



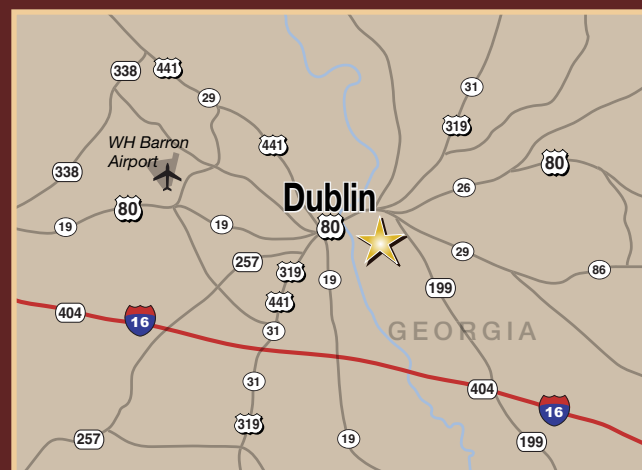
The property is ideally located approximately seven miles to I-16, 50 miles to I-75 in Macon, GA and 108 miles to I-95 and is close to one of the most well-connected airports in the world, in addition to the extensive Port of Savannah.

Situated in the heart of Georgia, Dublin is part of Laurens County and is referred to as “The Emerald City” due to the town’s dedication to keep it “Green and Growing.” Dublin boasts a community that is rich in character and full of life and is dedicated to emphasizing quality growth, expanding industry, and supporting local businesses. In fact, it was chosen as a “City of Excellence” by Georgia Trend Magazine in January 2000. Moreover, the state of Georgia was reported to have had a significant increase in jobs, investments, tourism, and entertainment according to The Georgia Department of Economic Development in 2011.

Dublin also offers an abundance of reasons to call it home. The wonderfully mild climate makes it a haven for recreational amenities, the historic downtown shopping area is filled with shops, restaurants and entertainment and the educational opportunities and economic vitality give residents a high-quality of living.

Furthermore, the American Association of Retirement Communities (AARC) awarded Dublin with Georgia's first AARC Seal of Approval award, making it one of the top places in the country to retire.

In addition to the strategic location, the Dublin area offers a wonderful community in which to work and live. It is a thriving and hard-working center that provides an excellent quality of life for its citizens.



Delivering Global Real Estate Solutions



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SEAL YOUR DEAL



Excellent single-story 867,548 sq. ft. industrial building on approximately 240 acres in **EAST DUBLIN, GEORGIA**



CONSTRUCTION

6" reinforced concrete floors; ceiling heights 18' to 29' in the manufacturing areas and 26' to 27' in the warehouse areas; brick, concrete block and tilt-up concrete panel exterior walls; columns typically spaced 28' x 56'; white rubber membrane roof covering over rigid insulation on metal decking

UTILITIES

Electric power supplied by Georgia Power; gas supplied by the City of Dublin; municipal water supplied by on-site wells and sewer supplied by on-site waste water treatment system

LIGHTING

Energy efficient T-5 fluorescent light fixtures with motion sensors

SPRINKLER

100% wet system

OFFICE SPACE

Approximately 16,857 square feet of air-conditioned office space featuring a lobby/reception area, private and general office areas, conference rooms, break rooms, health clinic, restrooms and utility areas

CRANES

One 5-ton overhead bridge crane and fifteen 2- to 5-ton monorail style cranes

TRUCK LOADING

On the north side, five 10' x 10' tailgate-high truck doors with levelers, trailer lights, and dock lights for receiving; on the east side, nine 10' x 10' tailgate-high truck doors with levelers, trailer lights and dock lights for shipping; on the south side, 10' x 10' tailgate-high truck doors with levelers, trailer lights and dock lights; there are also several other drive-in doors along the south and west.

PARKING

Approximately 500 paved and lighted parking spaces

ADDITIONAL FEATURES

- Up to 1,000 acres of additional land available
- Access to a short line rail spur serving both Norfolk-Southern and CSX
- ADT alarm system and card key access
- 8" x 10" and 8" x 8" Steel I beam columns
- Heating provided by suspended Reznor natural gas fired units located throughout warehouse sections
- Ceiling mounted exhaust fans and wall-mounted louvers for ventilation

