



INDUSTRIAL PROPERTY FOR SALE

Railcar Refurbishment Facility

118 ROY VAUGHN RD | PLAINS, GA 31780

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bird Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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Property Summary

Industrial Property **For Sale**
Railcar Refurbishment Facility | 118 Roy Vaughn Rd



Property Description

Railcar refurbishment facility located in Plains, Georgia. Former 50 employee workforce refurbished railcars from welding to sandblasting and repainting. Potential to reuse as a transload facility to offload for example bulk wood or TEU's. Current receiving is \$13k per month for railcar storage only on tracks.

Offering Summary

Sale Price:	\$1,875,000
Year Built:	2008
Lot Size:	22.92
Total SF:	29,732 SF
Income:	\$13,000 Per Month for Railcar Storage

Property Highlights

Power	3 Phase / 1200, 800, 225 Panels
Water	Well
Sewer	Septic Tank
Ingersoll Rand 300 HP	Plumbed for Compressed Air Throughout
New 2020 Modular Office	8 Offices / 20 x 20 Conference Room / 2 Bathrooms
Clear Height 27ft / Pitch 34ft	
4,000 ft of Track on Site	
LED Lighting	
50 Employee Workforce	
Will Hold 70 - 80 Railcars on Site	

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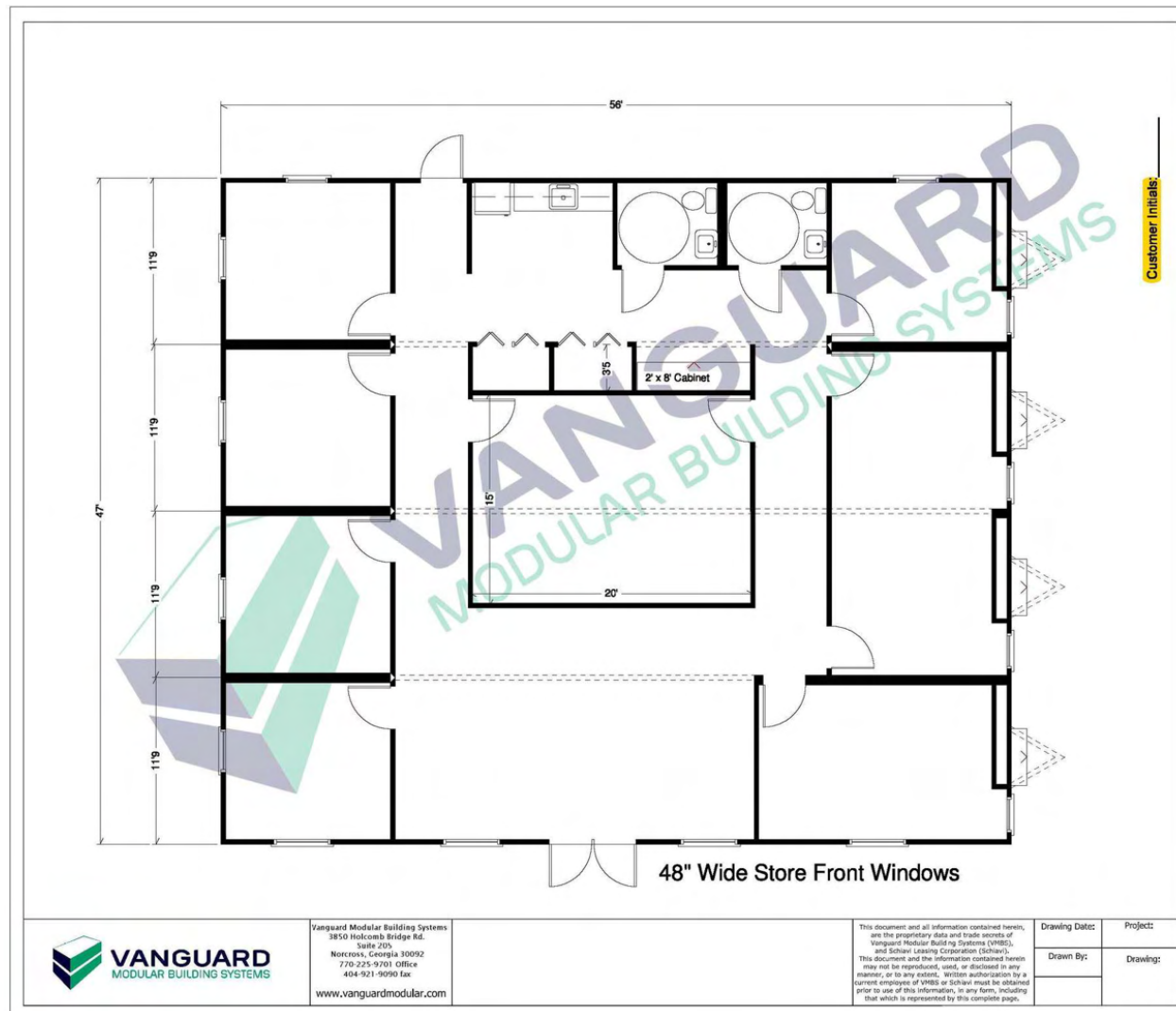
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Newly Built 2020 Vanguard Office

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Property Boundary

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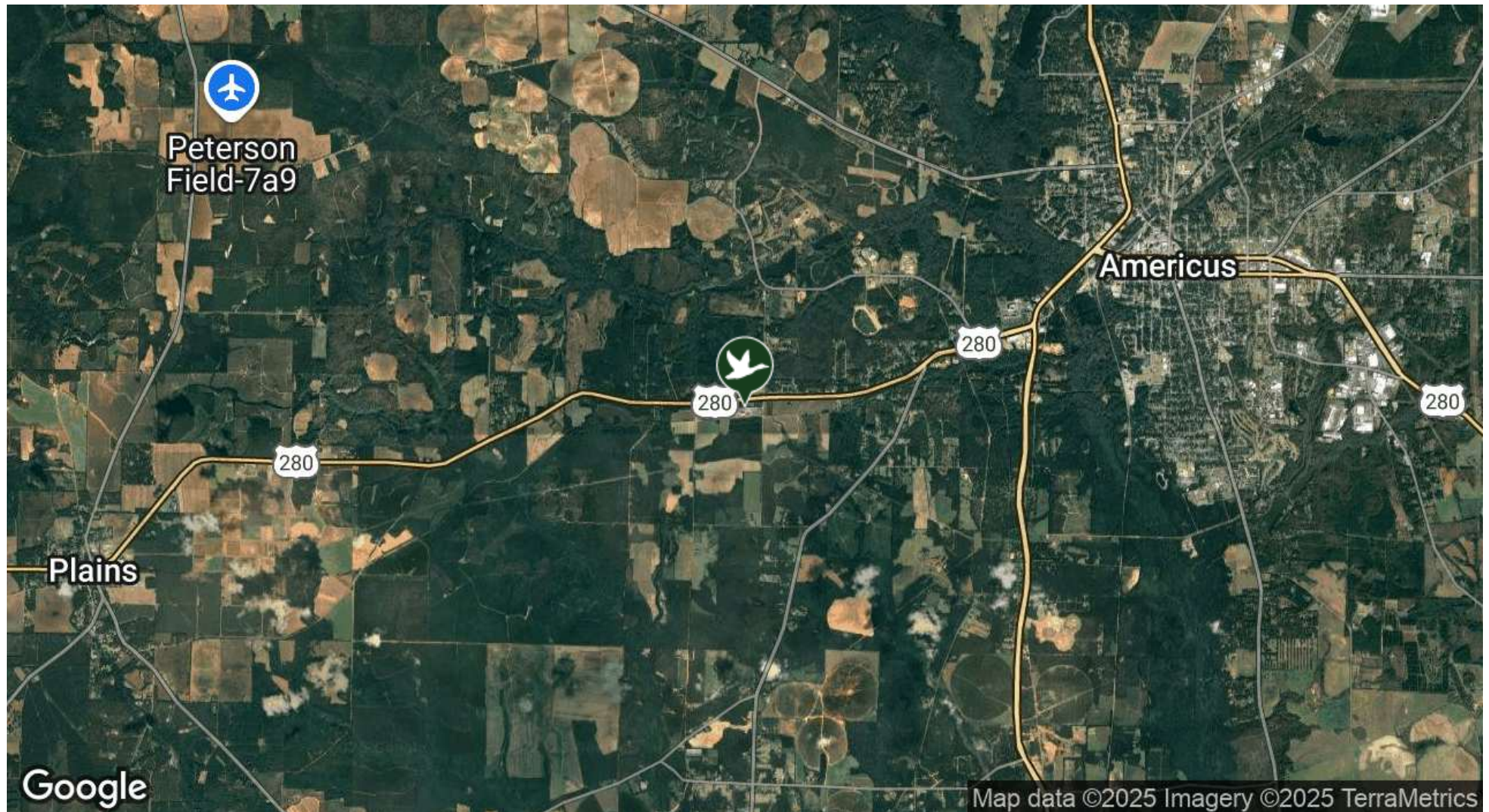
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Aerial Map

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Former Tenant Overview

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Former Tenant Overview

Southeast Railcar provides full-service railcar repair and maintenance to car owners with direct interchange service to CSX and NS railroads. The company is headquartered in Plains, GA on the Heart of Georgia Railroad with around 51 to 200 employees. They specialize in railcar repair, refurbishment, and painting. On-site cleaning facilities allow car owners to avoid a second move from a cleaning facility to the repair shop.



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Professional Background

Bo Bird, SIOR, serves as founder and Principal Broker for Bird Commercial Real Estate, a specialized brokerage firm based in South Georgia. Bo's journey began with a Bachelor of Business Administration from the University of Mississippi and immediately pursued a commercial real estate brokerage career afterward. Bo quickly turned his focus to industrial assets and has had immense success facilitating transactions for private owners and large publicly traded corporations.

Bo is distinguished by the Industrial Specialist Designation from the Society of Industrial and Office Realtors (SIOR), which requires extensive education, high levels of production, and years of successful experience paired with unquestionable ethics. As the sole SIOR designee in the South Georgia market, Bo exemplifies a steadfast commitment to excellence and expertise, consistently delivering significant value creation for his clients.

Memberships

Society of Industrial and Office Realtors - Industrial Specialist

GA Broker License - 391091

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