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FOR SALE



1 DIXIE DRIVE

—
BAXLEY, GA

1 Dixie Drive is a 42,713 square foot multi-use, multi-story building located in Baxley, Georgia. Strategically located in the heart of Southeast Georgia for future rural development opportunities.

- Floor 1..... 8,834 sq.ft.
- Floor 2..... 8,834 sq.ft.
- Floor 3..... 8,834 sq.ft.
- Floor 4..... 8,834 sq.ft.
- Floor 5..... 5,796 sq.ft.

NET TOTAL 41,132 sq.ft.

Atkins Agency, Inc

929 Blackshear Hwy

Baxley, GA 31513

Office: (912) 367-7701

SPECS

FULL BUILDING
AVAILABLE

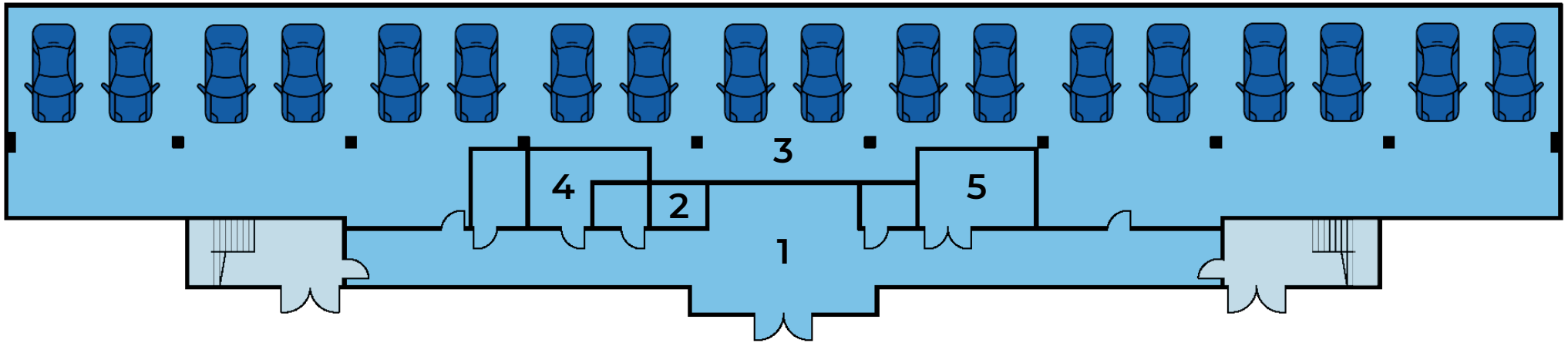
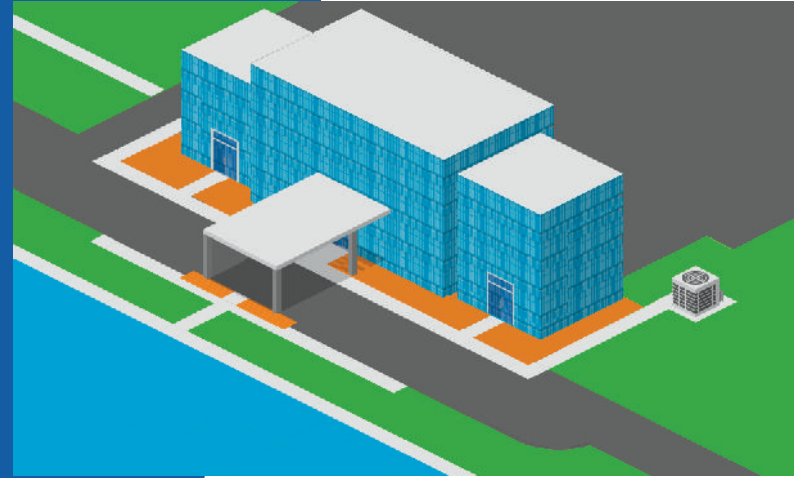
- **CONSTRUCTION:** Glass-reinforced steel structure
- **PARKING:** 18 car capacity garage with expandable lot to accommodate up to 75 cars.
- **POWER:** 120/230 Volt
- **COMMUNICATIONS:** Cable, phone, and Internet
- **FIRE PROTECTION:** Sprinkler system designed per NFPA 13-2010 for light hazard occupancy
- **UTILITIES:** Water/Sewer/Garbage serviced by the City of Baxley.



GROUND FLOOR

8,834 sq.ft.

1 DIXIE DRIVE
BAXLEY, GA

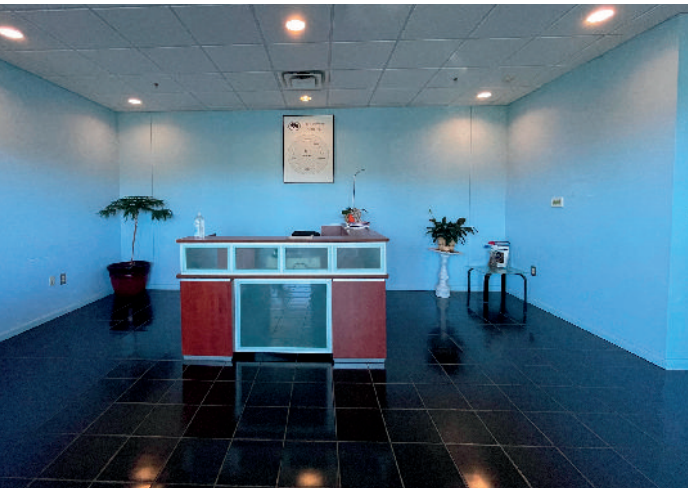


Legend

- 1. Reception Area
- 2. Elevator
- 3. Garage
- 4. Restroom
- 5. Mechanical Room

8,834 sq.ft.

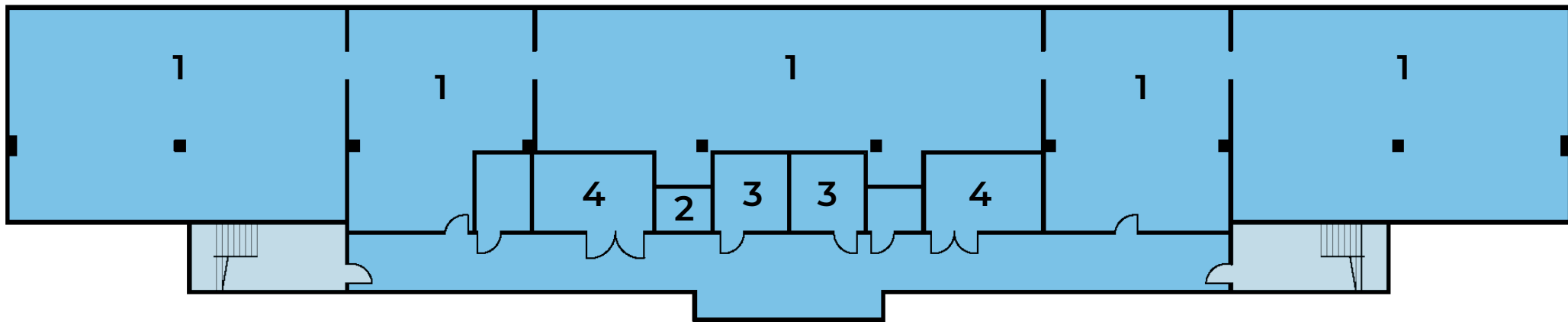
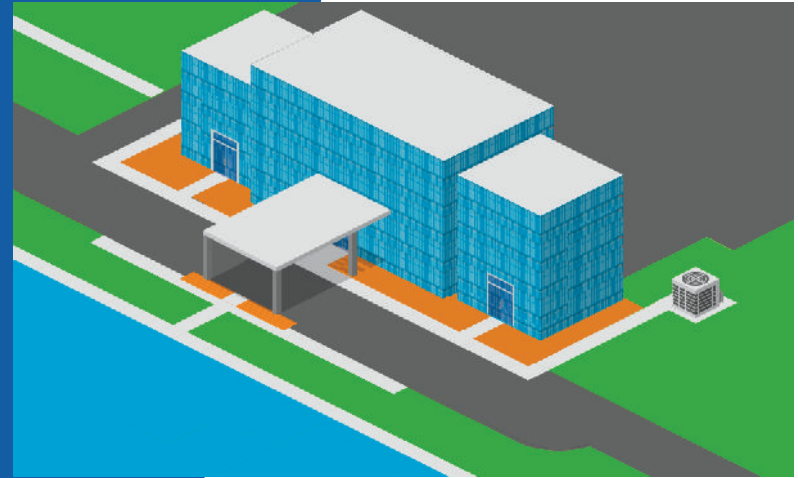
GROUND FLOOR
AREA



FLOOR 2, 3, 4

8,834 sq.ft. each
26,502 sq.ft. total

1 DIXIE DRIVE
BAXLEY, GA

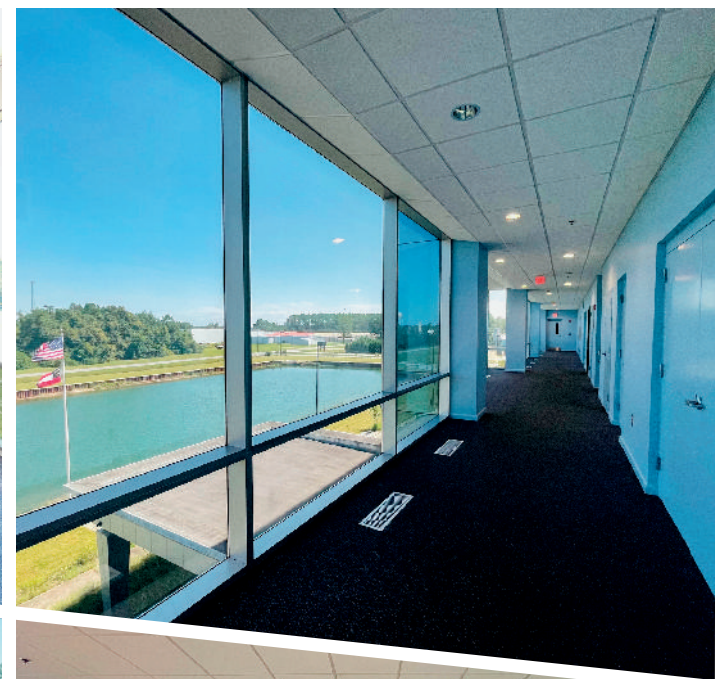


Legend

- 1. Office Space
- 2. Elevator
- 3. Restroom
- 4. Mechanical Room

26,502 sq.ft.

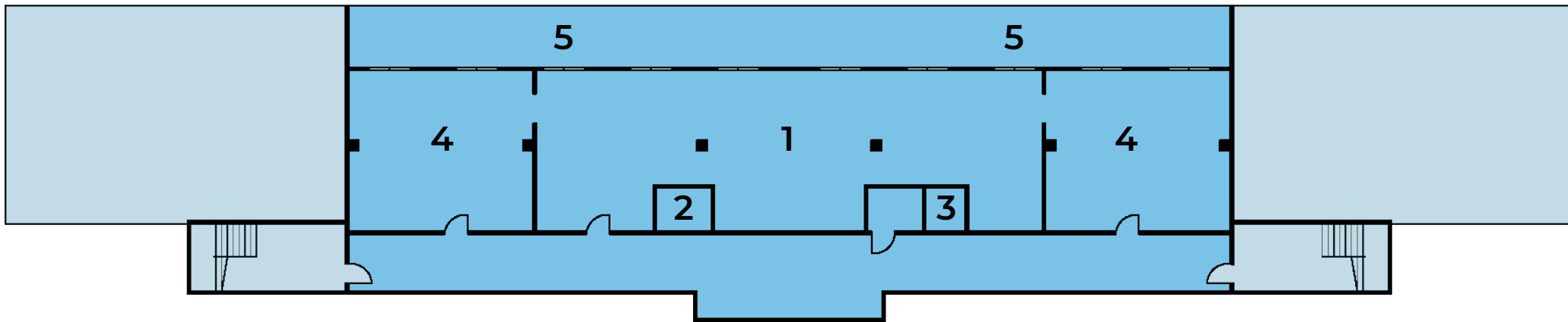
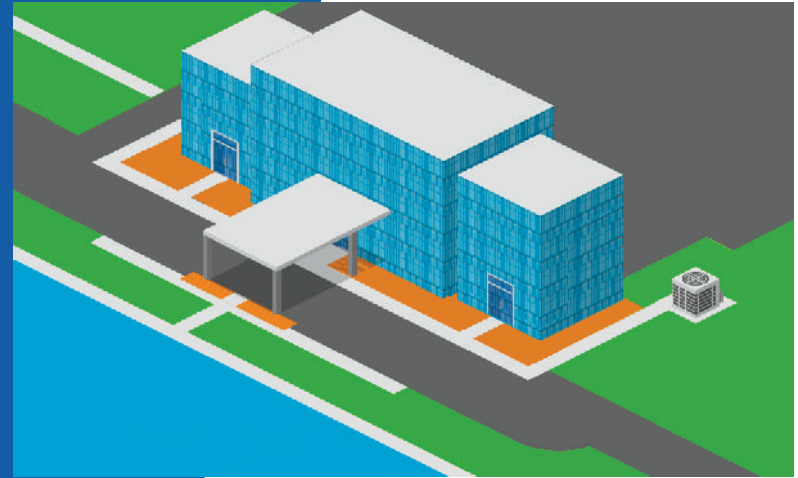
OFFICE AREA



FLOOR 5

5,796 sq.ft.

1 DIXIE DRIVE
BAXLEY, GA



Legend

- 1. Break Room (with Kitchen)
- 2. Elevator
- 3. Roof Access
- 4. Lounge Area
- 5. Open Balcony

5,796 sq.ft.

5TH FLOOR



ACCESS AMENITIES

METROPOLITAN AREAS

- Statesboro..... 67 Miles
- Savannah..... 93 Miles
- Valdosta..... 98 Miles
- Macon..... 121 Miles
- Augusta..... 129 Miles

MILITARY BASES

- Fort Stewart..... 51 Miles
- Moody Air Force Base..... 88 Miles
- Hunter Army Air Field..... 95 Miles
- N.S.B. Kings Bay..... 103 Miles
- Robins Air Force Base..... 109 Miles
- Fort Gordon..... 125 Miles

NUCLEAR POWER PLANTS

- Plant Hatch..... 13 Miles
- Plant Vogtle..... 117 Miles

UNIVERSITIES

- Georgia Southern University..... 67 Miles
- GSU - Armstrong Campus..... 93 Miles
- Valdosta State University..... 98 Miles
- Mercer University..... 121 Miles
- Augusta State University..... 129 Miles

