

AVAILABLE

Facilities May Be Sold Separately

Total Combined: 270,808 Square Feet on 23.23 Acres



CAP Building: 60,000 Square Feet



Building 1: 169,150 Square Feet



Building 2: 41,658 Square Feet

Savannah River Parkway Location

Proximity to the Port of Savannah

Available Trailer Parking

High Bay Space - CAP Building

MILLEN, GEORGIA

For more information: www.millenplants.com

Millen is a three-building former metal window and door fabrication complex comprised of two adjoining facilities on a 20 acre parcel, referred to herein as Building 1 and Building 2, with a combined square footage of 210,808; and a modern 2002 vintage high-bay facility known as the CAP Building, situated on an adjacent

CAP BUILDING

60,000 Square Feet

DIMENSIONS: 200' x 300'
PARKING: 50 paved, marked and lighted
CONDITION: Excellent
CONSTRUCTION: 2002
Floors: 6" reinforced concrete, 3000 PSI
Walls: 3" vinyl backed 26 gauge insulated metal; interior metal liner panel to 10' with interior plywood liners over metal walls
Columns: Steel "I" beam
Ceiling: 3" vinyl backed insulated metal
Roof: 26 gauge standing seam metal
OFFICE: Small office pod with break room
CEILING HEIGHT: 25'5" to 35' clear under beam
COLUMN SPACING: 30' x 60'8"
POWER:
Supplied by: Georgia Power
Secondary: 480/277 volt, 3phase 4wire (2) 1600 amp switchgear
Transformers: (3) 167 KVA pole mounted; utility owned
Distribution: Bus duct
HEAT: Ceiling suspended Reznor gas-fired units
SPRINKLER: 100% wet sprinklered; density: 0.17 gpm/sf over the most remote 3000sf; flow rate 1142 gpm
WATER: Supplied by City of Millen
All buildings independently metered and supplied by an 8" main loop system tied to a City owned 100,000 gallon elevated storage tank adjacent to the property.
6" sprinkler line; 2" domestic service line
SEWER: Supplied by City of Millen
12" main; 4" service line

NATURAL GAS: Supplied by City of Millen
2" low pressure main; 2" low pressure line
Additional capacity available via a 2" and 4" high pressure main not currently tied to the building
COMPRESSED AIR: Throughout
LIGHTING: Metal halide and fluorescent with skylights
VENTILATION: 3 ceiling fans and wall-mounted louvers
CRANES: 3-ton bridge serving outside storage bay
TRUCK LOADING:
East: (4) 10' x 12' tailgates with levelers, seals, pads, locks and canopy
West: (4) drive-in doors
ZONING: Industrial
LAST USE: Manufacture vinyl and aluminum windows
POSSESSION: Immediate
MISCELLANEOUS:

- 12,000 sq. ft. attached covered storage area
- Raised covered concrete pad with (3) scrap docks accessed via drive-in door and exterior concrete ramp



BUILDING 2

41,658 Square Feet

DIMENSIONS: 159' x 262'
PARKING: 30,000 sq. ft. gravel lot for cars or trailers
CONDITION: Good
CONSTRUCTION: 1972
Floors: Concrete
Walls: Vinyl backed insulated metal
Columns: Steel pole
Ceiling: Vinyl backed insulated metal
Roof: Rubber membrane fastened on standing seam metal
OFFICE: 1,575 square foot office pod on 2-levels including break room and 500 square feet mezzanine
CEILING HEIGHT: 18' - 24' clear under beam
COLUMN SPACING: (2) 24' x 40', (1) 24' x 32', (1) 24' x 48'
POWER:
Supplied by: Georgia Power
Secondary: 480/277 volt, 3phase 4wire, (1) 800amp switchgear
Transformers: (3) 150 KVA pole mounted; utility owned
Distribution: Bus duct
HEAT: Ceiling suspended Modine gas-fired units
SPRINKLER: 100% wet sprinklered; static pressure 50 psi; residual pressure 40 psi
WATER: Supplied by City of Millen
All buildings independently metered and supplied by an 8" main loop system tied to a City owned

3.23 acre parcel. All facilities have separated utilities and may be sold independently, although Building 1 and Building 2 are closely adjoined on the same parcel and would be difficult to separate. Millen is located along the Savannah River Parkway midway between the Port of Savannah and Augusta.

BUILDING 1

169,150 Square Feet

DIMENSIONS: 690' x 239' with 4,240 square feet offset
PARKING: 30 paved, marked and lighted
CONDITION: Good
CONSTRUCTION: 1960 – 119,150 square feet
 1978 – 50,000 square feet

Floors: Concrete
Walls: Original portion brick over block to 6' with insulated (partial) metal above; addition is insulated metal.
Columns: Original - steel pole; addition - steel "I" beam
Ceiling: Original with wood decking and vinyl backed insulated metal on addition
Roof: Single-ply rubber membrane on original section with standing seam metal on addition

OFFICE: 12,944 square feet of 2-story air-conditioned office space with 2,240 square foot break room

CEILING HEIGHT: 16'4" – 17' original section; 13' – 18' addition

COLUMN SPACING: 30' x 40'

POWER:
Supplied by: Georgia Power
Secondary: 480/277 volt, 3phase 4wire, (2) 2500 amp switchgear and 120/240 volt, 3 phase to out-building.
Transformers: (1) 2500 KVA pad mounted, (3) 167 KVA pole mounted, and (2) 25KVA pole mounted supplying out-building; utility owned.
Distribution: Bus duct & conduit

HEAT: Suspended gas-fired units
SPRINKLER: 100% wet sprinklered; static pressure: 60 psi; residual pressure: 35 psi

WATER: Supplied by City of Millen
 All buildings independently metered and supplied by an 8" main loop system tied to a City owned 100,000 gallon elevated storage tank adjacent to the property.
 (2) 6" sprinkler lines (2) 1.5" and (1) 1" domestic service lines



SEWER: Supplied by City of Millen
 12" main; 6" service line
NATURAL GAS: Supplied by the City of Millen
 2" low pressure main; (2) 1.5" low pressure lines; 3/4" low pressure line to outside storage building
 Additional capacity available via a 2" and 4" high pressure main not currently tied to the building
COMPRESSED AIR: Throughout
LIGHTING: Metal Halide
VENTILATION: Wall mounted exhaust fans
TRUCK LOADING: **South** - (9) 10' x 10' tailgate doors with locks, seals, pads and lip levelers
 East - (1) 10' x 10' tailgate door with lock, seal, pad, and lip leveler
North - (1) 10' x 10' tailgate door with lock, seal, pad and lip leveler; (2) 9' x 14' drive-in doors; (1) 20' x 14' drive-in door; (1) 10' x 10' drive-in door
ZONING: Industrial
LAST USE: Manufacture vinyl and aluminum windows
POSSESSION: Immediate
MISCELLANEOUS: • Storage for approximately 100 trailers
 • (1) floor scale
 • 1,800 sq. ft. stand-alone building

WATER (CONT.): 100,000 gallon elevated storage tank adjacent to the property.
 6" sprinkler line; 2" domestic service line

SEWER: Supplied by City of Millen
 12" main; 4" service line

NATURAL GAS: Supplied by City of Millen
 2" low pressure main; 1.5" low pressure line
 Additional capacity available via a 2" and 4" high pressure main not currently tied to the building

COMPRESSED AIR: Throughout
LIGHTING: Metal halide and fluorescent
VENTILATION: Wall mounted exhaust fans

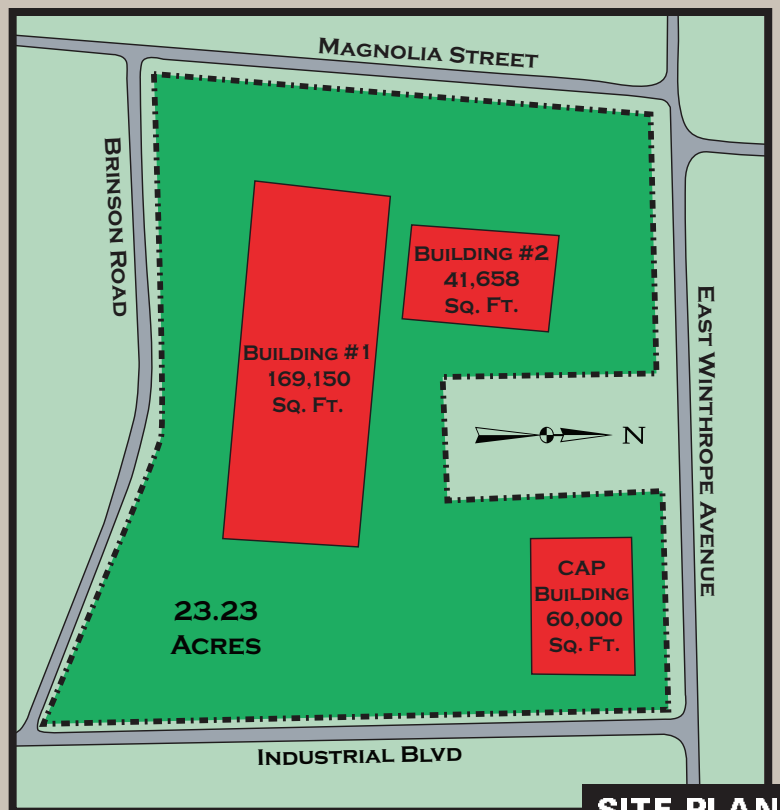
TRUCK LOADING:
West: (3) 10' x 10' truck loading doors, seals and lip levelers
South: (2) 20' x 16' drive-in doors
TRUCK LOADING (CONT.):
North: (1) 20' x 16' drive-in door

ZONING: Industrial
LAST USE: Manufacture vinyl and aluminum windows
POSSESSION: Immediate
MISCELLANEOUS: • 3,930 sq. ft. attached covered storage area, with dry sprinkler and lighting
 • 1,200 sq. ft. stand alone storage building





AREA MAP



SITE PLAN



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