricity Supplier: Georgia Power Size of Service:

Gas Supplier: Atlanta Gas Light Size of Line: 2"

Water Supplier: City of Vidalia Size of Line: 6"

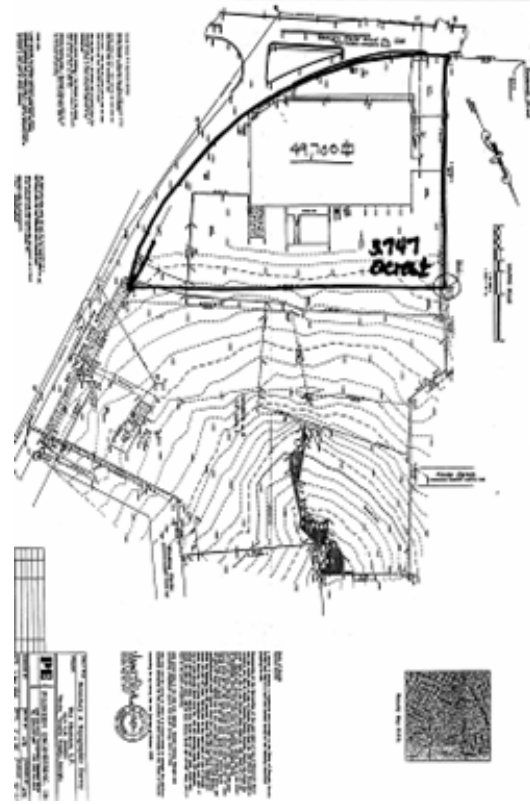
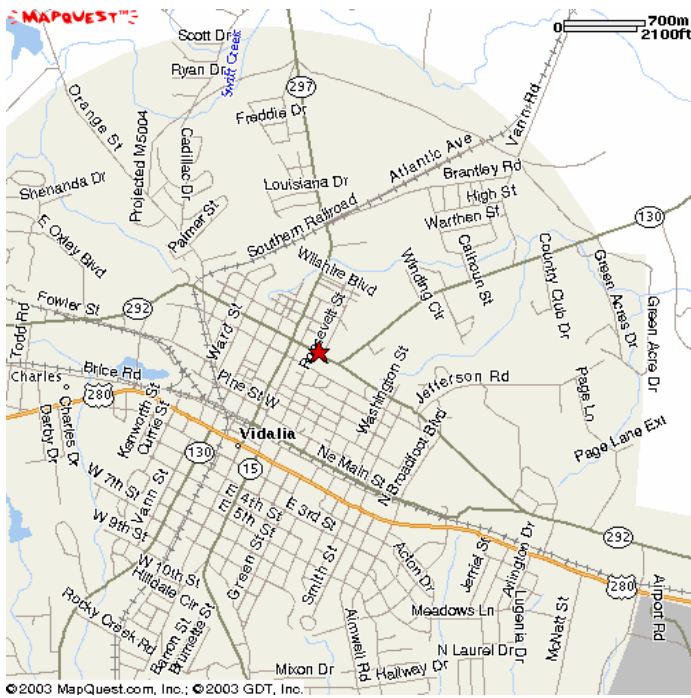
Sewer Provider: City of Vidalia Size of Line: 8"

Comments: (1) Addition in 1969 (2) New roof in 1998 (3) Owner will subdivide

(4) Currently leased month-to-month

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.

Revised: 11/08/2006



Available

**The
TEMPLES
Company**

912-538-7000

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