

# BAINBRIDGE, GEORGIA

## 177,970 Sq.Ft. on 27.892 acres



<b>Year Built:</b>	<b>Original—1977—80,000 SF</b> <b>Addition—2006—81,202 SF plus 15,568 SF front office</b>	<b>Floors:</b>	<b>6" reinforced concrete</b>
<b>Dimensions:</b>	<b>401' x 402' with offsets</b>	<b>Walls:</b>	<b>Concrete tilt-up panels</b>
<b>Condition:</b>	<b>Excellent</b>	<b>Roof:</b>	<b>Singly ply membrane</b>
<b>Extra Ground:</b>	<b>10 acres (owned by Community)</b>	<b>Columns:</b>	<b>Steel, 6" and 8"</b>
<b>Ceilings:</b>	<b>Metal decking</b> <b>18'11" - 19'6" in 80,000 SF</b> <b>21'7" - 24'8" in 81,202 SF</b>	<b>Power:</b>	<b>Supplied by Georgia Power</b> <b>Primary: 12.5 kV</b> <b>Secondary: 277/480 V</b> <b>Transformer: (2) pad mounted</b> <b>(1) 2500 kVA,</b> <b>(1) 1500 kVA</b> <b>Distribution: Bus duct and conduit</b>
<b>Column Spacing:</b>	<b>40' x 50'</b>	<b>Lighting:</b>	<b>Fluorescent and skylights</b>
<b>Office Area:</b>	<b>15,568 SF of two-story space. Features include floor to ceiling windows on both floors, carpet and painted drywall. Layout consists of front lobby, conference room, break room, training room, 22 private offices, 3 open bull pen office areas and 3 sets of restrooms</b>	<b>Sprinkler:</b>	<b>100% wet</b> <b>Densities—.20 gpm/SF</b> <b>Residual pressure at base of rise—33 psi</b>



#### CORPORATE HEADQUARTERS

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**Water:** Supplied by County  
8" main, 4" line

**Sewer:** Supplied by County  
6" main, 6" line

**Natural Gas:** Supplied by County  
2" main, 2" line

**Heat:** Ceiling mounted gas fired radiant and  
tube units

**Air Conditioning:** Office

**Ventilation:** Ceiling mounted fans

**Truck Loading:** North  
(4) 10' x 10' tailgates w/levelers and  
truck lights  
(2) 12' x 16' canopy covered drive-ins

South  
(13) 10' x 10' canopy covered tailgates  
with levelers and truck lights  
(2) 12' x 16' drive-ins

**Rail:** CSX Transportation (via Georgia  
Southwestern Railroad) line  
approximately 700 feet from rear of  
building

**Cranes:** (1) 5T bridge, 40' span, 200' travel,  
Floor to crane rail 17.75'

**Parking:** 300 paved and marked spaces

**Zoning:** No zoning

**Taxes:** 2008—\$40,582.21

**Last Use:** Manufactured windows



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