

Riverside Uniform Rentals

Location

296 Wilson Road
Griffin, Georgia 30224
Spalding County



Building Specs

Building Size	17,833 sq. ft.
Site Size (Total)	4.484 Acres
Ceiling Height (Min/Max)	8 ft. /16 ft.
Expansion Potential	Yes; 2 acres undeveloped
Office Area (Sq. Ft.)	Approx. 3,750 sq. ft.
Parking Spaces	29 – 1 handicapped
Construction Material	
Exterior Walls	Masonry block/steel frame with brick exterior;
Interior Walls	Office: Drywall/Paneling; Warehouse: Unfinished
Floors	Reinforced Concrete Slab - Decked
Roof	Flat roof built up on Steel Truss System

Features

Total Truck Doors	4	Crane(s)	No	Boiler	Yes
Rail Access	No	Freezer	No	Insulated	Yes
Production Area A/C	No	Cooler	No	Sprinkler	Yes
Drainage Catch Basin	Yes	Gated	Yes	Paved Parking	Yes

Utilities

Power: Supplied by MEAG (Three Phase)
Water & Sewer: Supplied by City of Griffin
Gas: Provider of Choice

Miscellaneous

Terms: Sale
Former Use: Commercial Laundry and Distribution Facility
Year Built: 1986
Condition: Good – Properly maintained
Flood Zone: Flood Zone X (outside area of 100 year flood)
Environmental: Phase I Site Assessment / no further investigation warranted

Other Details

Prime, rectangular shaped parcel with high visibility from Arthur K. Bolton Parkway; secure, next to Georgia Highway Patrol Station; close proximity to Caterpillar, Inc. facilities and Spalding High School; four drilled 4" wells; 20' concrete truck pad across rear of building with structurally supported canopy; office area has central HVAC; production area has fluorescent lighting and radiant gas heating; fenced improvements with additional asphalt paved parking inside fenced area; handicap accessible entrance