



**Pictsweet
(aka Fresh Frozen Foods)
62,400 Square Feet on 9.72 Acres
Jefferson, Georgia**



BINSWANGER

1201 PEACHTREE STREET, N.E., 400 COLONY SQUARE, SUITE 1020, ATLANTA, GA 30361
404-892-4100 • FAX 404-892-1765 • E-MAIL: INFO@BINSWANGER.COM

PRELIMINARY

PICTSWEET (AKA FRESH FROZEN FOODS) 1814 WASHINGTON STREET JEFFERSON, GEORGIA 30549

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| SIZE: | Approximately 62,400 square feet, broken out as follows: Building 1: Approximately 58,400 square feet, which includes 36,000 square feet of freezer, 8,400 square feet of processing, and 10,000 square feet of dry storage, and 8,000 square feet of office space. Building 2: 4,000 square feet for maintenance/office/storage |
| NUMBER OF BUILDINGS: | Single story freezer/cooler industrial building |
| GROUND: | Approximately 9.72 acres |
| CONSTRUCTION: | Floors: 6" reinforced concrete Walls: Pre-engineered insulated metal panels Roof: Insulated pre-engineered metal panel (Styrofoam inlay, galvanized metal mechanically fastened) Columns: Steel "I" beams |
| DATE OF CONSTRUCTION: | 1995 with additions in 2001 and 2008 |
| CONDITION OF PROPERTY: | Excellent |
| CEILING HEIGHTS: | 10.5' dropped ceiling in processing area, 12.3' in dry storage area, and 25' clear in the freezer storage area |
| COLUMN SPACING: | Varies |
| POWER: | Supplied by Georgia Power; 277/480 volt, 3-phase, nine 100 KVA pole-mounted transformers |
| NATURAL GAS: | Available in building with multiple providers |
| WATER: | Supplied by City of Jefferson |
| SEWER: | Supplied by City of Jefferson |
| SPRINKLER SYSTEM: | No sprinklers |

The information contained herein is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof.

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| LIGHTING: | T-8, T-5, and fluorescent |
| OFFICE FACILITIES: | Approximately 8,000 square feet of office space featuring ten private offices, one open area, one conference room, reception office/area, and a break area. Finishes include carpet and tile flooring, painted sheetrock and wood paneling, restrooms, and acoustical tile ceiling with fluorescent lighting. |
| MAINTENANCE/OFFICE/STORAGE BUILDING: | Building of approximately 4,000 square feet includes seven large open areas, HVAC, restrooms and break area |
| BREAKROOM: | 26' x 25' employee vending canteen |
| PARKING: | Approximately 70 paved employee parking spaces |
| RESTROOMS: | <u>Plant/Office</u> Men: 2 toilets, 2 lavatories, 1 urinal Women: 3 toilets, 2 lavatories |
| HEAT: | Office and maintenance/office/storage facility only |
| AIR CONDITIONING: | Office and maintenance/office/storage facility only |
| VENTILATION: | One wall-mounted fan in dry storage area |
| FREEZER/REFRIGERATION EQUIPMENT: | <ul style="list-style-type: none">• 3 Krack refrigeration/freezer condensers• 1 Ref Plus refrigeration/freezer condenser• 6 Russell refrigeration/freezer condensers• 2 Climate Control refrigeration/freezer condensers |
| TRUCK LOADING: | Fifteen (8' x 10') dock high doors with levelers, lights, and weather seals |
| 2017 TAXES: | \$31,081 |
| FORMER USE: | Processing, packaging, and storage of vegetables |
| TRANSPORTATION: | Located approximately 3.5 miles from I-85 (Exit 137) and 68 miles from Hartsfield-Jackson Atlanta International Airport. |



