

South Georgia - Food Production Facility

225,000 SF

101 SEABROOK DR,
SYLVESTER, GA 31791

FOR SALE / LEASE



— 101 Seabrook Drive —

Property Highlights

- Vacant and ready for new occupancy. Designed originally for high-volume production of shelf-stable foods
- 155,000 SF first-floor production plant and warehouse; gravity-flow mixing and blending mezzanine provides 70,000 SF of additional floor area
- Rigorous food and employee safety compliance: SQF, FDA-Food, GMP, and rigorous customer compliance.
- Worth County / Sylvester, GA labor shed exceeds 200,000
- Ideal location - U.S. Highway 82, less than 20 miles from Interstate 75





Property Summary

Lease Rate:	\$3.50 PSF
Purchase Price	\$3,899,000
Lot Size:	24.43 Acres
First Floor	155,000 SF
Mezzanine	70,000SF

Property Overview

High-finish raw processing room, with sealed and slope floors with drains and curbs; tile walls; designed for high-pressure, hot water equipment cleaning. Temperature-controlled raw ingredient receiving. Bulk liquid receiving and storage. Interior finishes include rapid-roll / tight sealing doors; air curtains; COP room/wash-bay; and office and employee welfare areas accommodating 150-employee workforce. Effluent solids removal with two (2) sump pumps.

Insulated metal panel walls, with eave heights from 20' to 26' clear. Primary wet sprinkler coverage. Three (3) receiving doors, eight (8) shipping doors along western elevation, supplemented with additional docks and grade-level access, with extensive concrete truck staging and storage. Fully-fenced rear yard, with surveillance and two (2) gated-access points

Location Overview

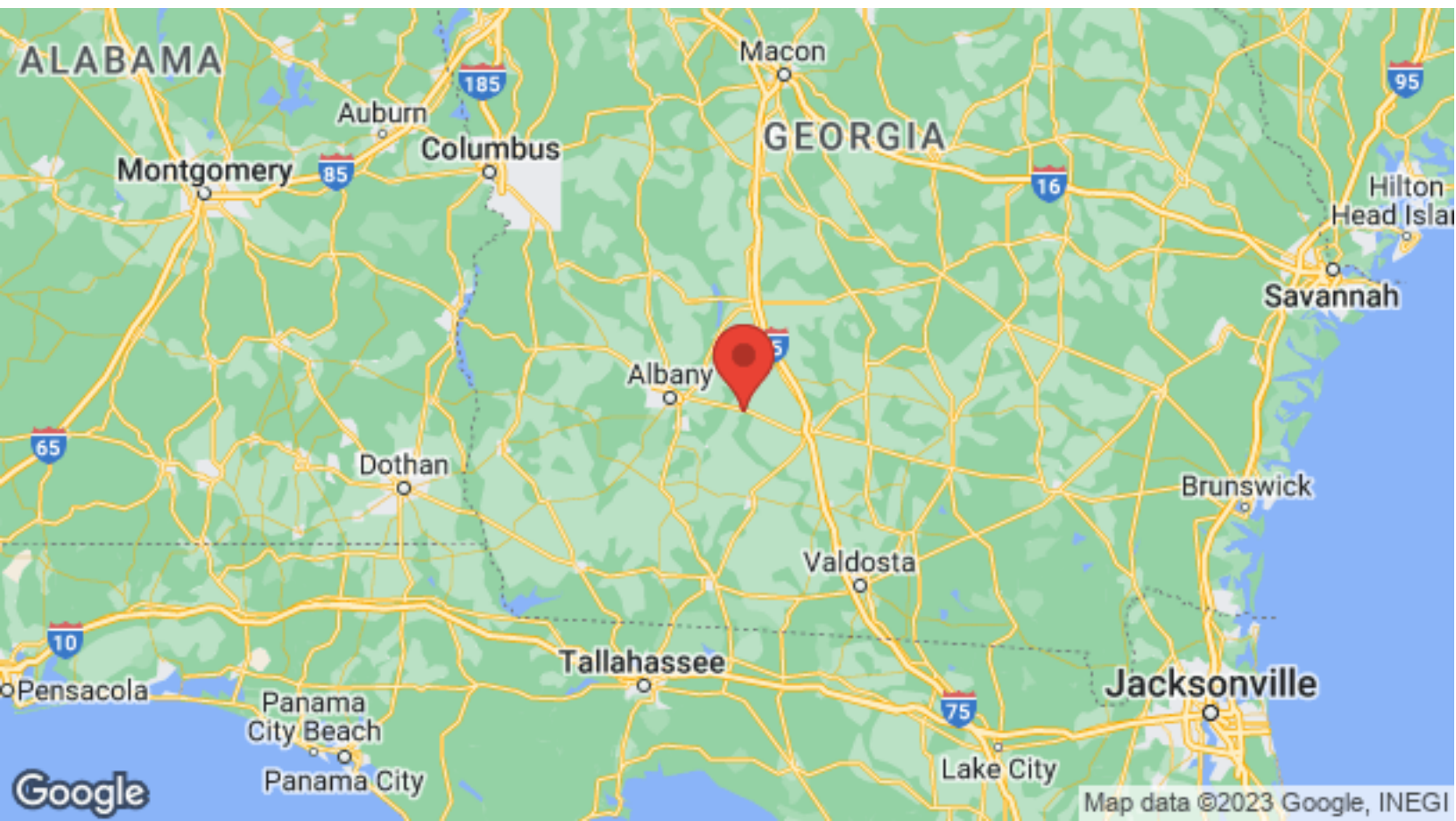
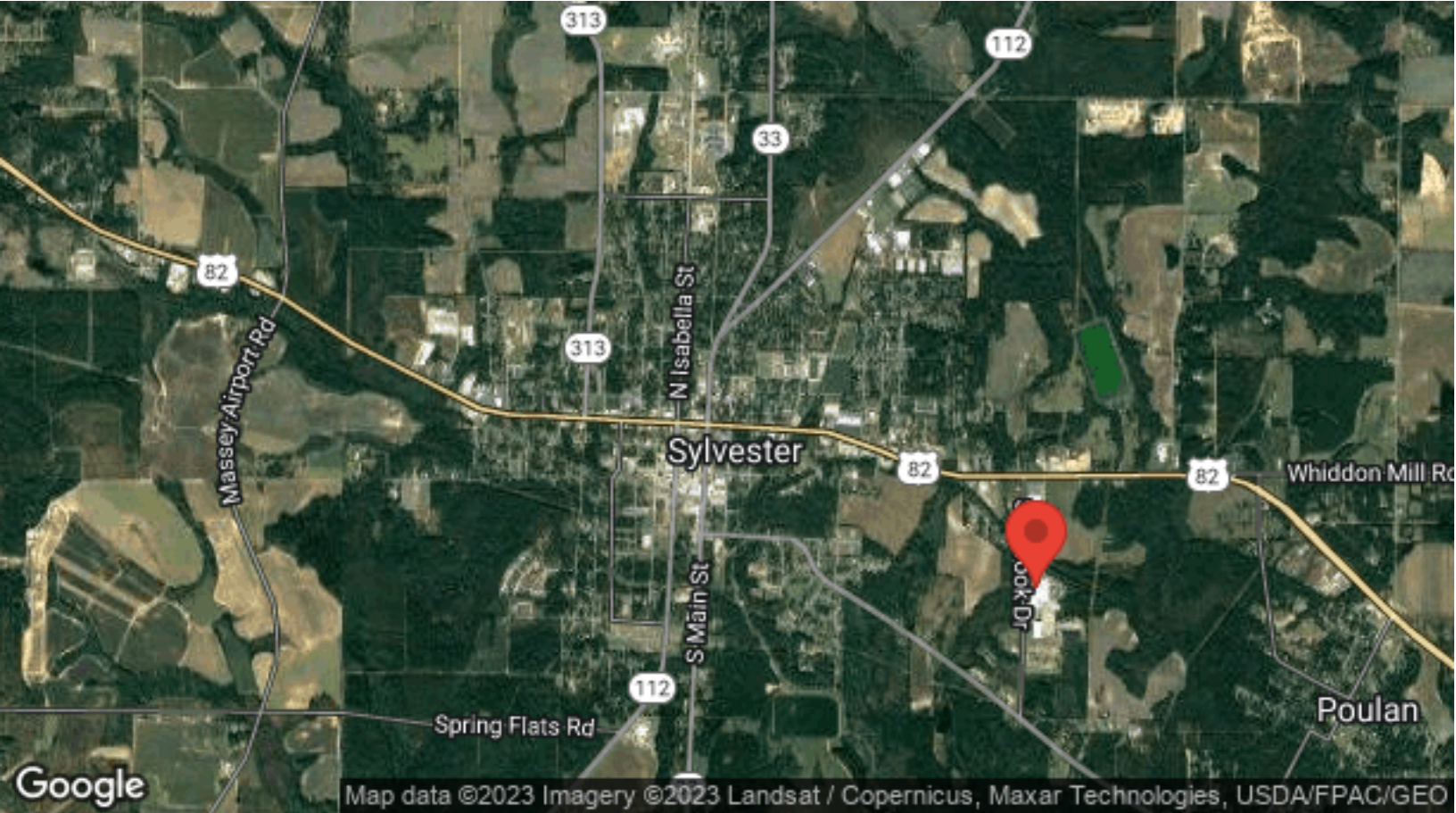
City of Sylvester electric, water, sewer, and gas, with saddle-mounted propane back-up. CSX rail abuts site from southeast to northwest; vacated spurs had entered the plant along north and south elevations. Property located less than 20 minutes away from I-75.

For More Information:

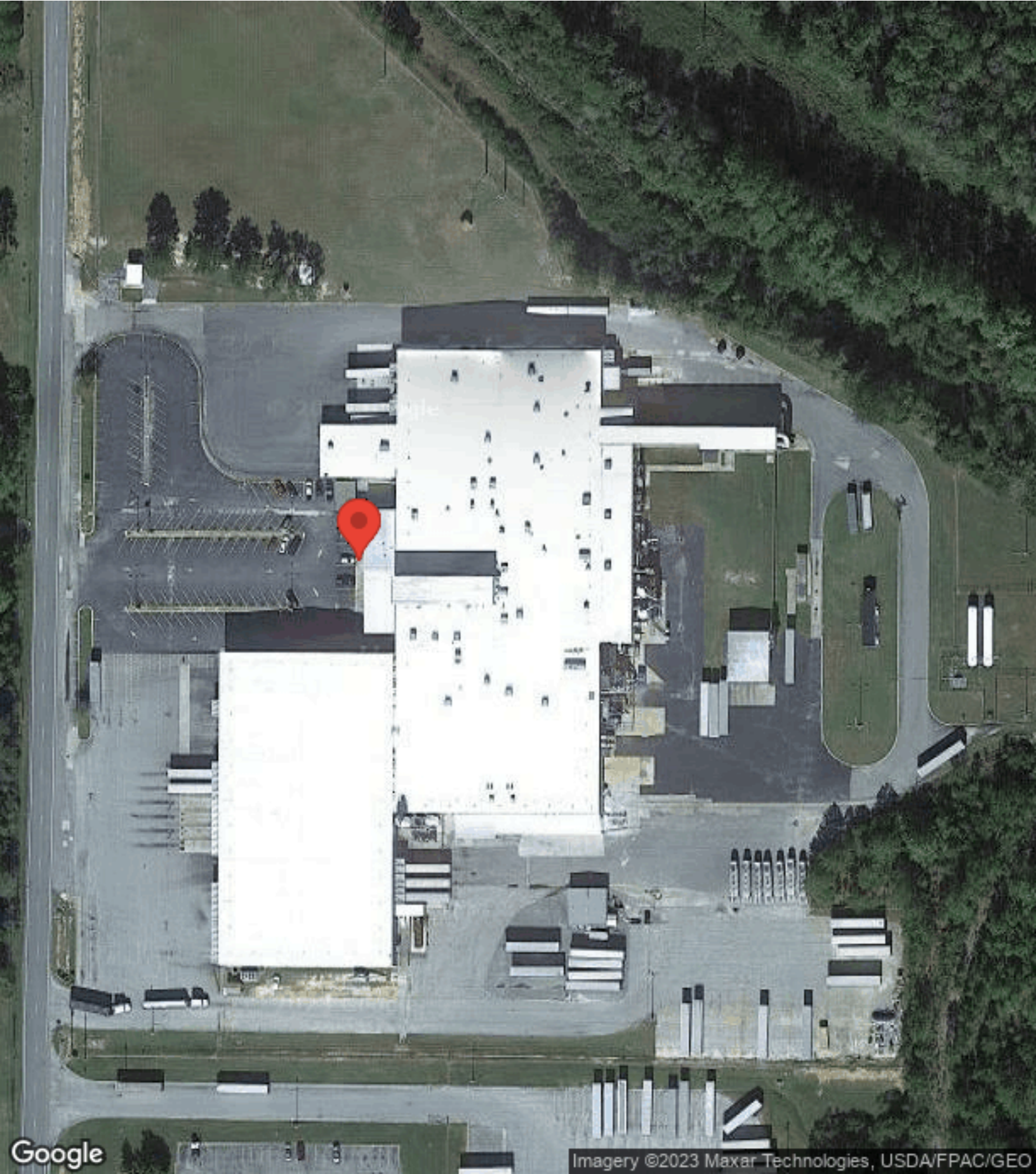
Frank "Bo" Bird IV

Office: (229) 561-0195

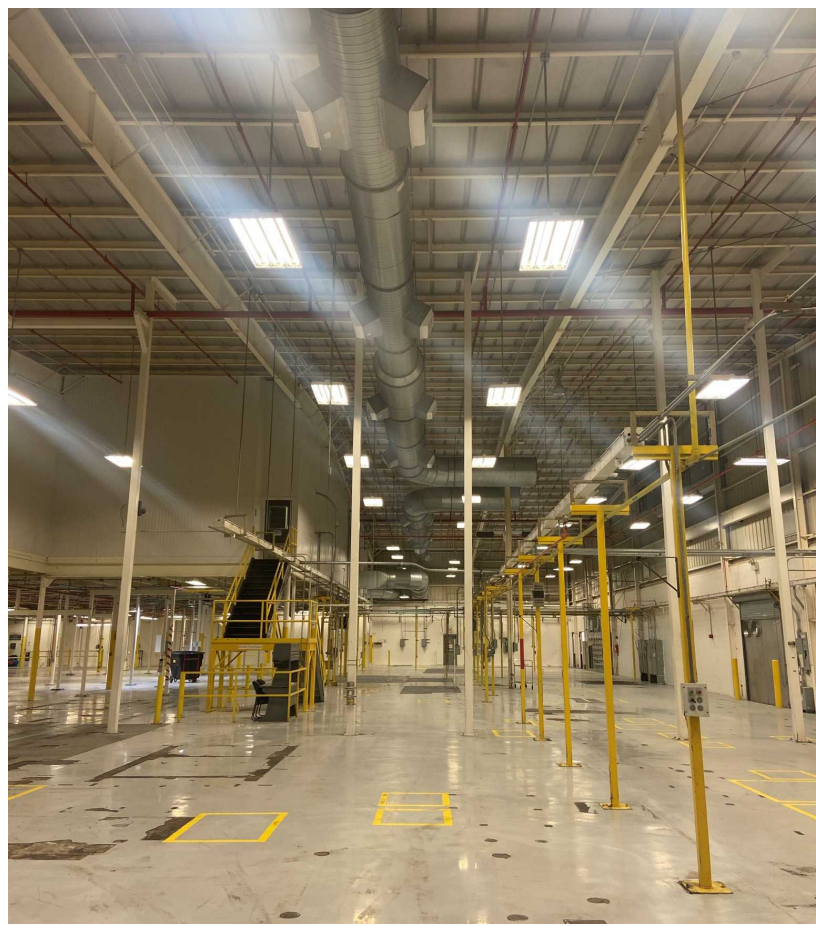
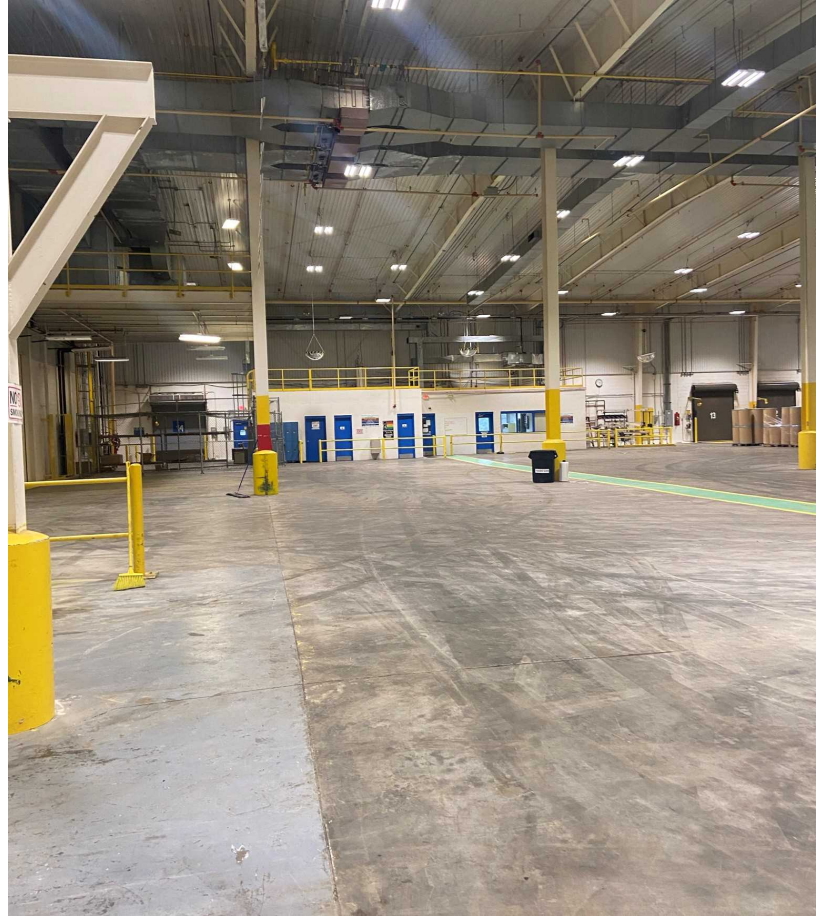
fbird@webbproperties.com



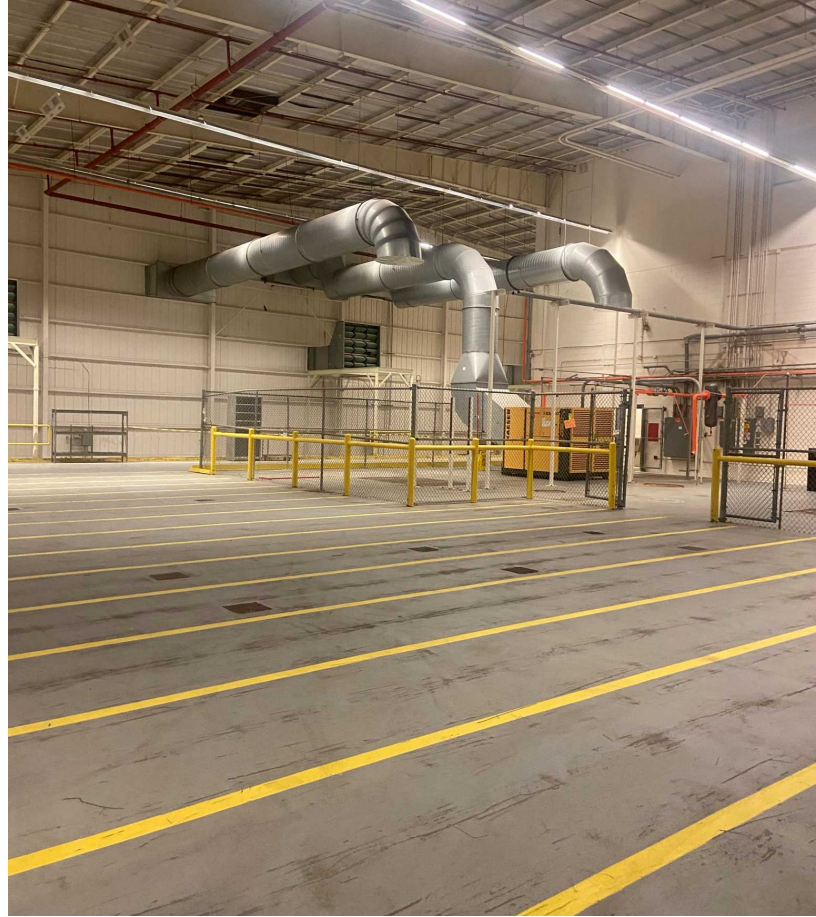
AERIAL MAP

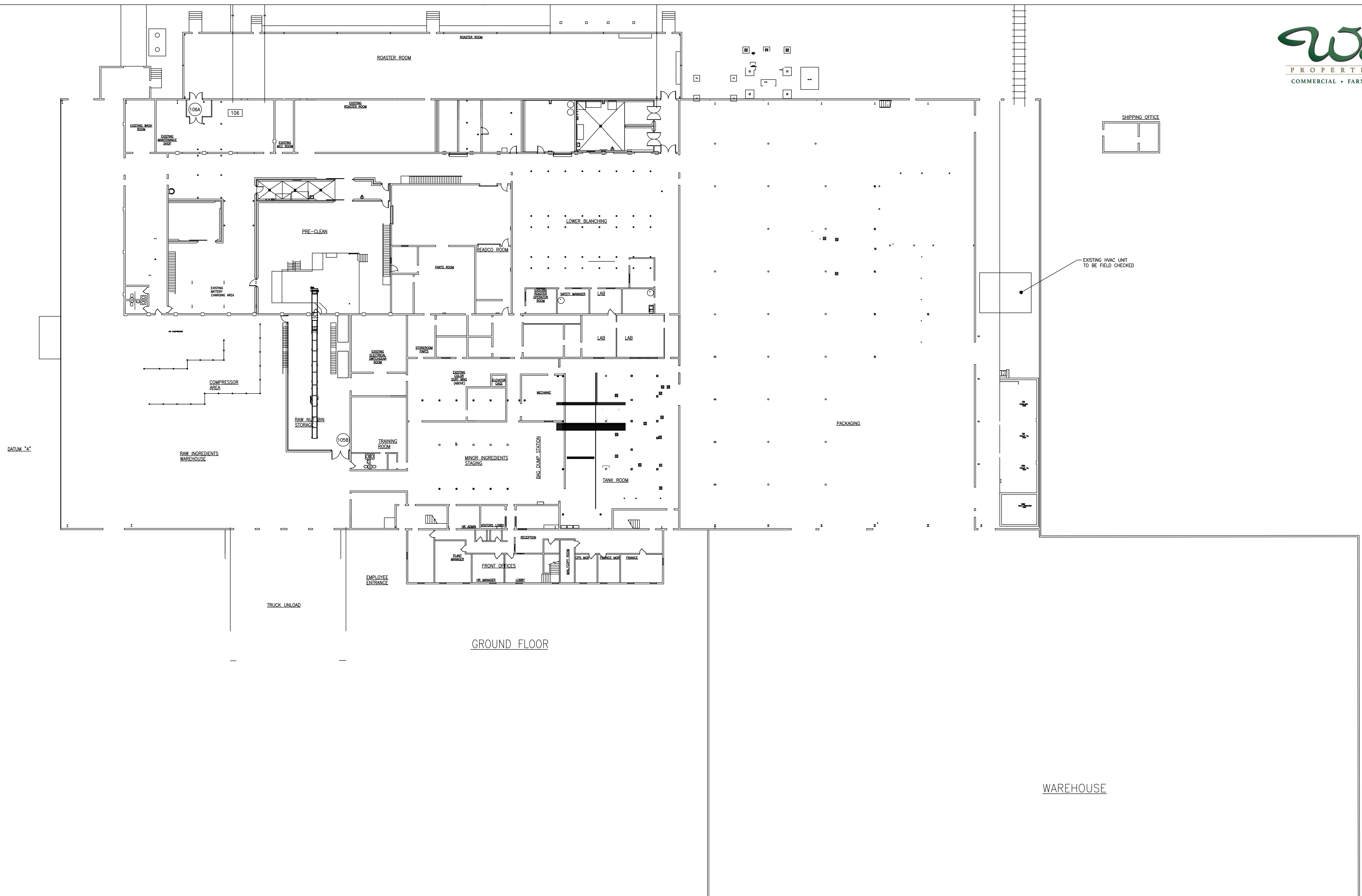






PROPERTY PHOTOS





GROUND FLOOR

WAREHOUSE

