

# Industrial Building Data



**The Temples Company**  
**P.O. Box 405 – 301 Mosley Street**  
**Vidalia, GA 30475**  
**Phone: 912-538-7000 Fax: 912-538-7715**  
www.thetemplescompany.com

## *Surplus Property • Site Selection • Tenant Representation • Investment Properties*

Building: McLaren Building, Portal, Georgia

Address: 26,875-B Highway 80 West, Portal, GA 30450

Sales Price: \$397,000.00

Lease Price: \$1.25 per square foot net plus \$0.35 for taxes and insurance (\$4,166.67 + 1,166.67 = \$5,333.34 per mo)

Size (Square feet): 40,000 Expandable to: 60,000

Ceiling Height: Minimum: 17' 11" Maximum: 21' 10"

Bay Size: 25' x 50' Building Dimensions 200' x 200'

Office Size 1,500 Square feet Floor Thickness: N/A

Construction: Metal  Masonry  Masonry and Metal

Year Built: 1990 Former Use: Distribution/Warehouse Apparel Number of Cranes: N/A

Insulated: Yes  No  Air: Yes  No

Sprinklers: Yes  No  Boilers: Yes  No

Cooler Size (sq.ft.): N/A Freezer Size (sq.ft.): N/A

No. of Truck Doors 4 No. of Railroad Doors N/A No. of Parking Spaces 30

Site Acreage: 3.73 Acreage Available for Expansion: N/A

Railroad Siding: CSX  Norfolk  Southern  None  Other (Specify) \_\_\_\_\_

Is railroad siding possible? Yes  No

Electricity Supplier: Georgia Power Size of Service: 400 AMP

Gas Supplier: Propane Tank Size of Line: N/A

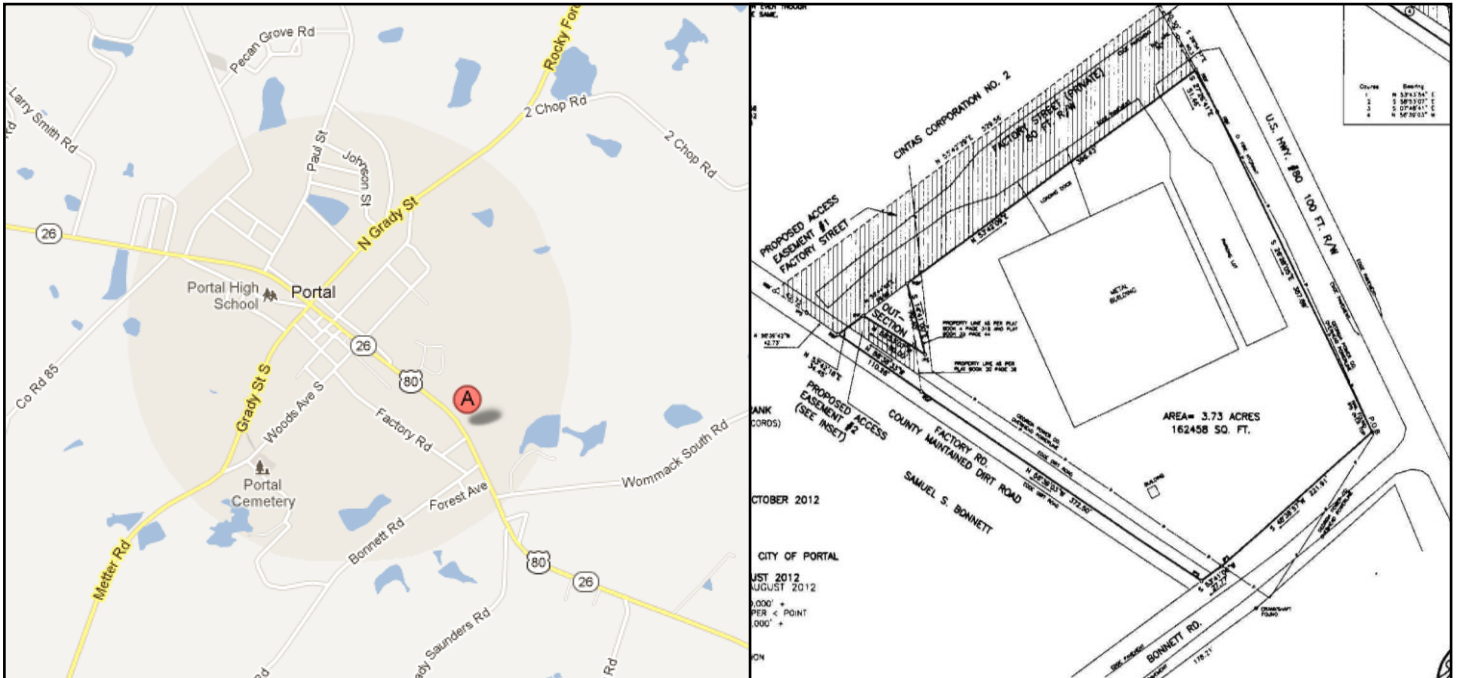
Water Supplier: City of Portal Size of Line: N/A

Sewer Provider: Septic Size of Line: N/A

Comments: \_\_\_\_\_

*This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness.*

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Available

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