



3 RIVERS REALTY

331-A W. Water Street | Bainbridge, GA 39817
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601 Independent Street
Bainbridge, Georgia 39817

Assembly Building

Construction Date	1997
Zoning Authority	City of Bainbridge
Zoning Classification	Light Industrial District (L-1)
Number of Stories	One story
Finished Area	15,300 (Enclosed)
Asking Price	\$225,000



Substructure	The substructure comprises a new five-inch 3,500 PSI concrete slab over an existing three-inch slab. The new slab is at grade reinforced with WWF 6 x6 W 2.9 with mil vapor barrier on 4 inch crush stone of sand fill compacted to 98% procter density, positioned on varying types and sized concrete footings.
Superstructure	Pre-engineered steel frame and 4" and 5 1/5" concrete tilt up panels with 26 gauge corrugated metal panels above to the roofline.
Roof Structure and Finish	Pre-engineered steel-frame truss system finished with 26 gauge corrugated metal panels. The exterior height approximates 50 feet above ground level. A metal roof slopes south to north at 1/12 and runoff is assisted by gutters and down spouts at the north elevation.
Exterior Finish	Exterior grade pebble aggregate face on tilt up concrete panels to a height approximating 20 feet above the ground level with 26 gauge metal panels extending 30 feet to the eave peak.
Insulation	2" vinyl backed insulation adhered to the underside of the metal panels at the walls and ceiling areas.
Interior Partitioning	Clear open span The interior stack height approximates 35 feet above the finished floor area.



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Interior Finishes

Wall areas within this are the underside of the tilt up concrete units and the underside of the vinyl back insulation adhered to the underside of the exterior metal panels above the ceiling line.

The ceiling areas are the skeleton steel frame and the underside of the vinyl back insulation adhered to the underside of the exterior metal panels.

Floors are treated concrete and illumination is typically suspended sodium halide type light fixtures.

Eave heights in this area approximate 50 feet above the finished floor area.

The entire building is served by a dry type sprinkler system.

Illumination

Illumination is provided by several rows of suspended sodium halide type light fixtures and 36 translucent skylights.

Door Design

Three, flush metal pedestrian type doors in metal frames at the east and west elevations. Two, 20 foot by 16 foot side type doors at the eastern and western elevations, each served by an 8 foot by 28 foot canopy, four, 12 foot by 14 foot overhead doors at the northern elevation each served by a 6 foot canopy.

Docking and Loading Components

Each overhead door is served by a concrete incline.

Heating and Air Systems/Ventilation

Twelve suspended gas fired type heaters.

Louvered vents and exhaust fans are located at the eastern, western and southern elevations.

Electrical

The main distribution panel is 2000 Amp, three phase/4W with four minor distribution panels of 100 Amp two phase and 200 Amp three phase service.

Crane Way

The manufacturing and shop areas are served by an interior crane way top running, double girder, single trolley, and equipped with a 15-ton and 50-ton crane.



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Comments

The subject is in good condition for a building of its age and type. Overall, this facility is considered to possess an excellent design and comprises good quality materials and workmanship.

Please contact the listing agents for more information and to view the property.

BUD HOLLEMAN, REALTOR®

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MILLS BROCK, BROKER/OWNER

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