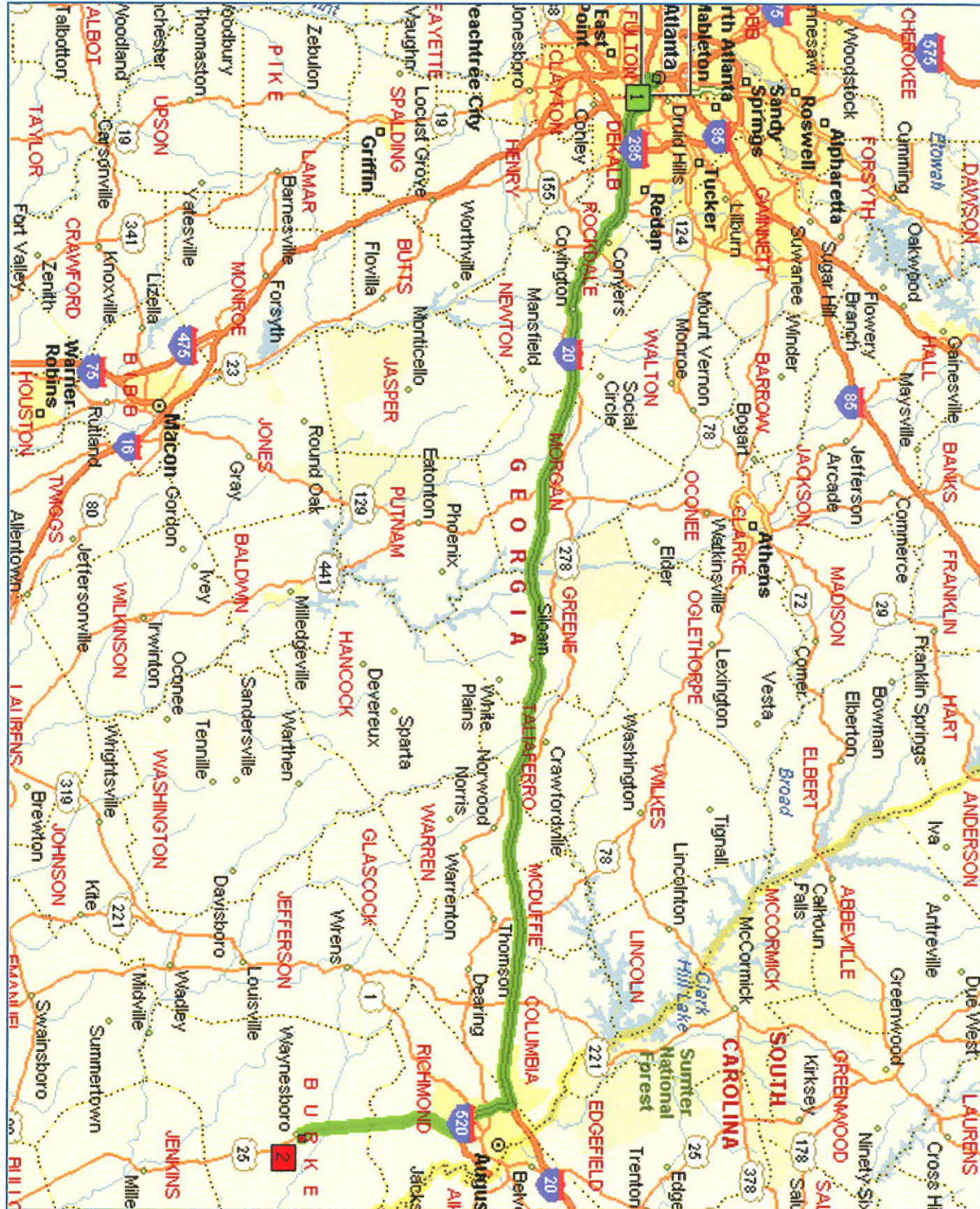


WAYNESBORO, GEORGIA



FOR ADDITIONAL COMMUNITY INFORMATION:
 Jerry Long / Burke County Economic Development Authority
 241 East Sixth Street, Waynesboro, GA 30830
 Phone: (706) 554-2923 / Fax: (706) 554-7091
 Email: jclong@burkecounty-ga.gov / Website: www.burkecounty-ga.gov

INDUSTRIAL BUILDING RAIL AVAILABLE

119,098 SQUARE FEET
(Expandable to 302,519 ± S.F.)

WAYNESBORO / BURKE COUNTY INDUSTRIAL PARK

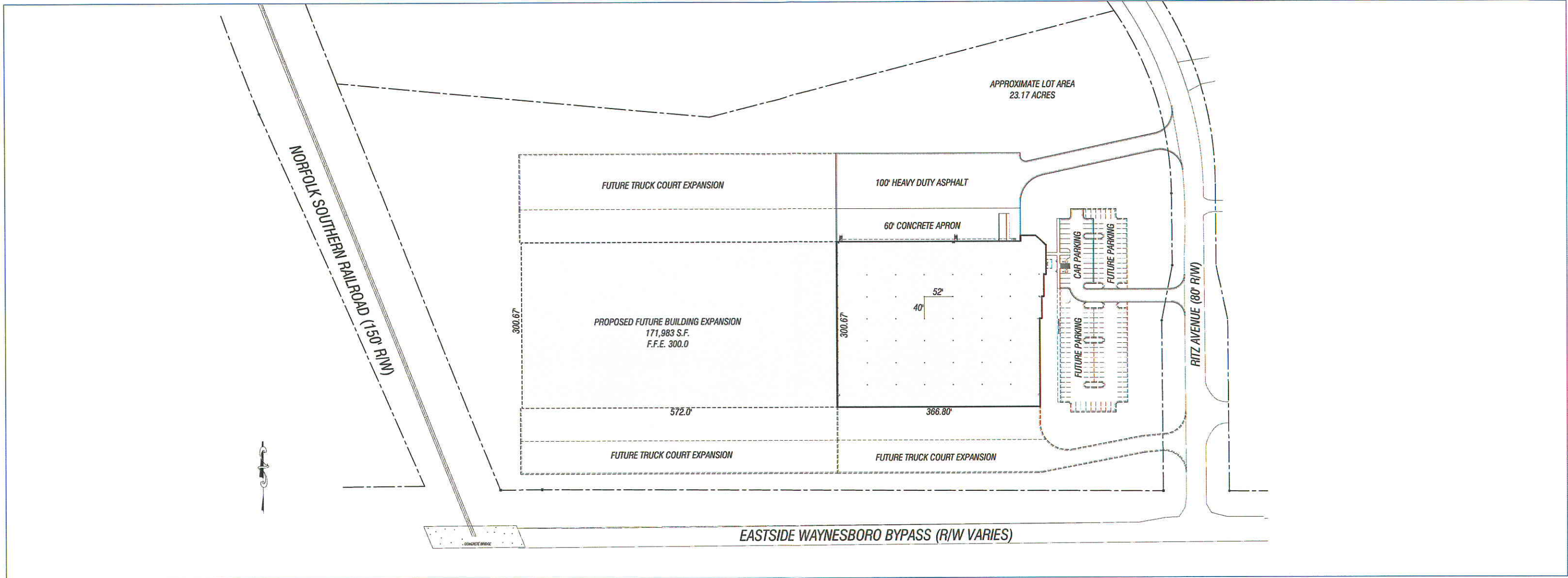
Waynesboro, GA / Burke County

MANUFACTURING | WAREHOUSE | DISTRIBUTION



www.pattilloconstruction.com
 5830 East Ponce de Leon Avenue | Stone Mountain, Georgia 30083
 Mailing Address: P.O. Box 67 | Tucker, Georgia 30085-0067
 Phone: (770) 938-6366 | Fax: (770) 939-4627
 E-mail: [jdrake](mailto:jdrake@pattilloconstruction.com) or bstafford@pattilloconstruction.com

FOR MORE
INFORMATION
JOHN DRAKE
BEN STAFFORD



BUILDING SPECIFICATIONS

- **Site:** 21 ± Acres
- **Square Feet:** 119,098 S.F. (Expandable to 302,519± S.F.)
- **Column Spacing:** 40' x 52' (Staging Bays 60' x 52')
- **Office:** To Suit
- **Ceiling Height:** 30' Clear Minimum
- **Exterior Walls:** Pre-cast Concrete Insulated Panels
12" CMU Block Expansion Wall
- **Roof System:** 22 Gauge Metal Roof Deck with 2" Rigid Insulation and a White Reinforced TPO Roof System
- **Sprinkler:** To Suit
- **Electrical:** To Suit
- **Mechanical:** To Suit
- **Truck Doors:** 20 - 9' x 10' Dock High Truck Doors and 1 - 12' x 14' Drive-In Door
- **Truck Court:** 160' (60' Concrete Apron w/ 100' Heavy Duty Asphalt)
Expandable to 200'

TRANSPORTATION

- **Highways:**
 - Interstate 20 30 Miles
 - Interstate 16 50 Miles
 - Interstate 95 95 Miles
- **Cities:**
 - Atlanta, GA 155 Miles
 - Augusta, GA 22 Miles
 - Savannah, GA 95 Miles
 - Columbia, SC 105 Miles
 - Charleston, SC 211 Miles
- **Local Airport:** Augusta Regional Airport 16 Miles

UTILITIES

- **Water:** City of Waynesboro - 12" Main
- **Sewer:** City of Waynesboro - 10" Main
- **Electricity:** Georgia Power
- **Gas:** City of Waynesboro - 6" Main
- **Telecommunications:** Bell South
- **Fire & Police:** City of Waynesboro - Fire Rating Class 5