



COMMERCIAL, LAND, INDUSTRIAL
REAL ESTATE SERVICE

WHITWORTH LAND CORPORATION
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Athens, GA 30605
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SUMMARY ANALYSIS

650 OLD HULL RD
+/- 79,820 sf WAREHOUSE
±6.42 ACRES
ATHENS CLARKE COUNTY

LOCATION: Located in Athena Industrial Park on the Old Hull Road and a block from US Hwy 29 Athens Perimeter.

SIZE: +/- 79,820 Total (2,600 sf Office Space)

SITE: ±6.42 Acres

HEIGHT: +/- 18 ft Clear

COLUMNS: 25x50

DOORS: 15 Dock High (8 with Levelers)

ZONING: Employee Industrial (EI)

UTILITIES: All utilities available

PRICE: \$17,300 per month lease (\$2.60 per sf NNN)
\$2,200,000.00

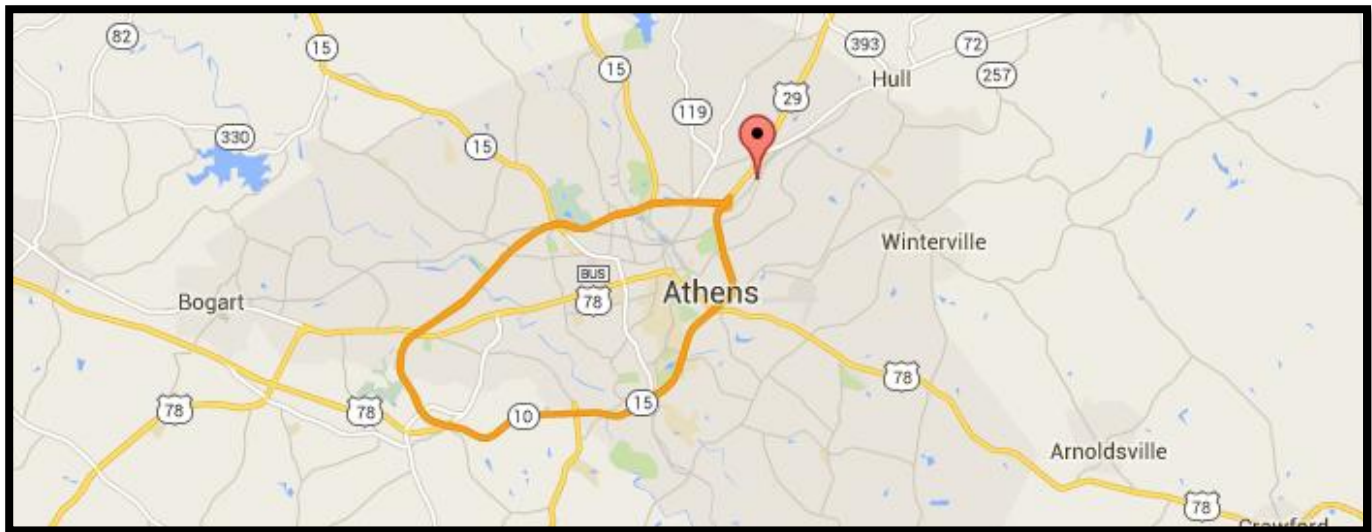
DESCRIPTION: This building is just under 80,000 sf with 2600 sf of office space on 6.24 acres. The property has an existing rail spur connecting the main line CSX. There is also a fenced truck court.

Presented by:
Gerry Whitworth
WHITWORTH LAND CORPORATION
706-713-9300 MOBILE
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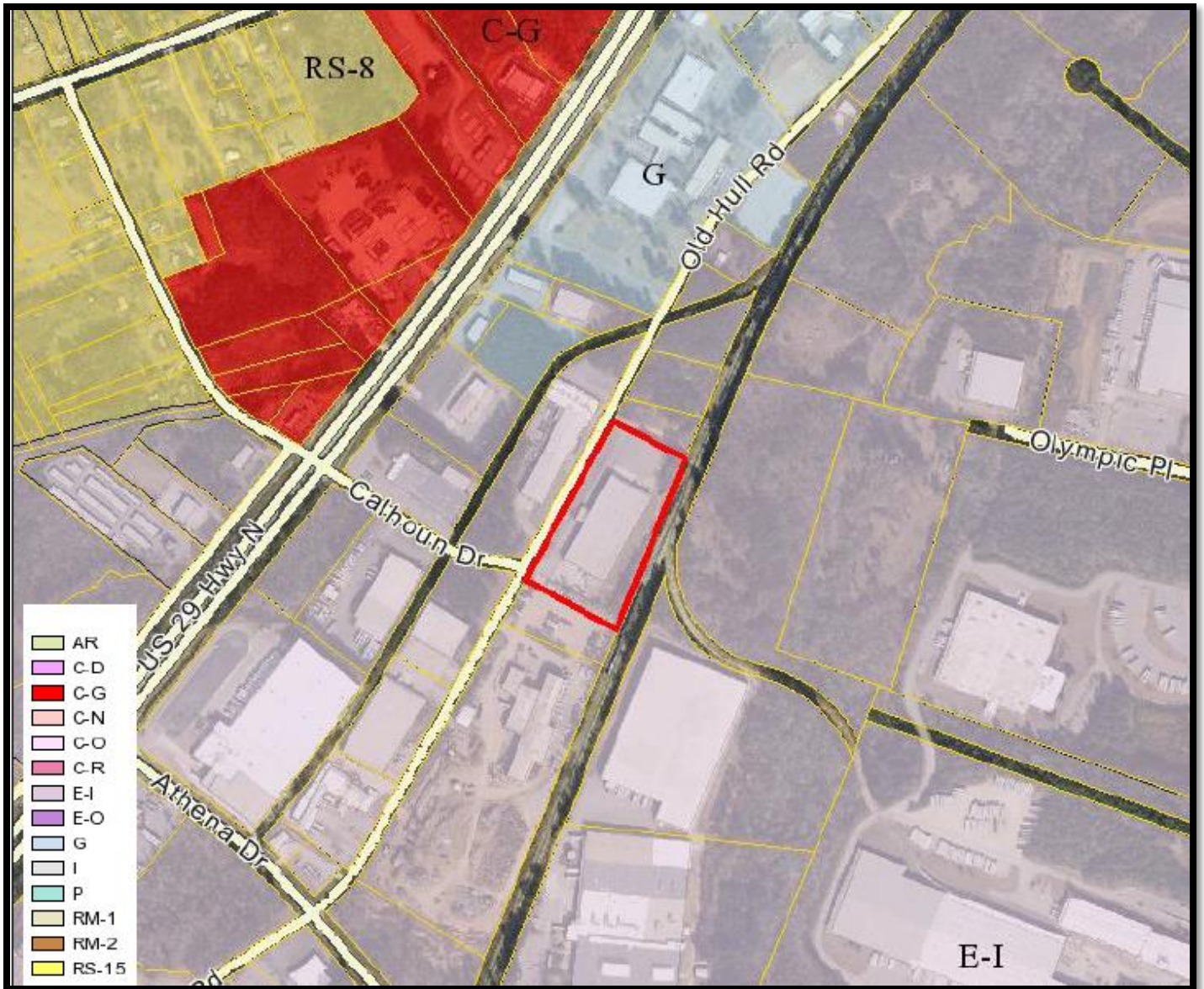
Presented by:
Grant Whitworth
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404-509-3543 Mobile
grantwhitworth@gmail.com



Aerial View



Area Map



Employee Industrial Zoning



LEGISLATIVE SURVEY FICHE

OLD HULL ROAD, LLC

COUNTY: CLARKE CITY: STATE: GEORGIA

SCALE: 1" = 60'

DATE: 08-20-07

JOB NO: M.M. S-339

LANDMARK ENGINEERING CORPORATION J.R. HOLLAND

PHS# 1-770-258-6622 FAX: 1-770-258-1724 No. 087



Table 814-6. General regulations.

Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front setback	Minimum side setback	Minimum rear setback	Minimum lot coverage	Minimum building coverage	Minimum building height	Minimum building width
10,000 sq. ft.	30 ft.	30 ft.	10 ft.	5 ft.	5 ft.	25%	50%	35 ft.	30 ft.

*I hereby certify that the described property is located within the area having Zone Designation L1 by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 00170, with a date of identification of April 2, 2007 for Community No. 130269C, in Athens-Clarke County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

J.R. Holland - Georgia Registered Land Surveyor No. 1087

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 23rd G.M. District, Athens-Clarke County, Georgia, and being shown and delineated on a plat entitled "ALTA/ACSM Survey for Old Hull Road, LLC", by Landmark Engineering Corporation, J.R. Holland, Georgia registered Land Surveyor No. 1087, dated August 20, 2007, and being more particularly described as follows:

Beginning at a P.R. Nail Set situated at the intersection of the centerline of unimproved Calhoun Drive and the easterly right-of-way of Old Hull Road, running thence along same said right-of-way N 35° 25' 00" E 387.80' to an iron pin, thence along the same said right-of-way N 35° 30' 00" E 250.40' to an iron pin, thence along the same said right-of-way N 54° 31' 47" E 462.65' to an iron pin, thence along the same said right-of-way S 54° 31' 47" E 337.74' to an iron pin, thence along same said right-of-way S 28° 12' 02" E 796.51' to an iron pin situated at the intersection of the westerly right-of-way of Seaboard Coastline Railroad, and the centerline of unimproved Calhoun Drive, running thence along said centerline N 54° 34' 54" W 428.67' to the beginning line pin. Said tract or parcel of land containing 6.415 acres.

SURVEYOR'S CERTIFICATION

To Old Hull Road, LLC and their respective successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards 05 adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

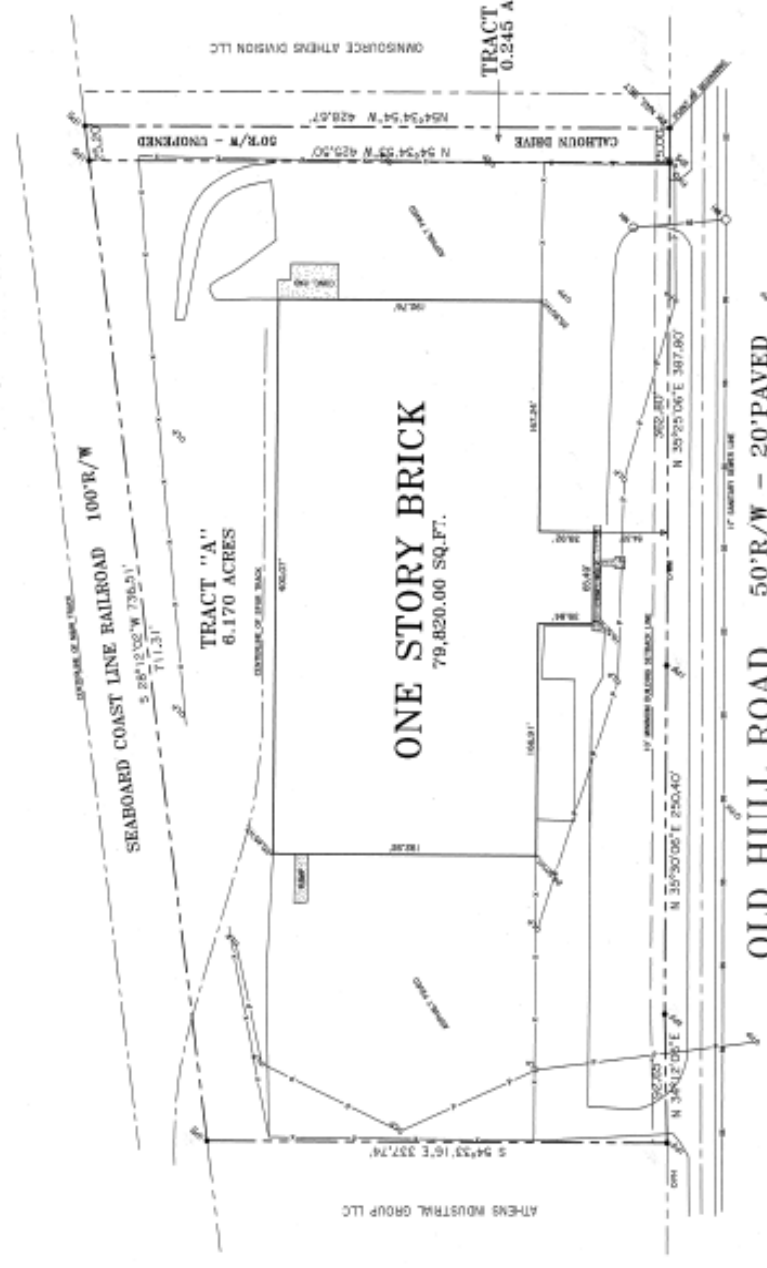


Date: 8/21/07

J.R. Holland - Georgia Registered Land Surveyor No. 1087

NOTE: THIS SURVEY WAS PREPARED USING INFORMATION FROM THE TITLE INSURANCE COMPANY OF GEORGIA, DATED EFFECTIVE 08/20/07.

- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - PS = ROCK PIN SET
 - CM = CONCRETE MONUMENT FOUND
 - PM = POINT OF MONUMENT
 - LL = LAND LOT LINE
 - UL = LAND LOT LINE
 - N/S = NOW OR FORMERLY
 - CL = CENTER LINE
 - TM = TEMPORARY MARK
 - BM = BENCH MARK
 - PT = POINT OF INTERSECTION
 - PT = POINT OF TANGENCY
 - R. = ROCKS
 - E. = BROOK ELEVATION
 - T. = TELEPHONE LINE
 - W. = WATER LINE
 - S. = SEWER LINE
 - M. = MAN HOLE
 - SW. = SANITARY SEWER EXHUMPT
 - CC. = CONSTRUCTION EASEMENT
 - CD. = CATCH BASIN
 - W. = WATER BOD
 - W. = WOOD
 - W. = HEAD WALL
 - FI. = FIRE HYDRANT
 - W. = WOODS
 - W. = UNPAVED PARKING



OLD HULL ROAD 50'R/W - 20'PAVED



6075 ROSWELL RD, NE
SUITE 118
ATLANTA, GA 30328
404-705-8150 PHONE
404-705-8149 FAX

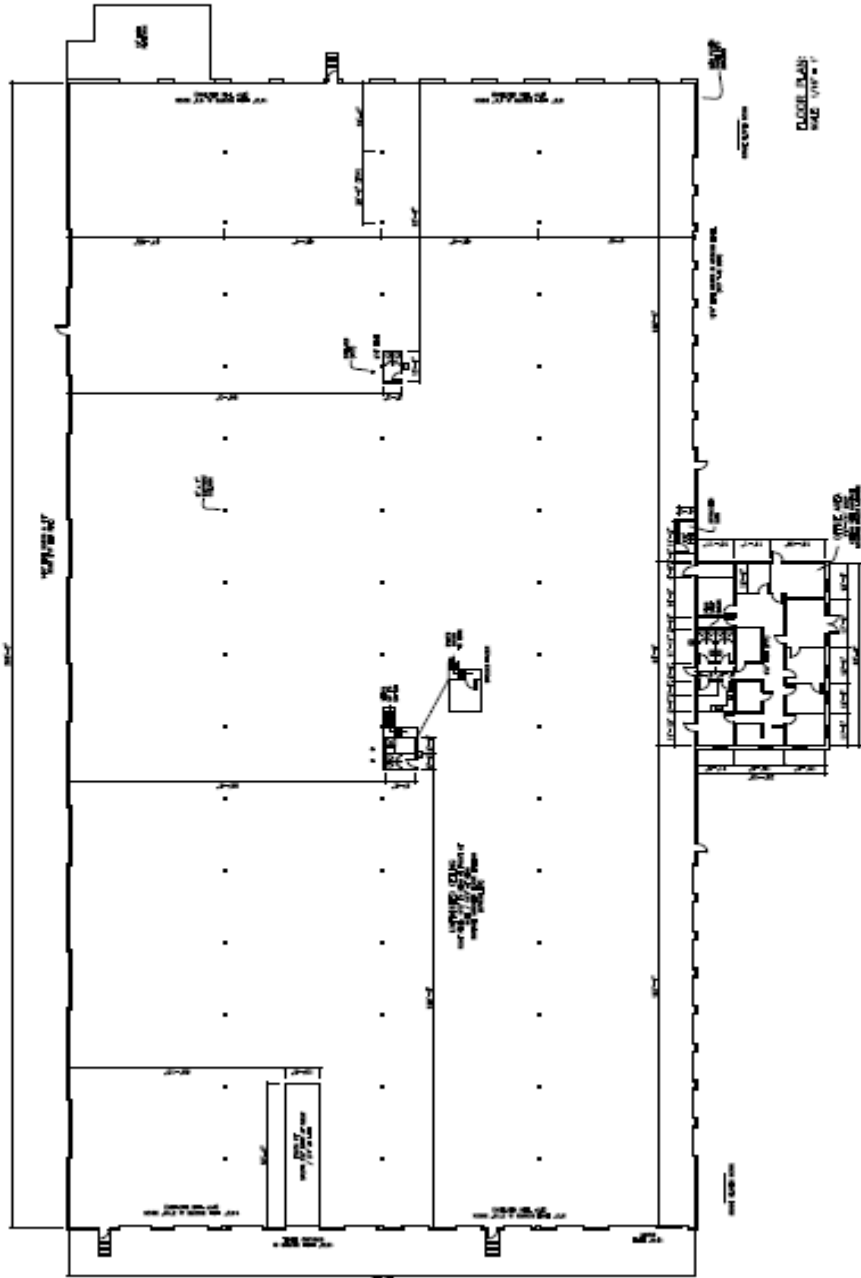
OLD HULL RD, LLC
3883 ROBERTS BRIDGE
ROAD
DULUTH, GA 30097
DAVE FERRARI
770-232-9892

INDUSTRIAL WHESE
650 OLD HULL RD
ATHENS, GA

AS-BUILT
FLOOR PLAN

DATE: OCTOBER 12, 2007
SCALE: AS SHOWN

A-1



650 Old Hull Road, Athens, GA, 30601

Building Specifications:

Total Square Footage: 79,820 Square Feet(designed for ability to subdivide into 39,910 sq ft spaces) Currently leased to single Tenant

Total Acreage: 6.170 Acres
Has additional land for outside storage
Served by Sewer

Office Square Footage: 2,600 SF
Additionally warehouse restrooms are existing

Column Spacing: 50' x 25'

Ceiling Height: 18' Clear

Dock Doors:

Left Side: (1) 20'w x 14'h
(4) 8'w x 10'h (2 pit levelers; 2 manual levelers)
(2) 8'w x 14'h

Right Side: (5) 8'w x 10'h (2 pit levelers; 2 manual levelers)
(2) 8'w x 8'h
(1) 10'w x 14'h

Slab: 5 to 6 inches

Sprinkler: Dry System

Truck Court:

Left Side: 195' Deep by 130' wide (Concrete apron is 50')

Right Side: 100' Deep by 130' wide (All Concrete)

Both Truck Courts are fenced

Security lighting on the building and around the perimeter of the building

Electrical: (2) 400 AMP services (3 Phase available)
Current tenant has added additional power to building

Roof: Built Up (in good condition)

Ventilation Fans: (1) per each side

Heaters: (12) 2,000 BTUs

Lighting: Metal Halide Approximate 32 foot candles at 3 feet

Rail: CSX to the back of the building. There are no Rail doors.