

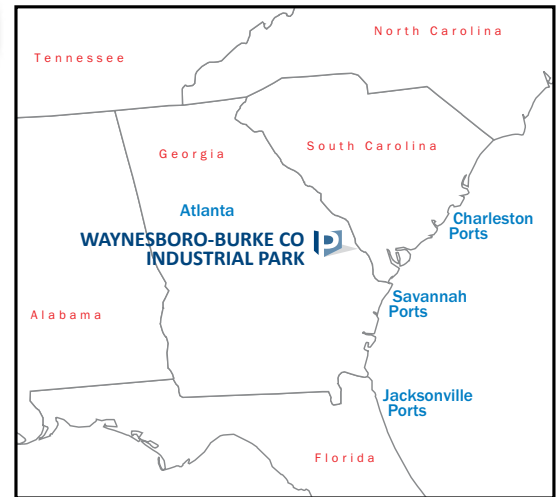
WAYNESBORO/BURKE COUNTY INDUSTRIAL PARK

100 Murray Drive | Waynesboro, Georgia | Burke County



MANUFACTURING | WAREHOUSE | DISTRIBUTION

- 28.2± ACRES
- 164' X 300' BUILDING DIMENSION (Existing Shell)
- INSULATED PRE-CAST CONCRETE WALL PANELS
- 40' X 54' COLUMN SPACING
- 26' MINIMUM CLEAR HEIGHT
- OFFICE TO SUIT
- 22 GAUGE METAL ROOF DECK WITH 2" RIGID INSULATION AND A WHITE REINFORCED TPO ROOF SYSTEM
- 120' TRUCK COURT (Expandable to 160')
- AMPLE AUTO PARKING
- 6 - 9' X 10' DOCK HIGH TRUCK DOORS
- 1 - 12' X 14 RAMPED DOOR
- MECHANICAL TO SUIT
- ELECTRICAL TO SUIT
- WAREHOUSE LIGHTING TO SUIT
- SPRINKLER TO SUIT
- RAIL AVAILABLE
- CROSS-DOCK AND AMPLE TRAILER STORAGE AVAILABLE



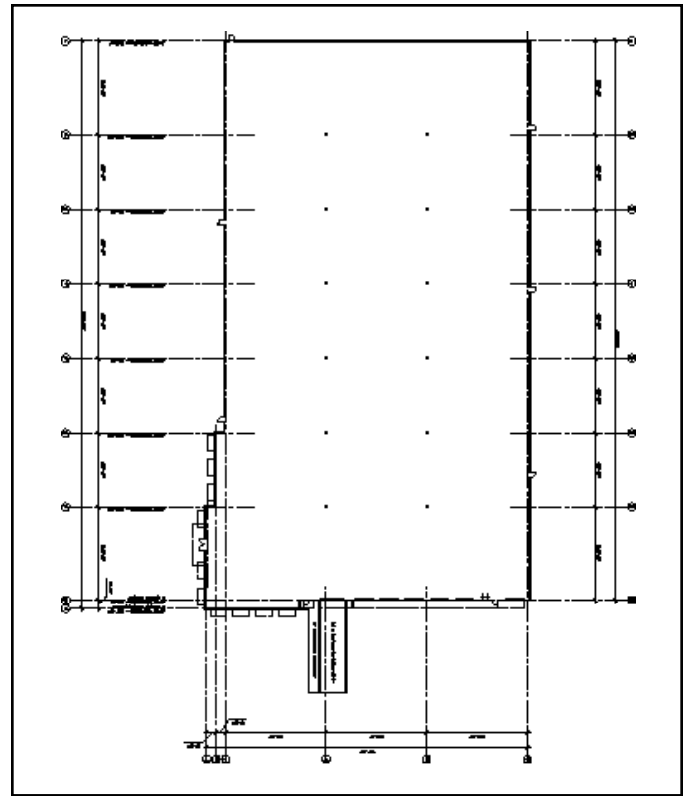
| Amenities | 3 Miles |
|------------------|----------------|
| Dining | 19 |
| Lodging | 4 |

FOR MAPS, PHOTOS, & BROCHURES, PLEASE VISIT OUR WEBSITE AT WWW.PATTILLORE.COM

BEN STAFFORD

678.926.5945 | bstafford@PattilloRE.com

| Distance to | Mile(s) |
|--------------------------|---------|
| Interstate 20 | 30 |
| Interstate 16 | 50 |
| Interstate 95 | 95 |
| Atlanta, GA | 155 |
| Augusta, GA | 22 |
| Savannah, GA | 95 |
| Columbia, SC | 105 |
| Charleston, SC | 211 |
| Augusta Regional Airport | 16 |



- City of Waynesboro, 12" Main
- City of Waynesboro, 10" Main
- Georgia Power
- City of Waynesboro Gas, 6" Main
- ATT Voice & Data
- City of Waynesboro Fire (Class 5 Insurance Rating)
- City of Waynesboro Police

ADDITIONAL COMMUNITY INFORMATION:

Burke County Chamber of Commerce
 Phone: 706.554.5451 / Website: burkechamber.org

