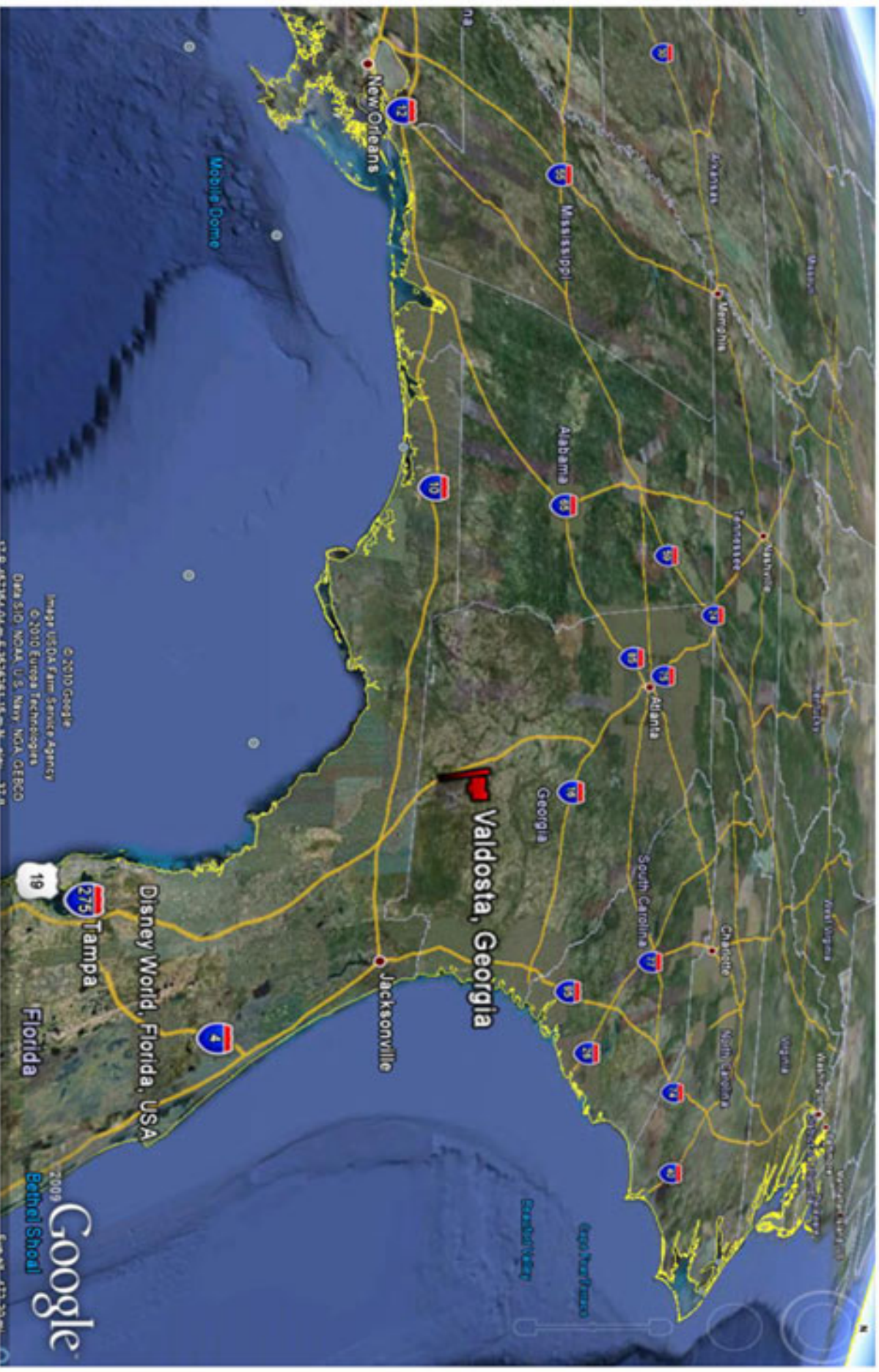
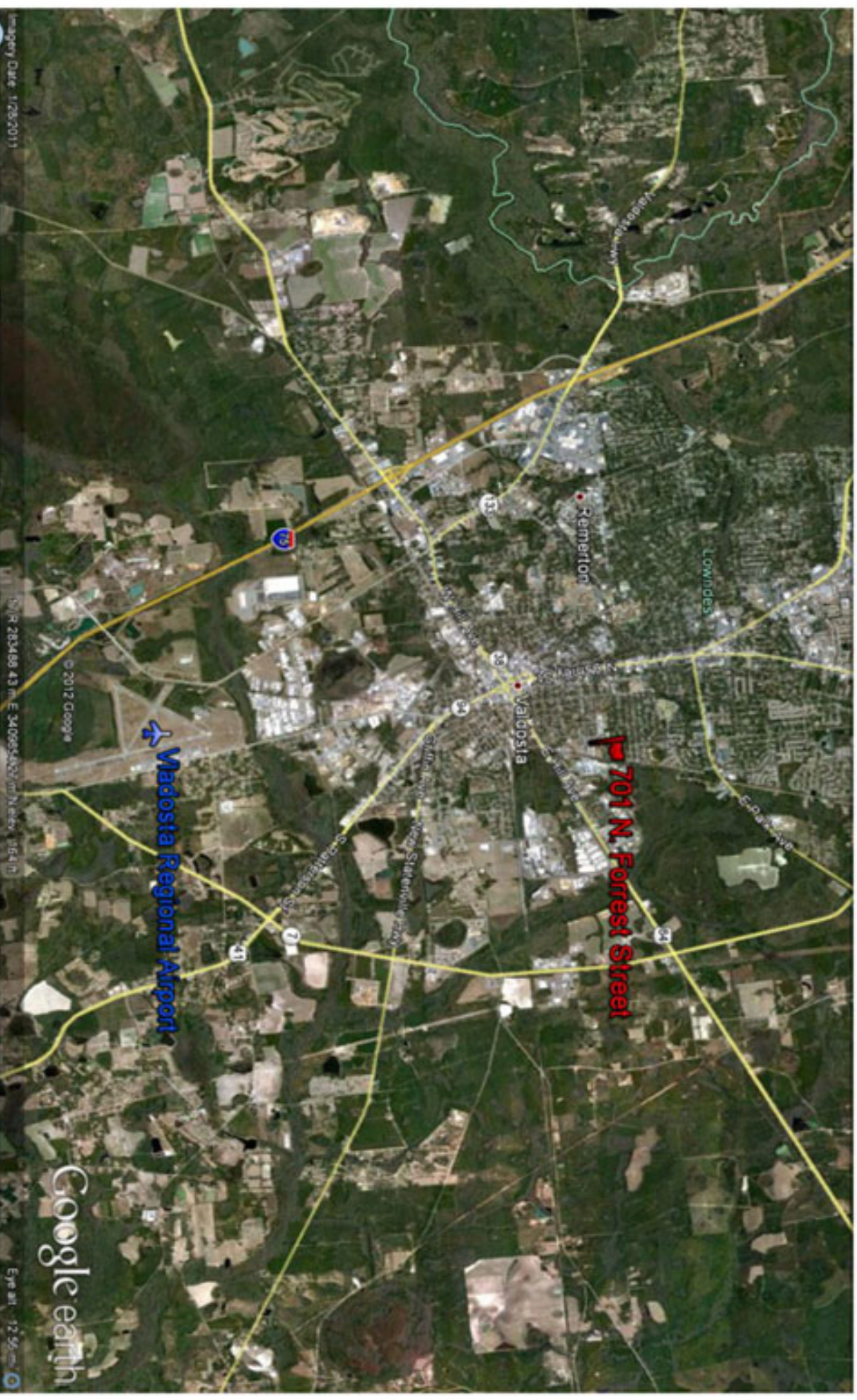


Valdosta-Lowndes County, GA



Former Organic Milling Facility



Former Organic Milling Facility



Property/Infrastructure Summary

The development is best suited for baking goods or other industrial use.

Property consists of 2 buildings:

- (1) 312,823sqf building
 - (2) 58,454sqf building
- on 29.6 acres with ample acreage for expansion.

Solid concrete and flexi core construction.
With very low maintenance and up keep.

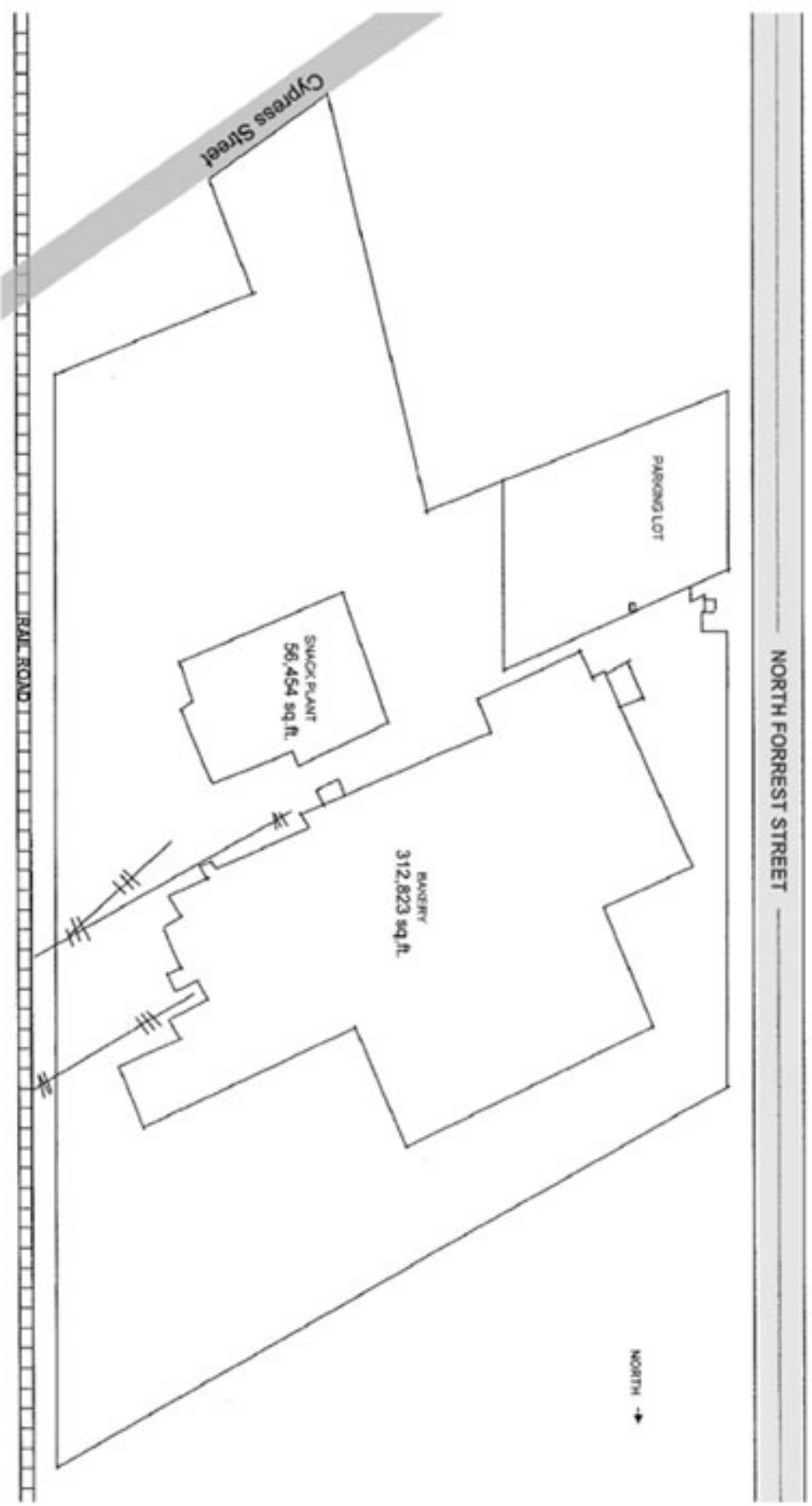
Major development incentives provided by State and local authority.



- ✓ 29.6 acres of land, with 368,000 sq.ft. under roof:
 - 1. Building one with 312,823 sqf
 - 2. Building two with about 58,454 sqf
- ✓ Span between posts: 100ft, 70ft, and 40ft span
- ✓ 9 raw material silos (was used for storing baking flour)
- ✓ 25-30ft. ceiling height with clear span
- ✓ Many large capacity tanks for hot and cold liquids
- ✓ Long refrigeration tunnels available in the buildings
- ✓ 2000amp electricity, 3phase/480 volts (Georgia Power)
- ✓ Atlanta Gas Light/Scanna gas service
- ✓ All sprinkler, electric distribution in most of the buildings
- ✓ City of Valdosta water/sewer/fire protection
- ✓ 26 truck dock doors and 2 drive-ins
- ✓ 260+ parking spots / 50 for trailers
- ✓ Truck/car access to Forrest & Cypress Streets
- ✓ 2 rail spurs

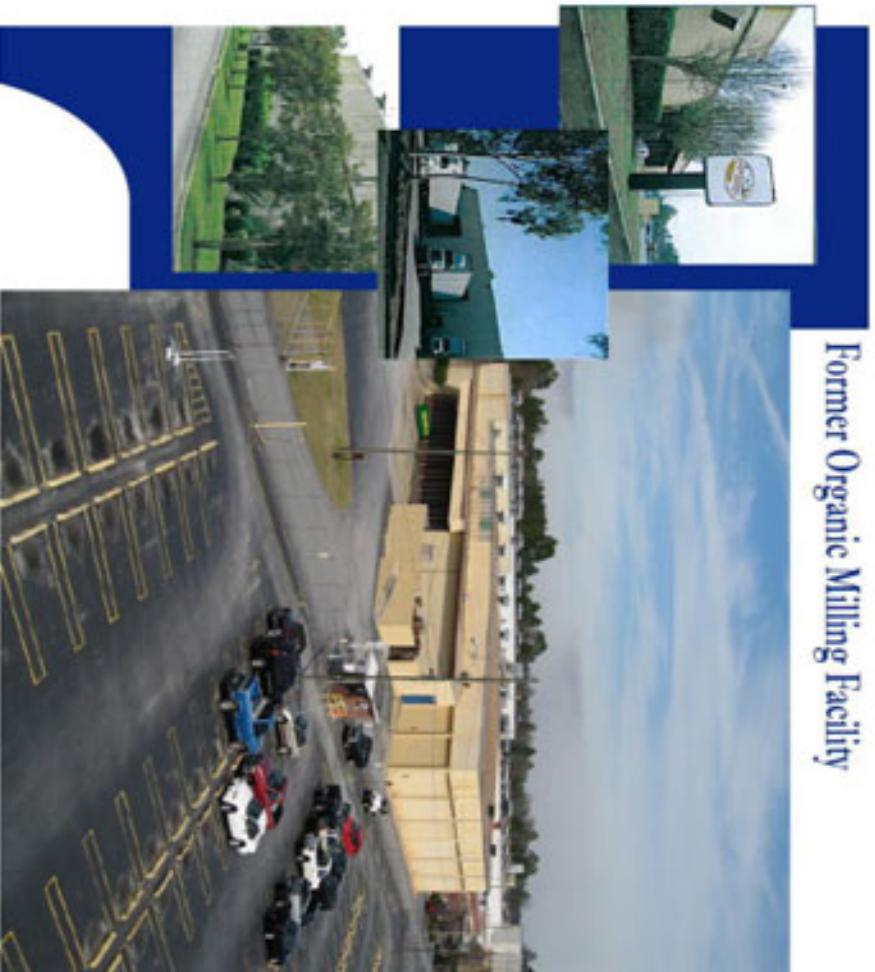
Former Organic Milling Facility

Organic Milling of Georgia



Bakery and Snack Plant

Former Organic Milling Facility



Valdosta, Georgia

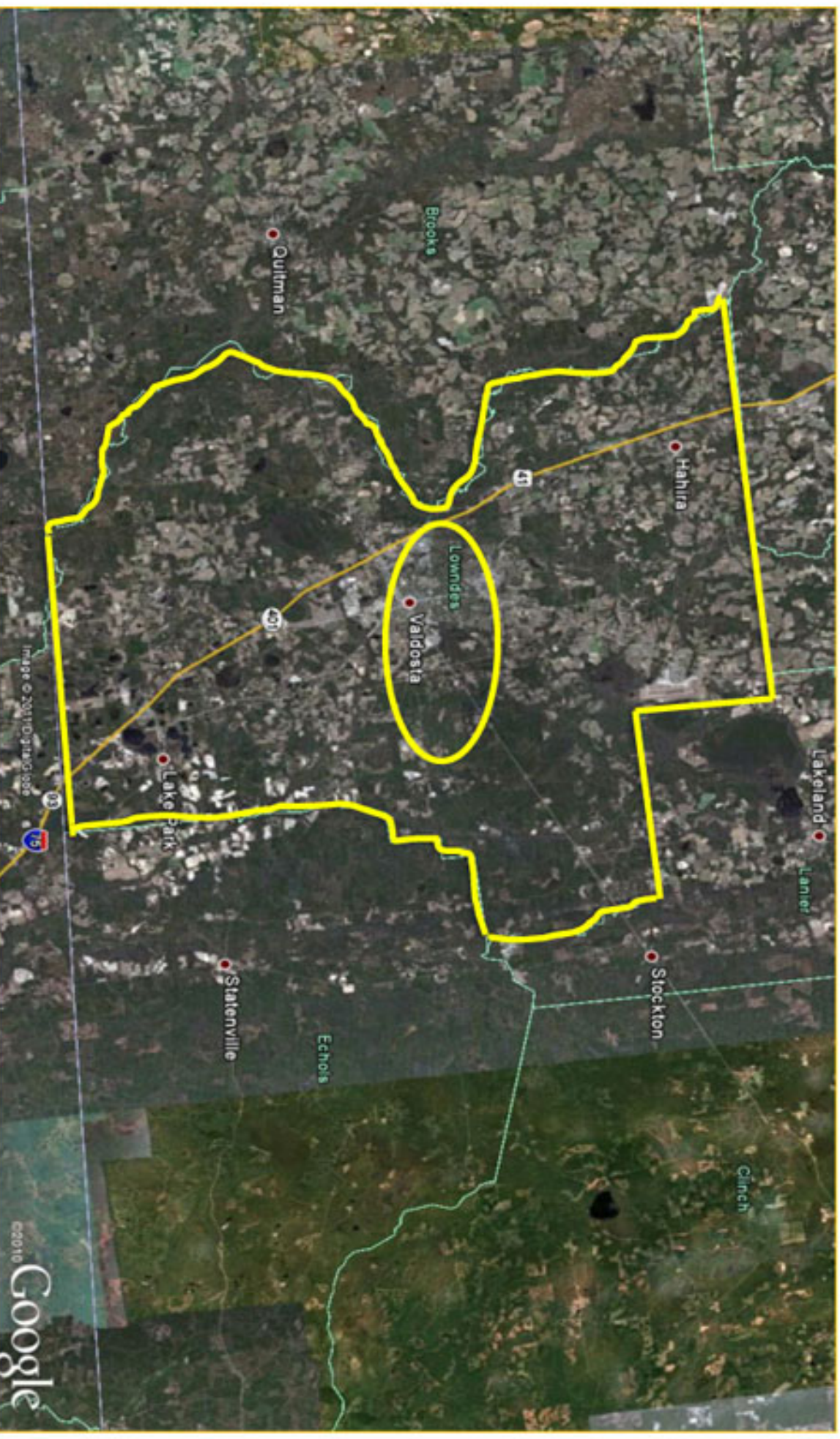




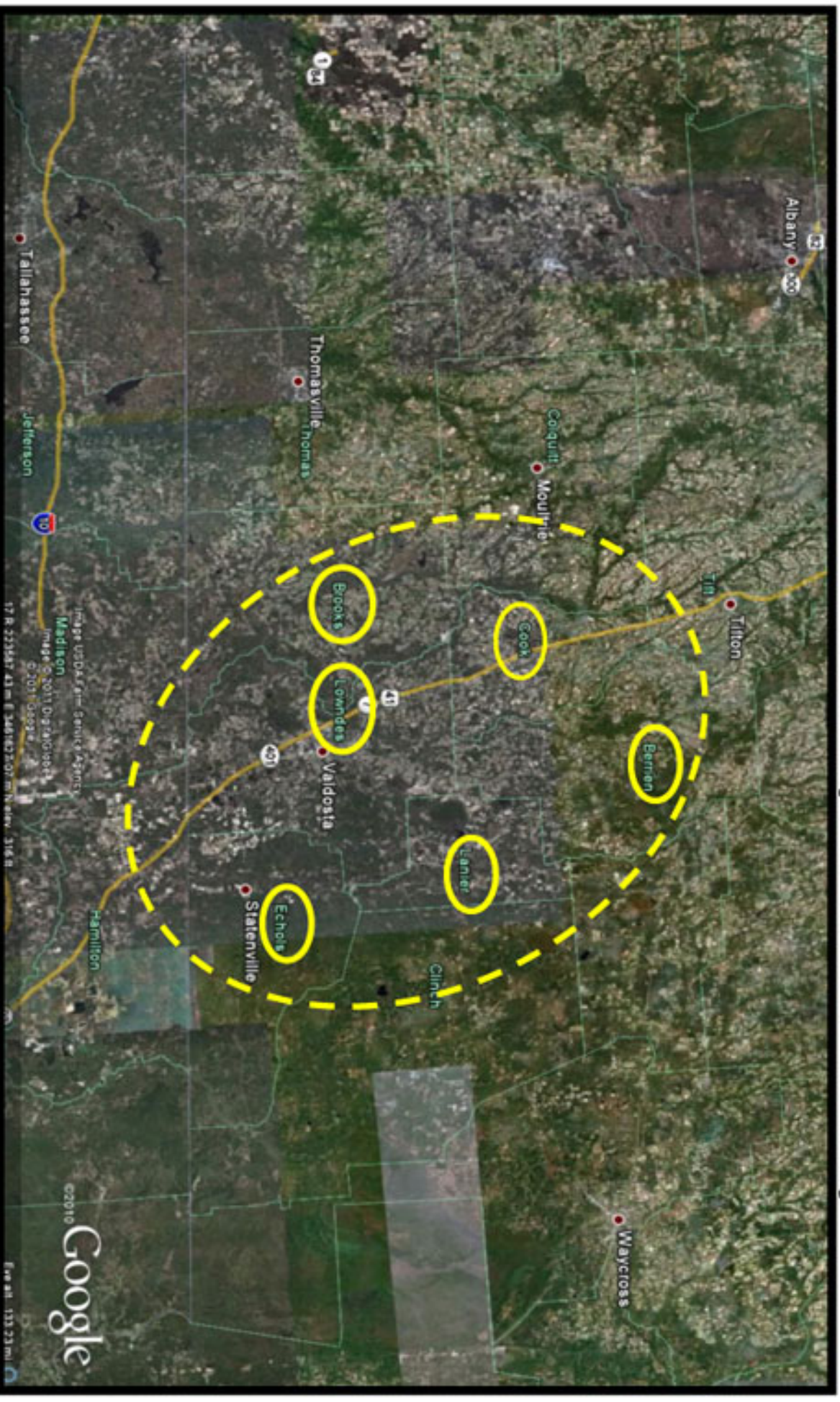
Snack Plant

Valdosta, Georgia

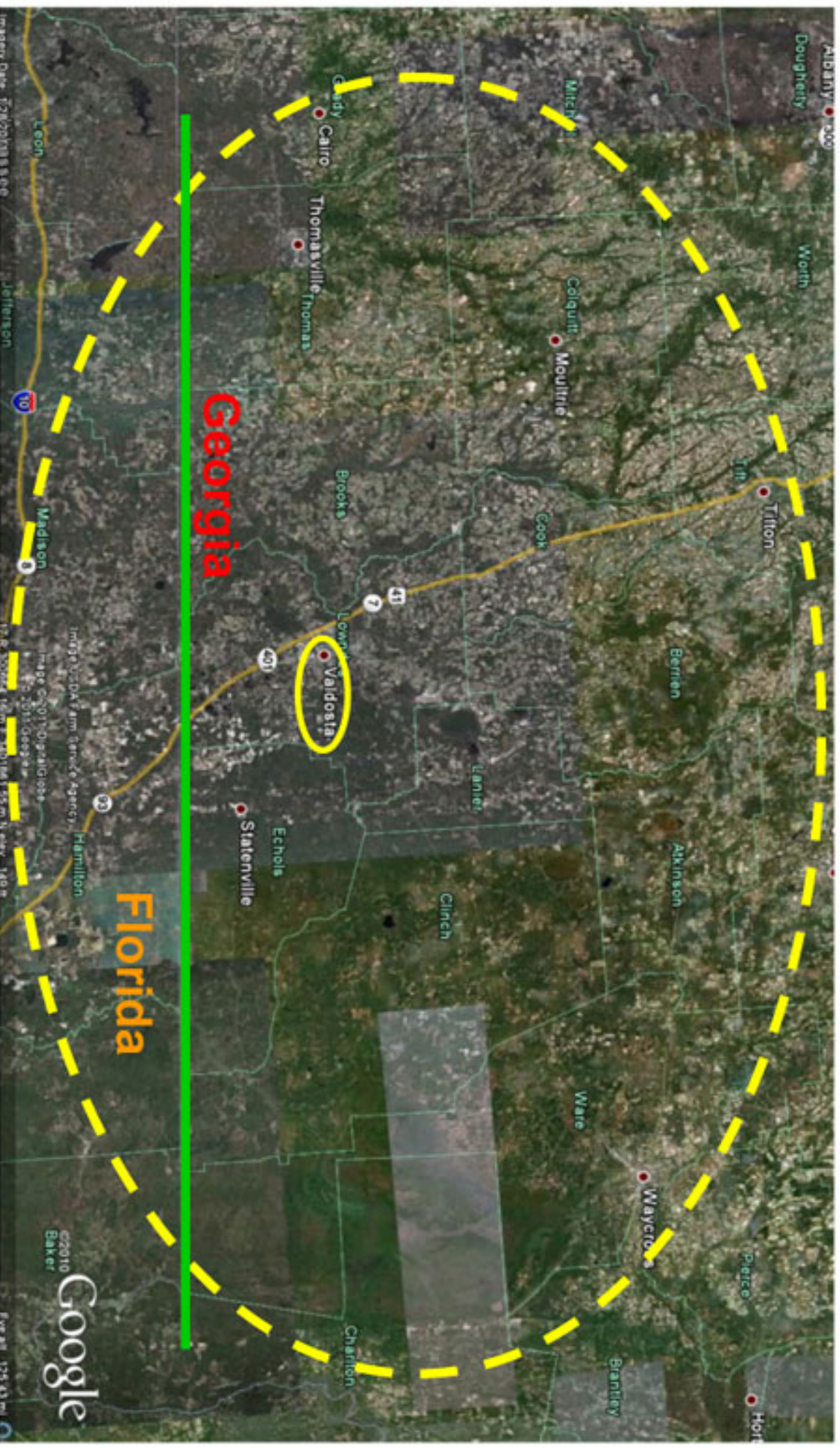
Valdosta-Lowndes County



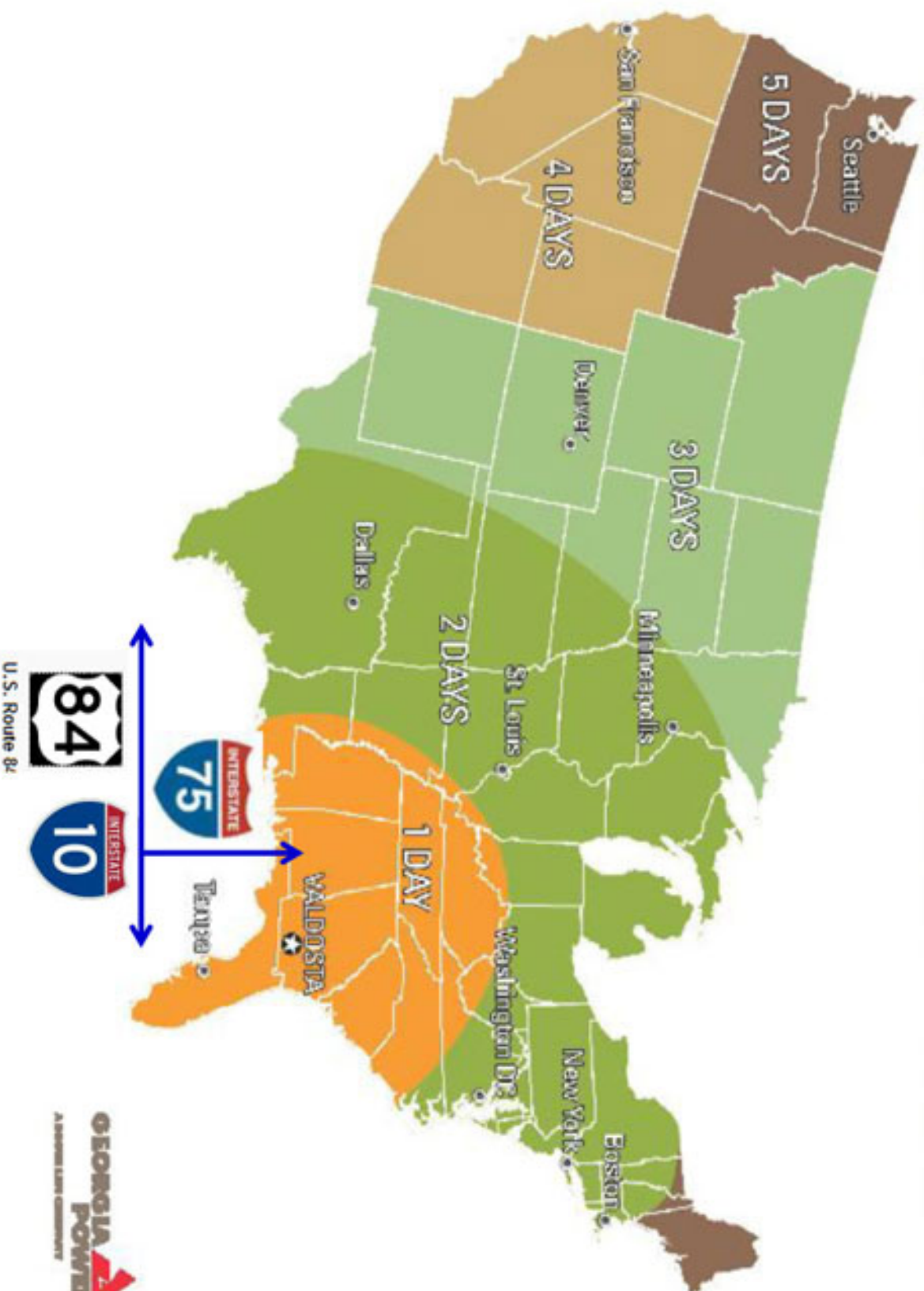
South Regional Joint Development Authority



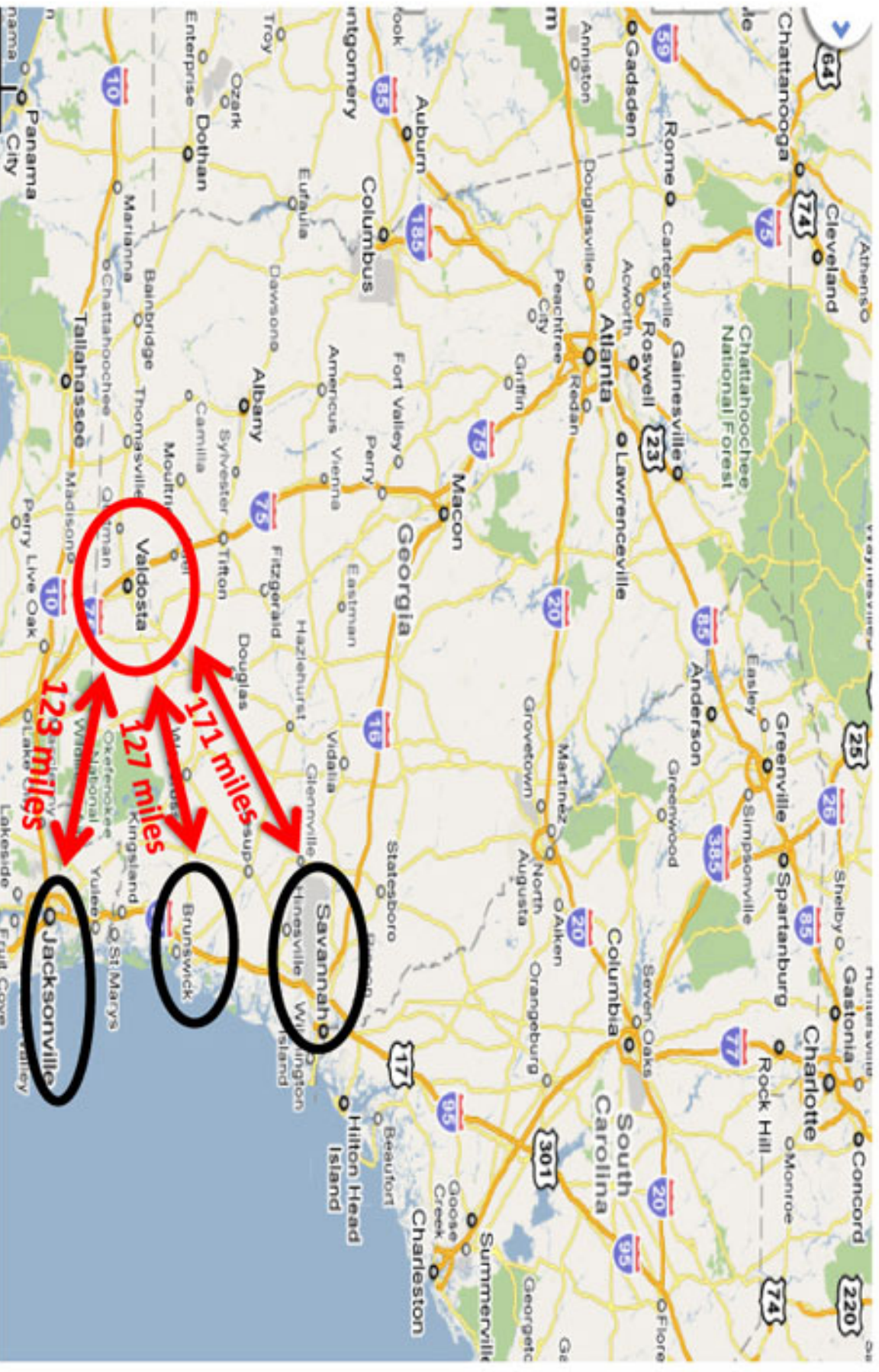
18 County Regional Perspective



TYPICAL TRUCK TRANSIT TIMES FROM VALDOSTA, GA



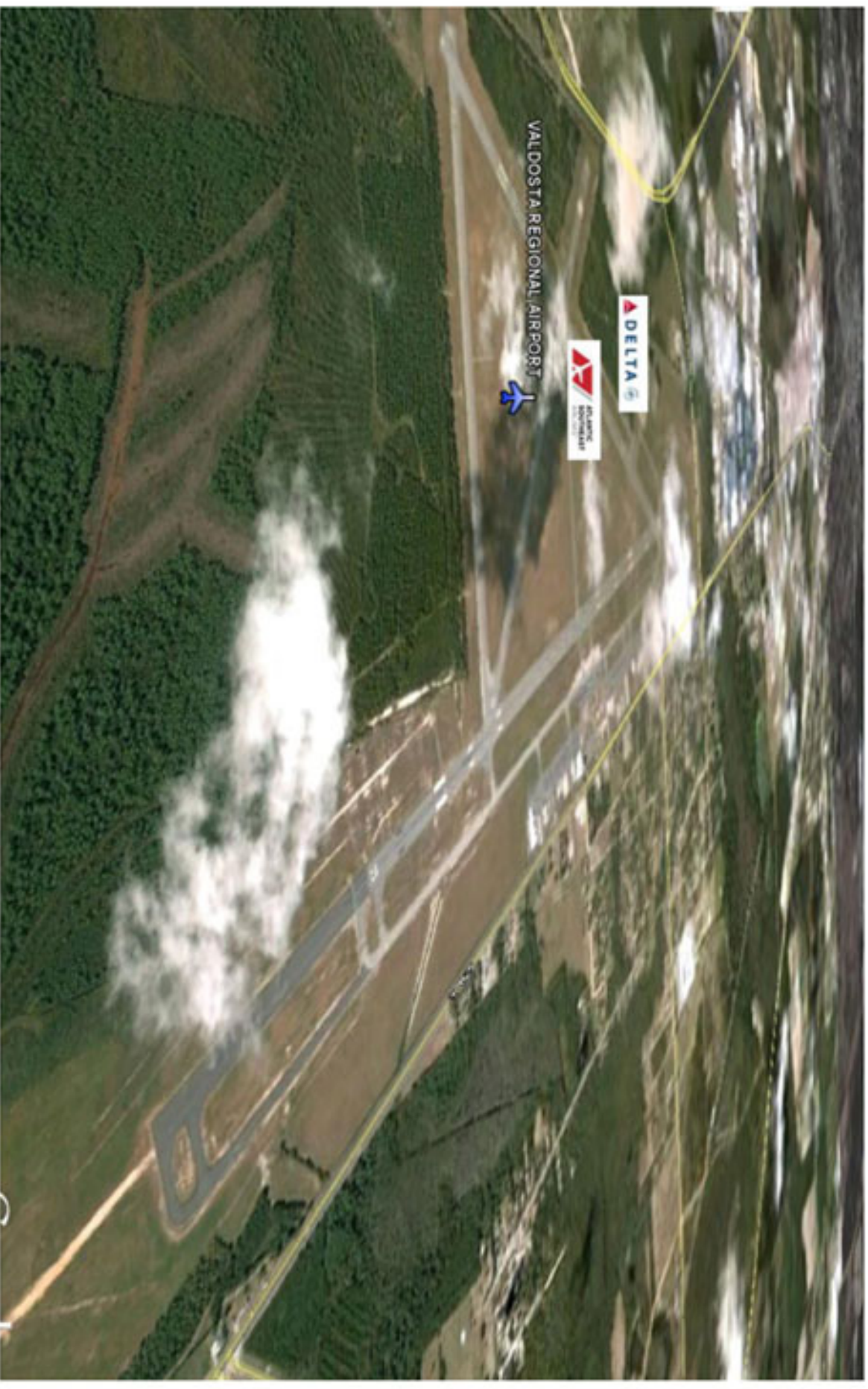
Deep Water Port Service



Mainline Rail Service



Valdosta Regional Airport




Skilled Workforce

- certified “Work Ready” Community of Excellence
- collaborative effort among business, industries, community organizations, high schools, colleges, government agencies, and residents
- program includes skills assessments for individuals, training to improve skills, and job profiling for businesses.
- certification requires demonstrated proficiency
 - ✔ Reading for Information
 - ✔ Applied Mathematics
 - ✔ Locating Information

Transportation/Logistics



 OUTSOURCE LOGISTICS



Manufacturing



JOHN DEERE
WATER TECHNOLOGIES



The miracles of science™



ERCO Worldwide

