

ALMA, BACON COUNTY, GA

43 +/- ACRES, 2 FORMER FLEETWOOD MANUFACTURING PLANTS

Fenced Property, less than 1 mile from Hwy 32, via Industrial Drive, Alma, GA

Building 1 Highlights

1 Story, Industrial Building - Built 1980
121,140 Square Feet

254 Paved Parking Spaces

- * Construction -
Floors, 5" reinforced concrete
Walls, Pre-engineered Metal
Roof, Insulated Pre-Eng Metal 1-12 Slope
Columns, Steel
- * Lighting - metal Halide and Skylights
- * Compressed Airlines Run Throughout Plant

Manufacturing area 625' x 170'
Restrooms, men's and women's
Office Area - 6000 Sq Ft air conditioned,
reception area, lobby, 19 private offices,
restrooms, and storage area
Employee Break room - 1350 Sq Ft
Ceilings - 16'8" at eaves, 22'10" at center

- * Power - Georgia Power
Water - Public Works, Alma, GA
Sewer - Public Works, Alma, GA
Natural Gas - Ga Natural Gas
 - * Air Conditioning is in office and break room area
plant is vented by column mounted fans
- Five High docks, that offload onto interior platform
fifteen ground level docks for unloading

- * Formerly used as a Manufactured Home Plant
- Sprinkler system - None
- * Both Alma Facilities share a chassis shop, paint
shed approx. 7,500 Sq Ft

Building 2 Highlights

1 Story, Industrial Building - Built 1993
92,107 Square Feet

133 Paved Parking Spaces

- * Construction -
Floors, 5" reinforced concrete
Walls, Pre-engineered Metal
Roof, Insulated Pre-Eng Metal 1-12 Slope
Columns, Steel
- * Lighting - metal Halide and Skylights
- * Compressed Airlines Run Throughout Plant

Manufacturing area 525' x 164'
Restrooms, men's and women's
Office Area - 3000 Sq Ft air conditioned,
reception area, 9 private offices,
restrooms, and storage area
Free standing Employee Canteen, 96' x 26'8"
Ceilings - Approx 21' to 26'10" Clear

- * Power - Georgia Power
Water - Public Works, Alma, GA
Sewer - Public Works, Alma, GA
Natural Gas - Ga Natural Gas
 - * Air Conditioning is in office and break room area
plant is vented by column mounted fans
- One dock High door with interior platform and
thirteen ground level drive in doors

- * Formerly used as a Manufactured Home Plant
- Sprinkler system - 100% Wet
- * Both Alma Facilities share a chassis shop, paint
shed approx. 7,500 Sq Ft