



INDUSTRIAL PROPERTY FOR SALE

201 N Harris St.

CORDELE, GA 31015

Frank 'Bo' Bird IV, SIOR

229.561.0195

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bird Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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Property Summary

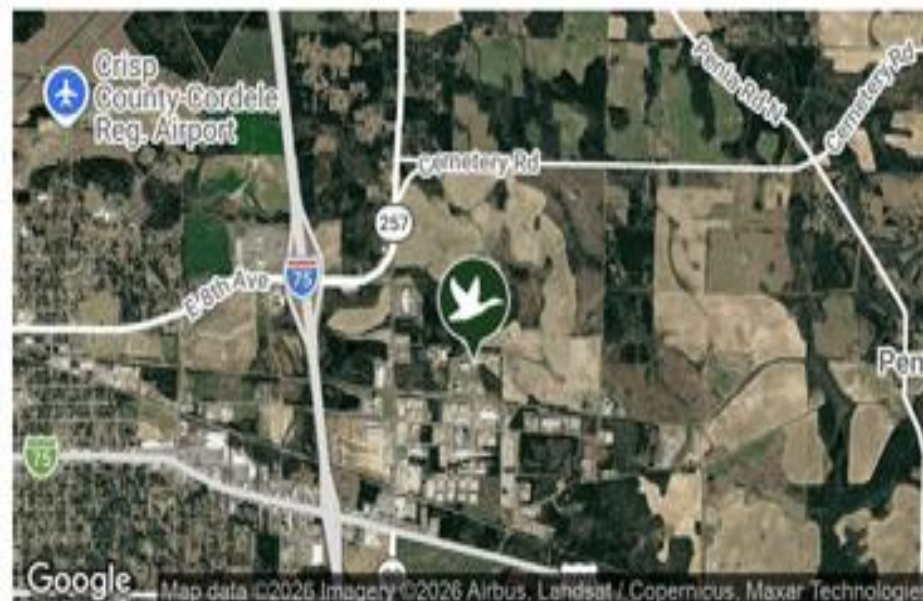
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VIDEO

Property Description

Introducing a unique cold storage opportunity in Cordele, Georgia, at 201 N Harris St. Cordele, Georgia. This 25,615 square foot cold storage warehousing facility offers potential for businesses seeking cold storage and/or further processing solutions in a prime Ag related location.



Offering Summary

Sale Price:	\$3,750,000
Lot Size:	11.05 Acres
Building Size:	25,615 SF 1,360 SF Boiler Room 2,400 SF Storage Building
Year Built:	1978, Office Remodeled in 2013, Cold Storage Build out in Completed in 2020

Property Highlights

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Highlights

- USDA Certified to pack Chicken, Beef, & Pork
- FDA Certified for other Repackaging like French-fries etc. - Approved for Mexico
- Formerly used as a Processor of Protein
- Scaled/Sloped Floors
- LED Lighting
- 22' Ceiling Height
- 2 Dock High Doors/1 12'x16' Drive-in Doors
- Heat of Georgia Rail Service available through nearby inland port
- All public utilities serve this facility
- Industrial Zoning
- One mile from I-75/1/4 Mile from Crisp County Inland Port
- Can Blast Freeze 5 Loads in 24 Hours
- Box in a Box construction completed in 2020
- All Compressors are 4 or 5 years old
- Freezers 10 below, blast 40 below
- Turn Key, Equipment Included

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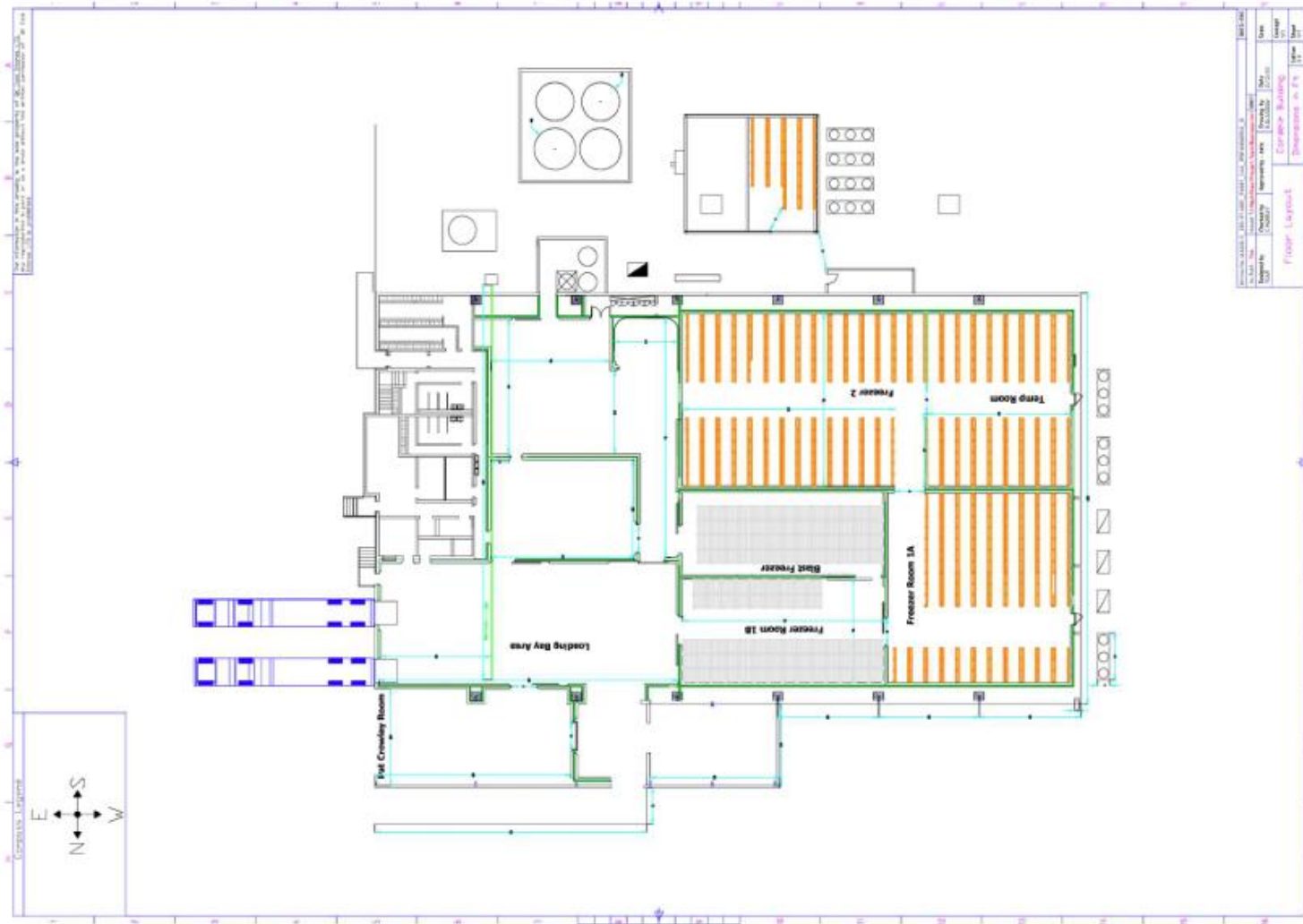
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Plans

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Property Boundary

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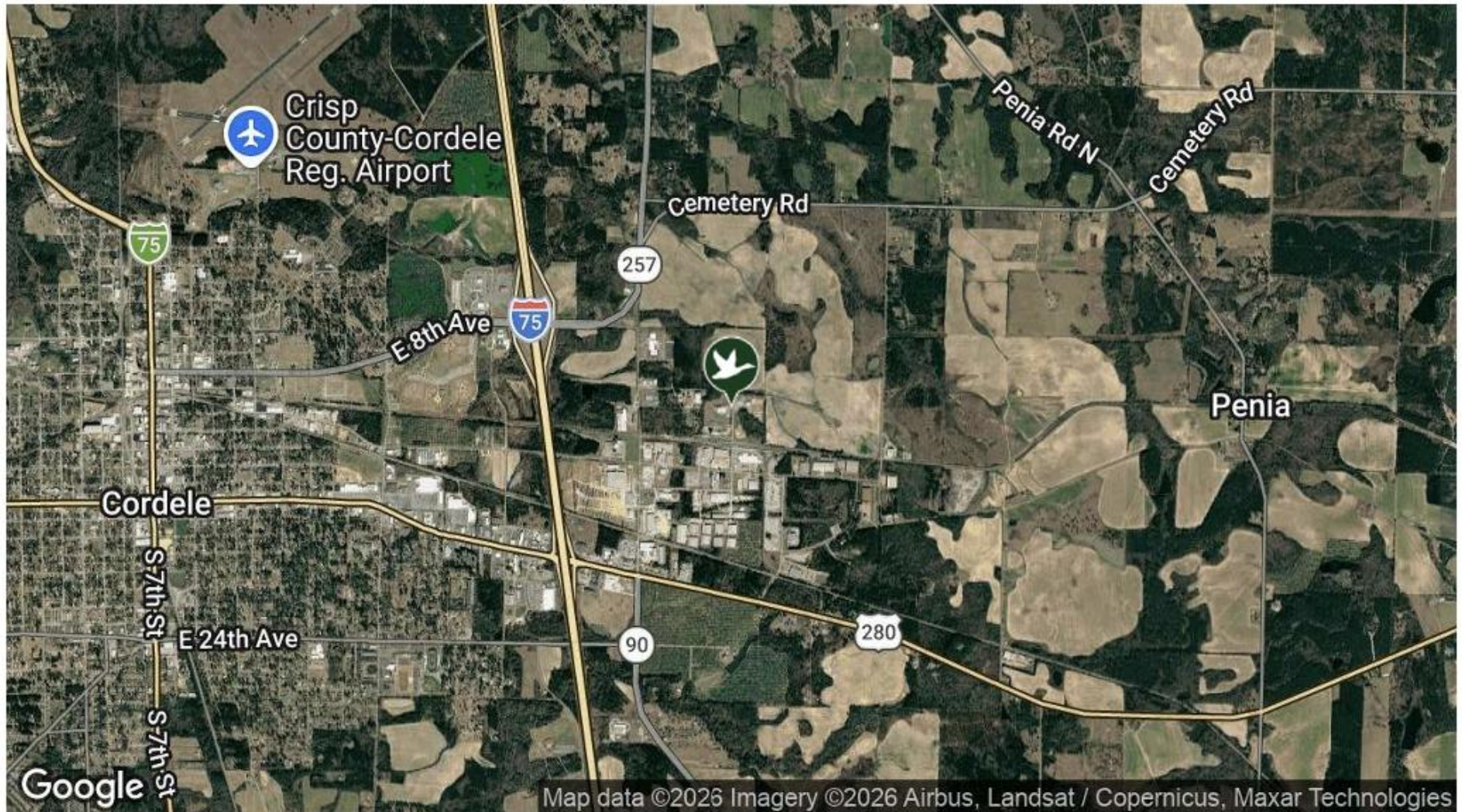
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Aerial Map

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Advisor Bio

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Professional Background

Bo Bird, SIOR, serves as founder and Principal Broker for Bird Commercial Real Estate, a specialized brokerage firm based in South Georgia. Bo's journey began with a Bachelor of Business Administration from the University of Mississippi and immediately pursued a commercial real estate brokerage career afterward. Bo quickly turned his focus to industrial assets and has had immense success facilitating transactions for private owners and large publicly traded corporations.

Bo is distinguished by the Industrial Specialist Designation from the Society of Industrial and Office Realtors (SIOR), which requires extensive education, high levels of production, and years of successful experience paired with unquestionable ethics. As the sole SIOR designee in the South Georgia market, Bo exemplifies a steadfast commitment to excellence and expertise, consistently delivering significant value creation for his clients.

Memberships

Society of Industrial and Office Realtors - Industrial Specialist
GA Broker License - 391091

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