

FOR LEASE
1541/1543 ME Thomson Drive, Valdosta, GA
2 BUILDING MANUFACTURING AND WAREHOUSE COMPLEX
RAIL SERVED, CLIMATE CONTROLLED



Property and Common Area

- Total lot size: 8.2 acres
- Total building area: 77,760 sq ft (two structures)
- Rail siding for 10 cars with transfer piping to silos. 4 cars secured in a fenced area
- Six bulk silos, 12 ft dia x 65 ft h, 100-ton capacity each
- Covered boxcar unloading platform
- 1.1 acre paved outdoor storage
- Paved truck turnaround area
- 73 Parking spaces, 2 handicap
- 2 miles to I-75, 40 miles to I-10, 1.5 miles to regional airport
- Good access to both Florida and Mid-Atlantic regions
- Classified Tier 1 for Georgia Jobs Tax Credit and Investment Tax Credit. Other local incentives available.

Contact R&B Group Holdings, LLC ■ (760)707-4661

Building 1 Detail



- 41,160 sq ft, single story insulated metal building
- Built in 1985; roof and siding replaced and interior renovated in 2006
- 2,700 sq ft well maintained air-conditioned office renovated 2006
- 28,300 sq ft air-conditioned production area, including 13,300 sq ft humidity-controlled
- 10,160 sq ft non-climate-controlled areas for equipment and storage
- 10,000 amp, 480V electrical service supplied through two transformers
- Switchgear for 5,000 Amps in two 2,500 Amp panels
- 4 loading docks, 2 grade-level rollup doors
- High bay metal halide lighting in all areas
- 200 x 15 ft covered, paved and screened outdoor area
- Most recently used for plastics manufacturing

Building 2 Detail



- 36,600 sq ft, single story insulated metal building
- Built in 1985, roof and siding replaced in 2006
- 1,000 sq foot air-conditioned office, renovated 2017
- 2,500 amp, 480V electrical service
- 4 loading docks, 2 grade-level rollup door
- High efficiency, motion activated LED lighting in all areas, installed 2015
- Fully ventilated, 2 new exhaust fans installed in 2015

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