

INDUSTRIAL FACILITY FOR SUBLEASE

5155 Welcome All Road SW | Atlanta, GA

Colliers
INTERNATIONAL

TRI-TEMP COLD STORAGE FACILITY | ±271,860 SF

PROPERTY STATISTICS

- » Total Building: 271,860 SF
 - » Dry Grocery: 97,659 SF
 - » Freezer Area: 62,035 SF
 - » Cooler Area: 60,627 SF
 - » Cold Dock: 27,436 SF
 - » Office: 16,243 SF
 - » Maintenance: 7,859 SF
- » Convertible Area: 44,000 SF of the above mentioned cooler has under floor heat and is convertible to freezer
- » Building is Divisible
- » Year Built: 1992
- » Year Expanded: 2002
- » Ceiling Heights: 27'-29' clear
- » Construction: Concrete Tilt-Up Panel & IMP
- » Dock Doors: 59 total (16 dry; 43 cold)
 - » All doors have levelers, bumpers and shelters; standard dock height



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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SUBJECT PHOTOS AND FEATURES

General Building Info:

- » Parking:
 - » ± 150 paved vehicle
 - » ± 48 paved tractor trailer
 - » Gravel lot for 50-75 additional spaces
- » Office area: 16,243 SF total; two spaces are 9,790 SF and 6,455 SF each.
- » Land Area: 38.10 Acres
- » Pallets: 22,865
- » Roof: In good condition and under warranty
- » Fully Sprinklered; wet and dry (double air lock) systems
- » On-site truck scale

Utilities:

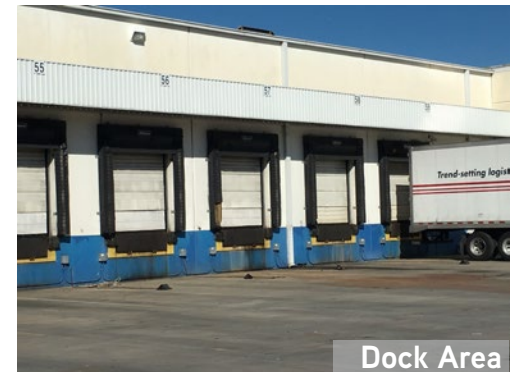
- » Electrical - Georgia Power
 - » Two 1500 KVA transformers
- » Water - 8" fire main and 2" domestic line
- » Sewer - 2" force main

Refrigeration:

- » Two separate ammonia systems; each under 10,000 lbs.
- » Temps capable of -15°F, 35°F, 55°F and up
- » Ammonia system with glycol heated floor servicing freezer and convertible area
- » Cold dock areas capable of 40°F
- » Condensers recently replaced and system in good condition overall



Engine Room



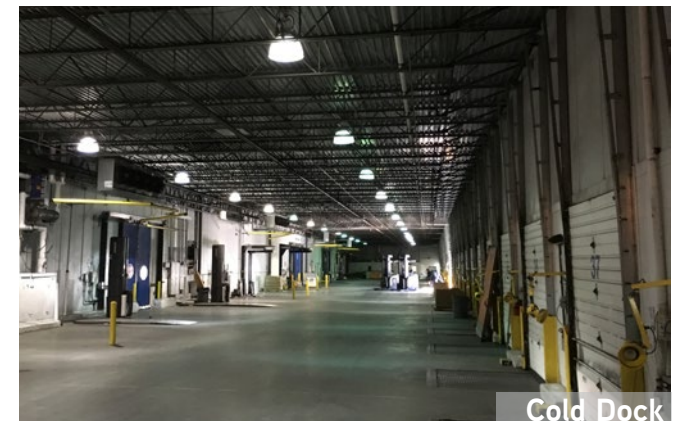
Dock Area



Rail



Battery Charging



Cold Dock

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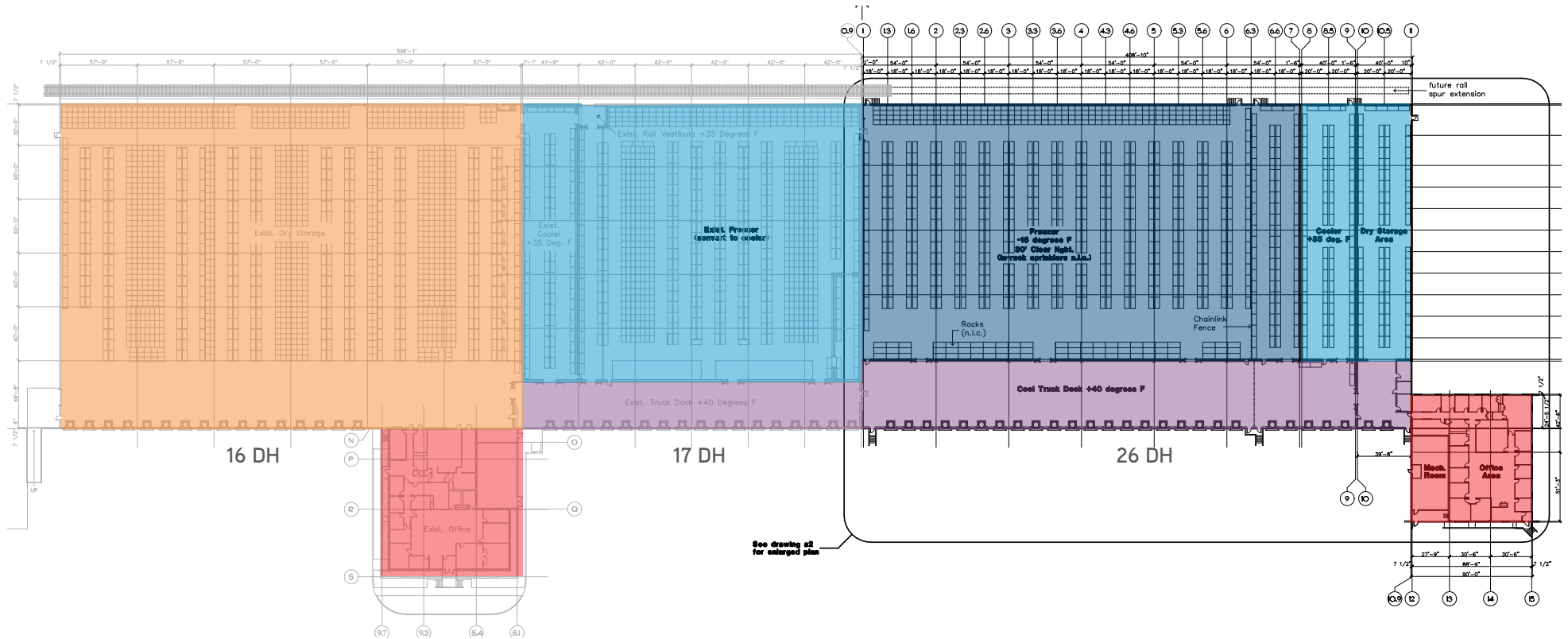
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FLOOR PLAN



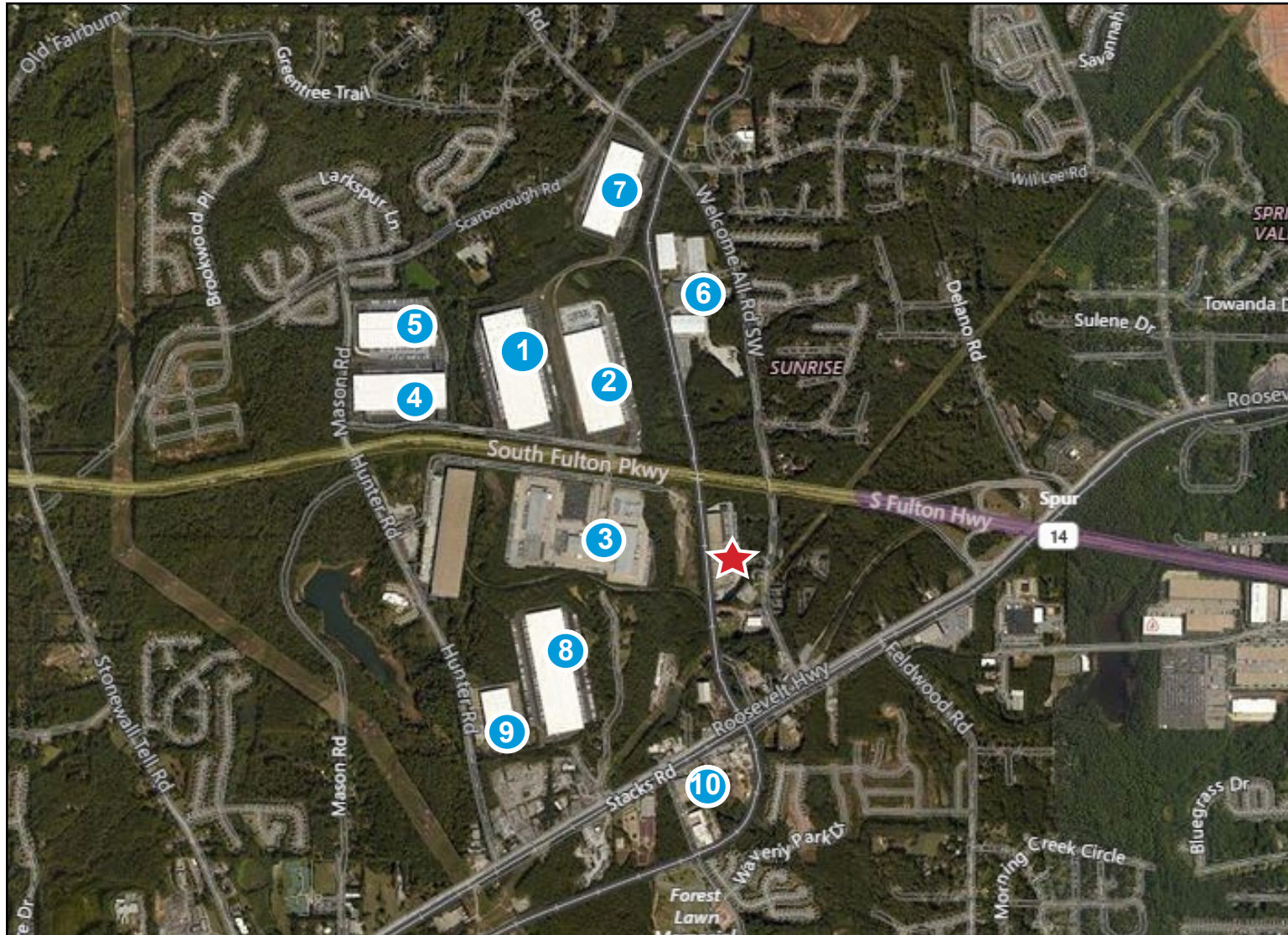
Dry Warehouse (incl. misc.)	97,659
Freezer	62,035
Cooler	60,627
Cold Dock	27,436
Office	16,243

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MAJOR TENANTS IN THE MARKET

★ Subject Property

1. Newell Rubbermaid
2. Del Monte Foods
3. Costco
4. GE Energy Parts (GE)
5. Kellogg
6. Halperns Steak & Seafood
7. American Building Supply
8. DSC Logistics
9. Caterpillar
10. Schweid & Sons

Distance from Subject

Hartsfield- Jackson | 5.8 miles
I-85 | 2.5 miles
I-285 | 2.5 miles

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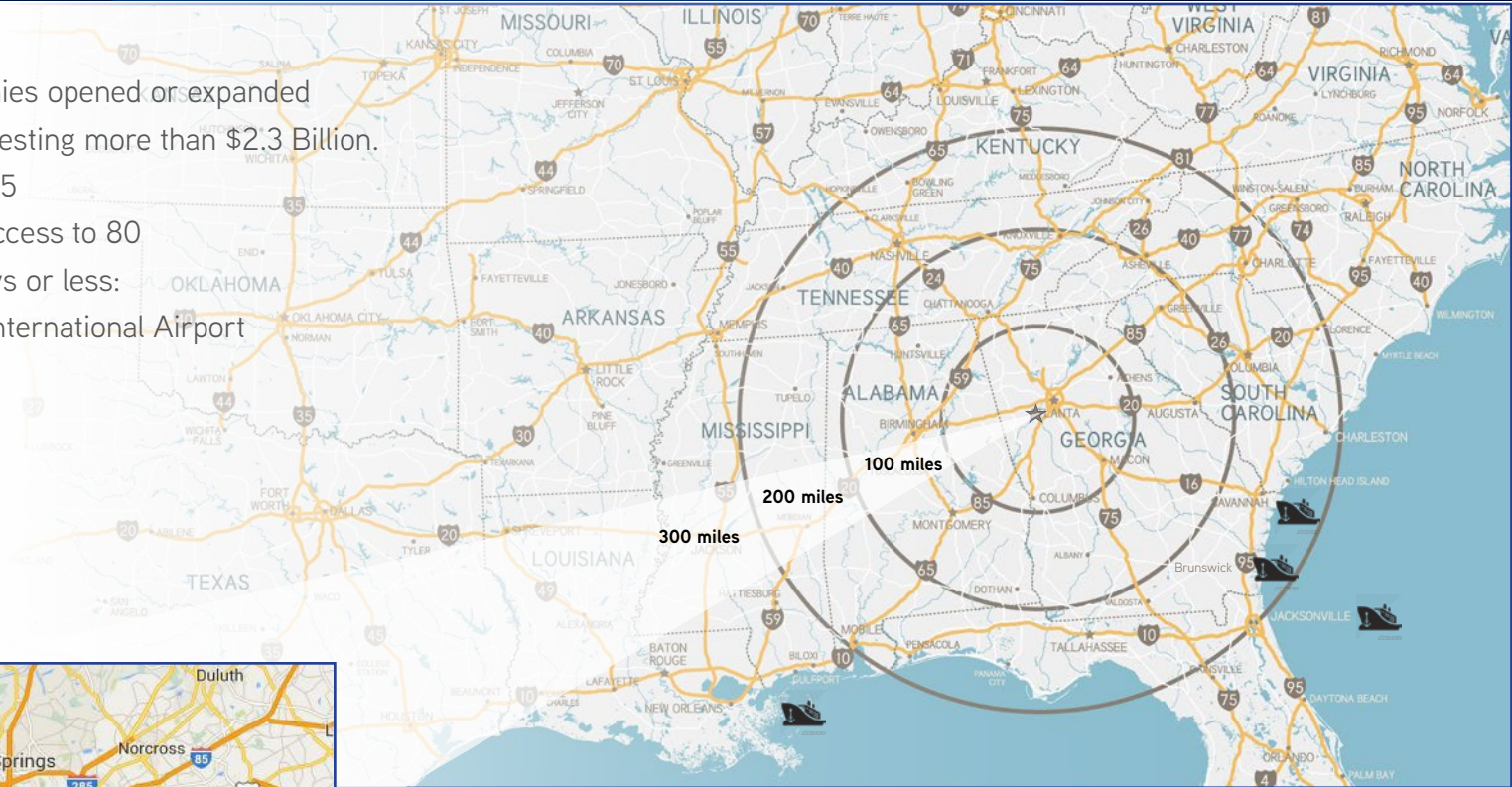
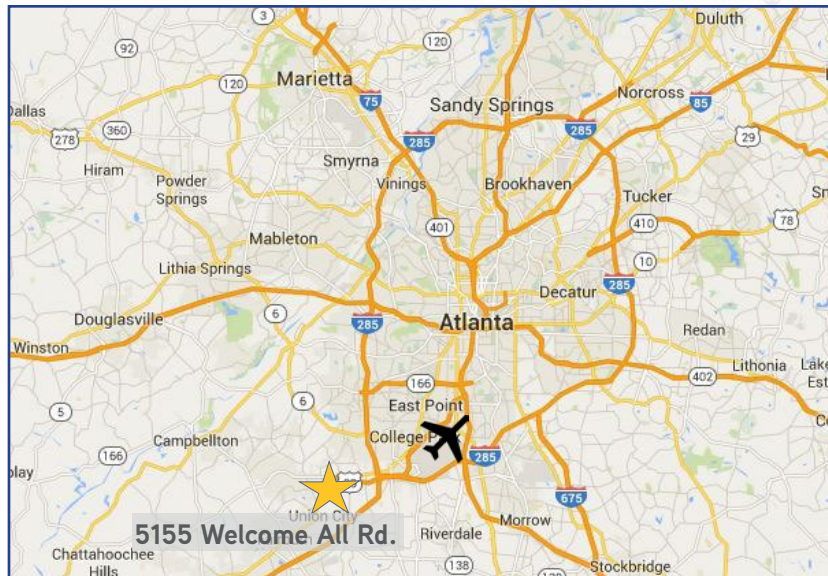
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LOCATION INFORMATION

- » Over 175 Food processing companies opened or expanded in Georgia in the past 10 years, investing more than \$2.3 Billion.
- » Immediate access to I-85 and I-285
- » Four major U.S. interstates give access to 80 percent of U.S. markets in two days or less:
 - › 16 miles to Hartsfield-Jackson International Airport
 - › 250 miles to Port of Savannah
 - › 275 miles to Port of Brunswick
 - › 152 miles to Birmingham, AL
 - › 260 miles to Charlotte, NC
 - › 260 miles to Nashville, TN
 - › 345 miles to Jacksonville, FL



LABOR TRAINING AND INCENTIVES:

- » Georgia ranked the #1 state to do business in 2013, 2014 & 2015 by Site Selection Magazine
- » Low corporate tax rate
- » Numerous tax credits and tax exemptions available
- » Workforce training program, Quickstart, one of the top-ranked programs in the nation
- » Right-to-work state; 6th lowest manufacturing unionization rate
- » Reliable workforce with low turnover rates
- » Competitive cost of labor; competitive utility costs