



BINSWANGER

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PRELIMINARY

PROPEX

1501 COLQUITT HIGHWAY (US 27 N) DECATUR COUNTY INDUSTRIAL AIR PARK BAINBRIDGE, GEORGIA 39817

SIZE: Approximately 954,960 square feet, broken out as follows:

Plant:	820,720 square feet
Warehouse:	116,000 square feet
Office:	9,280 square feet
Corporate Center:	<u>8,960</u> square feet (free standing)
	954,960 square feet

NUMBER OF BUILDINGS: One single story industrial building

GROUND: Approximately 98.55 acres

BUILDING DIMENSIONS:	Plant:	754' x 1,480'
	Warehouse (1):	160' x 232'
	Warehouse (2):	120' x 348'
	Office:	58' x 160'
	Corporate Center:	70' x 128'

CONSTRUCTION:	Floors:	6" in the plant, warehouse and office, 4" in the corporate center
	Walls:	Sheet metal in the plant and warehouse, brick veneer in the office and stucco in the corporate center
	Roof:	Single-ply modified bitumen replaced in 20% increments starting in 1998 through 2002. Aluminized coating added in 20% increments starting in 2002 through 2006. Single-ply modified bitumen replaced in 1999 in the corporate center
	Columns:	Steel 8" x 12" nominal

DATE OF CONSTRUCTION:	Plant:	1973, 1977, 1986
	Warehouse:	1973, 1980
	Office:	1973
	Corporate Center:	1981

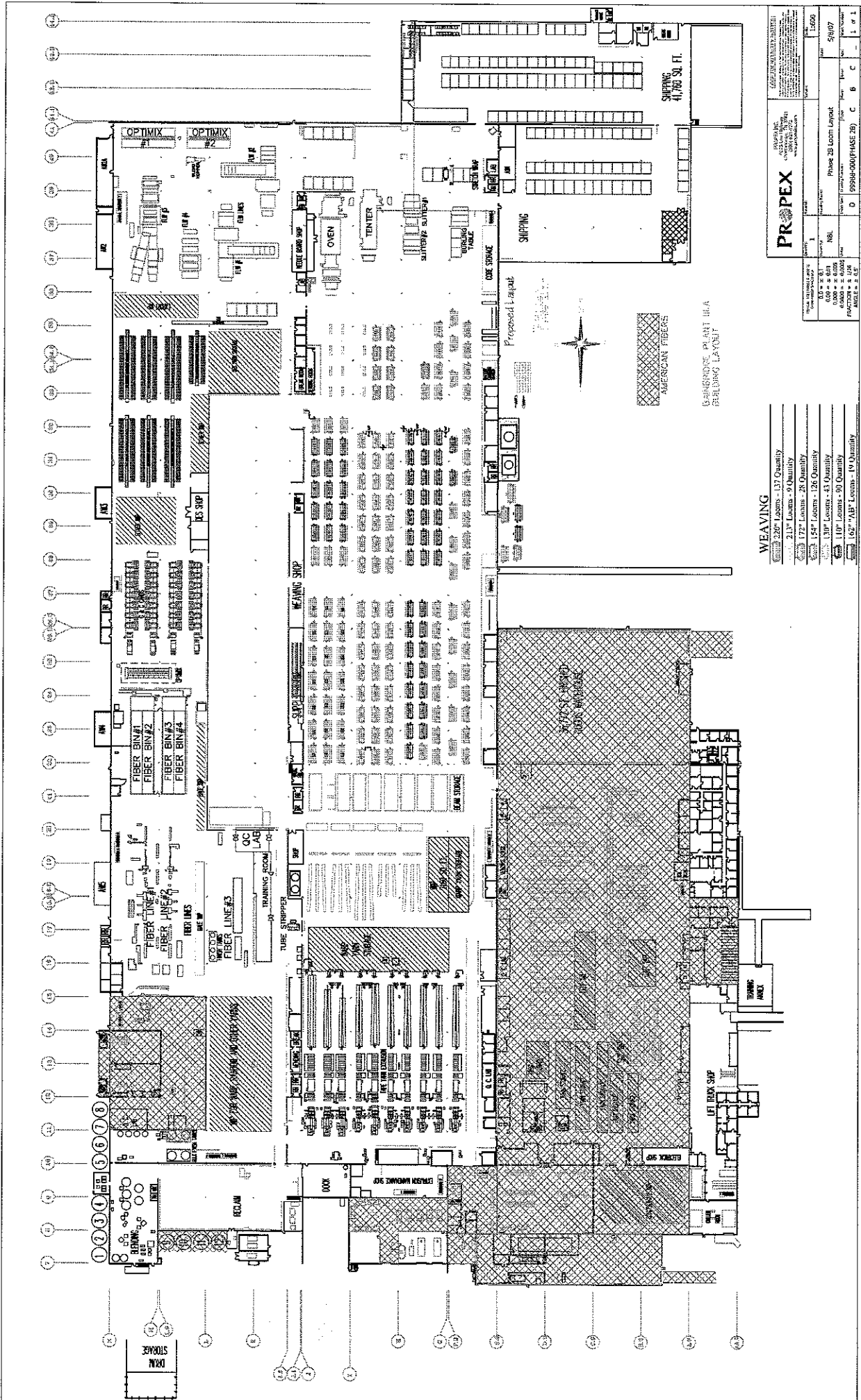
CONDITION OF PROPERTY: Good. This facility was originally constructed by Amoco Fabrics, which then became BP/Amoco in 1997 and was then spun off in 2004 as Propex.

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CEILING HEIGHTS:	Plant: 18'8" Warehouse: 19' to 25' Interior Silo Area: 37' 10" (7,000 square feet)
COLUMN SPACING:	40' x 58'
POWER:	Supplied by Georgia Power; dual feed provides 12,460 volt primary distribution, 480 volt secondary transformers inside (26)
NATURAL GAS:	Supplied by Decatur County; 3" line
WATER:	Supplied by two 800 gpm 6" wells (approximately 65' deep). Chlorination system treats all water. County water supply is available.
SEWER:	Supplied by Decatur County; 6" line. There is a 150,000 gallon equalization tank on site used for pH adjustment and solids removal. Processed approximately 400,000 gpd.
SPRINKLER SYSTEM:	100% wet system in the plant, warehouse and office; none in the corporate center. System density: .30 in manufacturing and .60 in the warehouse areas.
LIGHTING:	Plant: Metal halide Warehouse: Metal halide Office: Fluorescent Corporate Center: Fluorescent
OFFICE FACILITIES:	Approximately 9,280 square feet of air-conditioned office space attached to the main production/warehouse facility. There is also a free-standing 8,960 square foot corporate office building with separate entrance and parking.
PARKING:	Approximately 900 marked and lighted parking spaces
RESTROOMS:	Ten sets of men's and women's restrooms serve the production areas.
HEAT:	Plant: None Warehouse: Forced air natural gas units at loading docks Office: Heat pumps and strip heaters Corporate Center: Heat pump
AIR CONDITIONING:	Plant: Three 1,100-ton R-11 chillers, three 780-ton R-11 chillers, fifty-seven rooftop Climachangers Warehouse: None Office: Five split units Corporate Center: Four split units

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TRUCK LOADING:	<u>Plant</u> Three dock high doors and four drive-in doors <u>Warehouse</u> Ten (8' x 10') dock high doors with levelers, lights and dock locks. Two drive-in doors.
RAIL:	Rail service provided by CSX – siding serves resin silos with covered unloading facility
COMPRESSED AIR:	Four air compressors, 80 psig nominal
SILOS:	Eight 18' x 56' used for polypropylene resins
FENCING:	Limited access security fencing around all improved areas
SECURITY:	Security gate guard house
2010 TAXES:	\$90,486.88
FORMER USE:	Primary, secondary and FLW carpet backing. Plant closed in October 2010. Non-union operation.
TRANSPORTATION:	<ul style="list-style-type: none">• Approximately 40 miles to I-10• Approximately 81 miles to I-75• US 27 (North/South) and US 84 (East/West) serve Bainbridge with 4-lane divided highways for most of distance to the interstate connection• Commercial air service is available in Tallahassee, FL (40 miles), Dothan, AL (60 miles) and Albany, GA (60 miles)
MISCELLANEOUS:	<ul style="list-style-type: none">• Fire alarm system on sprinklers• Severe weather warning system for production and warehouse



- WEAVING**
- 220" Looms - 17 Quantity
 - 211" Looms - 9 Quantity
 - 172" Looms - 28 Quantity
 - 154" Looms - 28 Quantity
 - 119" Looms - 41 Quantity
 - 102" "AB" Looms - 19 Quantity

PROPEX

PROPEX INC.
 10000 W. 10th Ave.
 Denver, CO 80202

PROJECT: Phase 2B Loom Layout
 SHEET: D 9998R-000(PHASE 2B) C B C
 DATE: 5/9/07
 SCALE: AS SHOWN

AMERICAN FIBERS
 BARRINGTON PLANT 118A
 PARCELING LAYOUT

Proposed Layout



AMERICAN FIBERS

101 TUBS SHIP

TRAINING AREA

REPAIR ROOM

REPAIR ROOM

REPAIR ROOM

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REPAIR ROOM

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