

3450 Simmons Drive

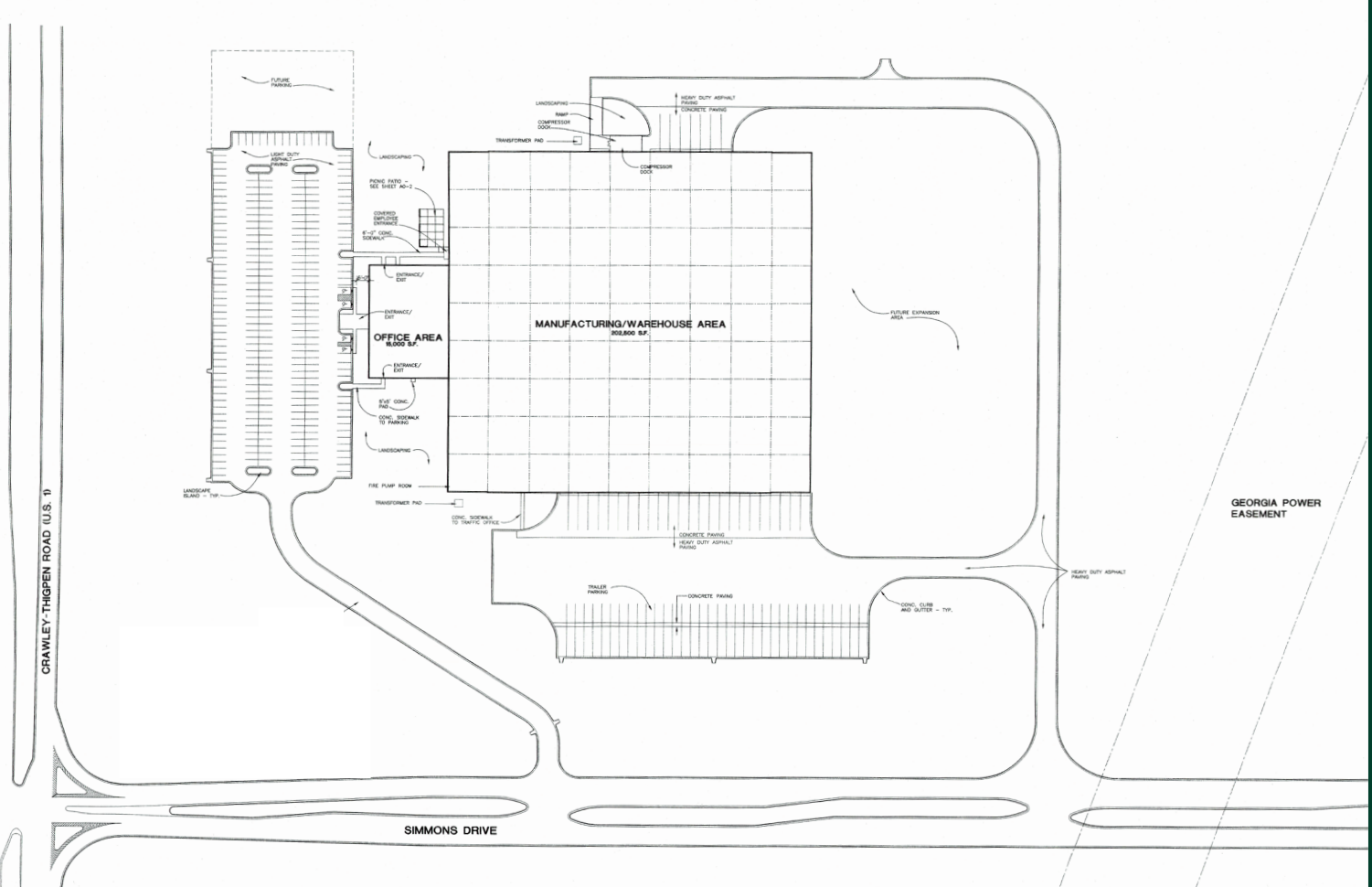
3450 Simmons Drive
Waycross, GA 31503

+217,500 SF CLASS A DISTRIBUTION FACILITY



General Specifications

- + ± 217,500 total SF
 - Expandable by 100,000 SF
 - + 15,000 SF office
 - + Built in 2004
 - + 42.32 acres
 - + 32' clear
 - + ESFR sprinkler
 - + New roof 2020
 - + 3 phase, 4,000 amps / 480 v power
 - + Concrete tilt wall construction
 - + 50' x 50' column spacing
 - + Cross dock configuration; 450' x 450'
- + Expandable with knockout panels
 - + 32 (9' x 10') dock doors with seals and levelers
 - + 1 oversized drive-in door
 - + HVAC in warehouse
 - + Forklift charging stations
 - + 5' x 6' Clerestory warehouse windows
 - + Upgraded warehouse lighting
 - + Ample trailer parking
 - + 275 car parking spaces
 - + Good labor base
 - + Good access to Jacksonville, Brunswick, Savannah, and North Florida



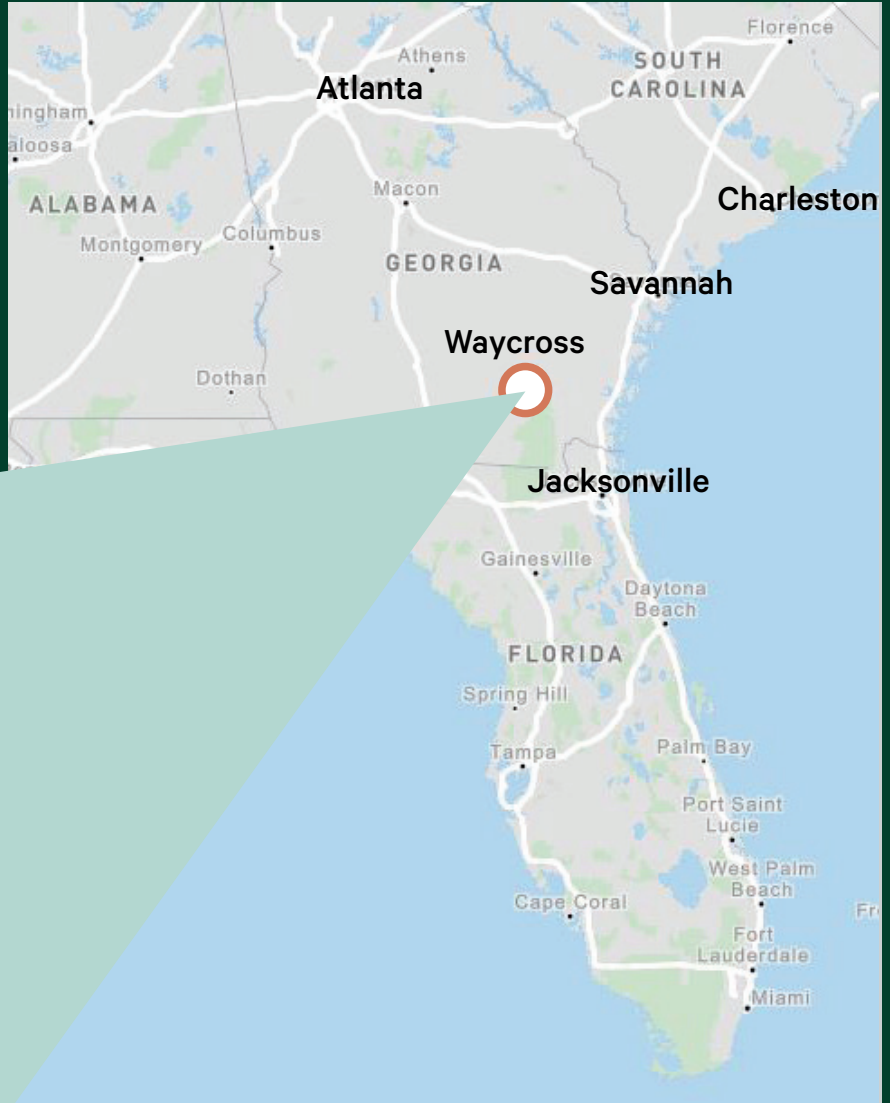
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For Sale

Location

It is doubtful that you'll find any better place for distribution to Florida, Georgia, the Carolinas, and the entire Southeast. This is a place where stagecoach trails once merged, railroads consolidated, and today remains a location where the "Ways Crossed". Still the largest city in the largest county in the largest state East of the Mississippi (area wise), Waycross is open for business.



Contact Us

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