

1000 West Main Street

Available Now in the South Atlanta Submarket

SINGLE-STORY INDUSTRIAL SPACE

± 370,000 SF

CONTIGUOUS AVAILABLE

**FOR  
SALE OR  
LEASE**

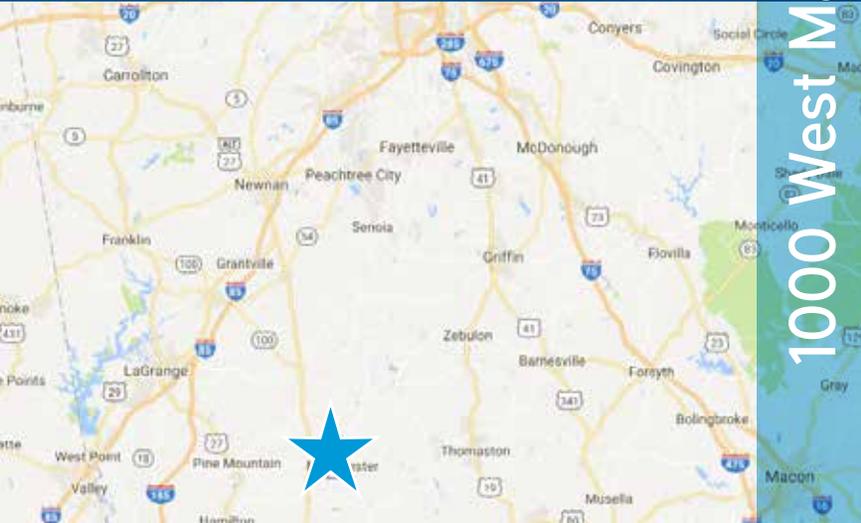
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LEASED BY:



# ±370,000 SF for Sale or Lease on ±30.5 Acres



1000 West Main Street, Manchester, GA 31816

## BUILDING INFORMATION:

- Section One: ±153,000 SF Original Manufacturing including ±12,000 SF Office Area
- Section Two: ±135,052 SF Production / Distribution
- Section Three: ±48,082 Warehouse / Distribution plus 6,360 SF Mezzanine
- Section Four: ±7,952 Warehouse
- Section Five: ±5,785 SF Facility Maintenance

## YEAR BUILT:

- Building 1: 1964, Building 2: 1969, Building 3:-5: 1978

## CEILING HEIGHT:

- Section One: 16'      Section Four: 20'
- Section Two: 21'      Section Five: 20'
- Section Three: 32'

## SPRINKLER SYSTEM:

- All areas are sprinklered

## HVAC:

- Central Heat/Air in offices only. Chillers provide cool air for some production areas.

## TRUCK LOADING:

- 1 DH in Section one, 10 DH in Section Two & Three

## RAIL:

- CSX rail previously served property

## PARKING:

- Asphalt paved parking for 300 vehicles

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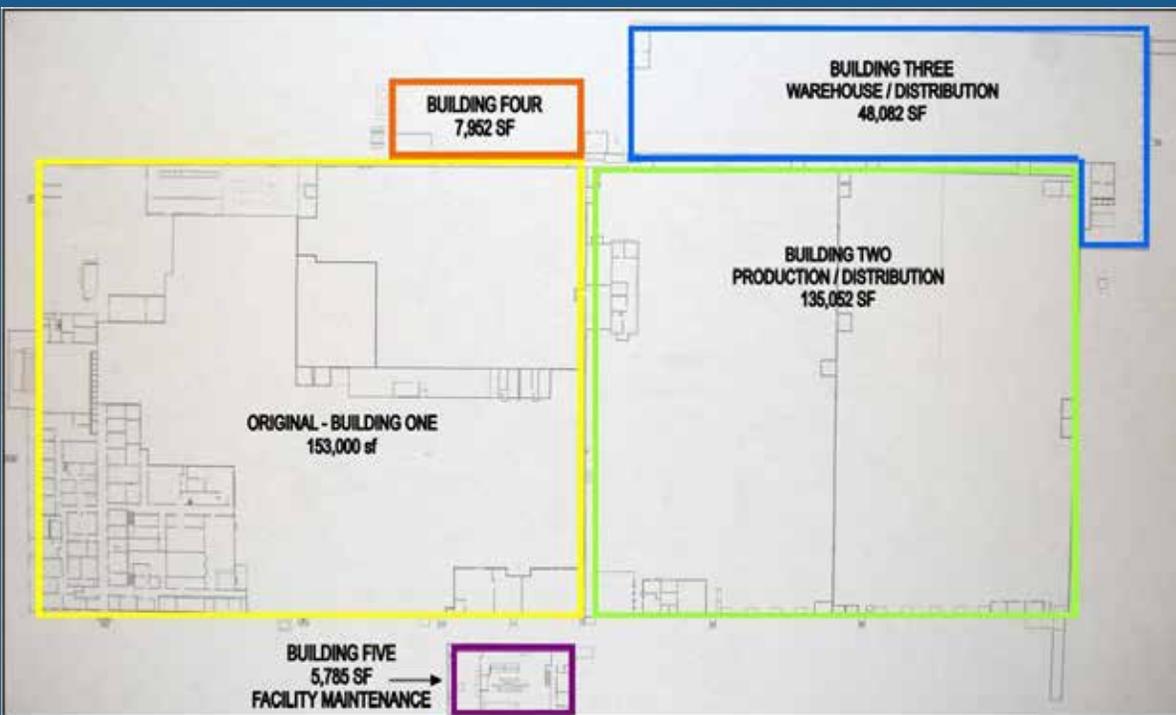


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