



**Eastman Dodge County Spec Building**  
 176 Hemphill Boulevard  
 Eastman, GA 31023



Dimensions: 200 x 250. Bay Dimensions: 8 x 10. Norfolk Southern spur can be added

Building Information			
<b>Building Types:</b>	Industrial	<b>Ownership:</b>	Eastman Dodge Co. Development Authority
<b>Property ID:</b>	30604	<b>Ceiling Height:</b>	28-36
<b>Total Available (sq ft):</b>	50,000	<b>Primary Construction Material:</b>	Metal & Masonry
<b>Expandable:</b>	Yes	<b>Drive In Doors:</b>	Yes
<b>Site Size (acres):</b>	10	<b>Dock:</b>	Yes
<b>Additional Acreage Available:</b>	5	<b>Air Conditioned:</b>	No
<b>Multi-tenant Building:</b>	No	<b>Sprinklered:</b>	No
<b>Year Built:</b>	2007	<b>Previous Use:</b>	Spec
<b>Cranes:</b>	No	<b>Updated:</b>	9/8/2015
<b>Call Center:</b>	0	<b>Divisible (yes/no):</b>	No
<b>Data Center:</b>	0	<b>Number of Truck Docks:</b>	6
<b>Number of Drive In Doors:</b>	1		

Pricing Terms			
<b>For Sale:</b>	Yes	<b>For Lease:</b>	Yes

Geographic/Transportation Information			
<b>Latitude:</b>	32.16667	<b>Airport Name 2:</b>	Middle Georgia Regional Airport
<b>Longitude:</b>	-83.15167	<b>Distance to Airport 2:</b>	0
<b>County:</b>	Dodge	<b>Port Name:</b>	Columbus River Dock
<b>Rail Access:</b>	No	<b>Distance to Port:</b>	0
<b>Parcel ID:</b>	142537	<b>Port Name 2:</b>	Savannah Seaport
<b>Airport Name:</b>	Eastman/Dodge County Airport	<b>Distance to Port 2:</b>	0
<b>Distance to Airport:</b>	0		

Utility Information			
<b>Sewer On Site:</b>	Yes	<b>Sewer Main Size:</b>	16
<b>Sewer Provider:</b>	City of Eastman		



**Georgia Department of Economic Development**  
**Technology Square, 75 5th Street, N.W., Suite 1200 Atlanta, GA 30308**

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