

## Sites

Location is among the most critical factors in site selection. Griffin offers excellent location with its close proximity to Hartsfield-Jackson Atlanta International Airport via a short drive up Interstate 75. However, the final decision is usually based on the bottom line; herein lies our “ace in the hole.” Prime industrial sites are not only available near I-75, but they’re also far more affordable than similar sites in Atlanta’s suburbs. Location and value...how easy does it get?

### ***Available Industrial Buildings***

| <b>Name of Property</b>     | <b>Size Square Feet Available</b> | <b>Ceiling Height Min/ Max</b> | <b>Year Built</b> | <b>Rail Available</b> | <b>Previous Use</b> | <b>Comments</b>    |
|-----------------------------|-----------------------------------|--------------------------------|-------------------|-----------------------|---------------------|--------------------|
| NACOM Building              | 509,000                           | 20'/28'                        | 1994              | Yes                   | Manufacturing       |                    |
| American Mills Bldg. B      | 98,111                            | 8'/18'                         | 1977              | No                    | Manufacturing       |                    |
| 1530 Kell Lane              | 86,000                            | 22'/27'                        | 1986              | No                    | Whse/Mfg            |                    |
| Commercial Supply Bldg.     | 40,000                            | 15'                            | 1937              | No                    | Warehouse           | Roof replaced 2010 |
| 109 W. Broadway             | 27,000                            | 18'                            | 1935              | No                    | Warehouse           |                    |
| 430 Melrose Avenue          | 23,160                            | 14'                            | 1962              | No                    | Warehouse           |                    |
| Mouchet Building            | 22,000                            | 22'                            | 1969              | No                    | Whse/Mfg            |                    |
| Innvision Building          | 17,500                            | 17.5'/19'                      | 1972              | No                    | Whse/Mfg            |                    |
| 377 Odell Road              | 17,500                            | 24'/28'                        | 2008              | No                    | Warehouse           |                    |
| 1533 Industrial Drive       | 15,000                            | 12'                            | 1980              | No                    | Manufacturing       |                    |
| 102 Hudson Industrial Drive | 10,000                            | 16'/24'                        | 2006              | No                    |                     |                    |
| 440 Wilson Road             | 8,700                             | 16'/18'                        | 2001              | No                    | Whse/Mfg            |                    |
| Gateridge Warehouse         | 5,000-68,000                      | 24'                            | 2008              | No                    | New                 |                    |

### ***Available Office Space***

| <b>Name of Property</b>           | <b>Size Square Feet</b> | <b>Ceiling Height Min/Max</b> | <b>Year Built</b> | <b>Rail Available</b> | <b>Previous Use</b> | <b>Comments</b> |
|-----------------------------------|-------------------------|-------------------------------|-------------------|-----------------------|---------------------|-----------------|
| One Griffin Center (Fourth Floor) | 3,000                   | 9'                            |                   | No                    | KidsPeace           |                 |
| Winn-Dixie Building               | 39,922                  |                               |                   | No                    |                     |                 |
| Wal-Mart Building                 | 86,479                  |                               |                   | No                    |                     |                 |
| K-Mart Building                   | 111,562                 |                               |                   | No                    |                     |                 |



### Available Sites

| Building Name/Location                                 | Size          | Gas Main | Water Main | Sewer Main | Rail Access | Comments                                     |
|--|---------------|----------|------------|------------|-------------|--|
| The Lakes at Green Valley<br>📍                         | 570 Acres     |          |            |            |             | Mixed use                                    |
| Griffin-Spalding Industrial Park<br>Greenbelt Circle   | 12.75 Acres   | 6"       | 12"        | 8"         | Yes         | Visibility from Hwy 16                       |
| Lot # 7<br>Green Valley Industrial Park                | 26.18 Acres   | 6"       | 12"        | 12"        | Yes         |  |
| Lot # 8<br>Green Valley Industrial Park                | 20.16 Acres   | 6"       | 12"        | 12"        | Yes         |  |
| Lot # 7<br>Hudson Industrial Park                      | 1.54 Acres    | 4"       | 6"         | 8"         | No          |  |
| Lot # 8<br>Hudson Industrial Park                      | 1.30 Acres    | 4"       | 6"         | 8"         | No          |  |
| Lot # 9<br>Hudson Industrial Park                      | 3.80 Acres    | 4"       | 6"         | 8"         | No          |  |
| Interstate 75 Site                                     | 189.656 Acres |          | 8"         |            | No          |  |
| Ranew Property-Lot # 6<br>Green Valley Industrial Park | 14.65 Acres   | 6"       | 12"        | 12"        | No          |  |
| Carver Road  | 90 Acres      | 4"       | 12"        | 8"         | Yes         | Industrial-sized utilities within 1,000 feet |
| 1245 Enterprise Way                                    | 2.18 acres    |          |            |            | No          |  |
| South Griffin Commerce Park                            | 1 Acre        | 4"       | 12"        |            | No          |  |
| Greenbelt Business Park<br>Lot # 2                     | 1.02 Acres    |          | 12"        |            | No          |  |
| Greenbelt Business Park<br>Lot # 3                     | 1.12 Acres    |          | 12"        |            | No          |  |
| Greenbelt Business Park<br>Lot # 4                     | 3.22 Acres    |          | 12"        |            | No          |  |
| Greenbelt Business Park<br>Lot # 5                     | 2.13 Acres    |          | 6"         |            | No          |  |
| Greenbelt Business Park<br>Lot #6                      | 0.83 Acre     |          | 6"         |            | No          |  |