

**Bridgestone/Firestone  
Dougherty County  
1520 Mitchell Ave., Parkway Industrial Center  
Albany 31705**



Sale / Lease:

**For Lease**

Sale Price:

**\$12,000,000**

<b>Square Feet:</b> 473132 sq. ft.	<b>Acreage:</b> 51.30 acres	<b>Office Space:</b> 17,387 sq. ft.
<b>Ownership:</b> Private	<b>Type of Building:</b> Single Tenant	<b>Spec Building:</b> No
<b>Last Use:</b> Whse/Dist		

**Detail**

<b>Ceiling Height:</b> Minimum: 30 ft. / Maximum: 30 ft.	<b>Year Built:</b> 1972	<b>Construction:</b> Masonry	<b>Zoning:</b> Industrial
<b>Floor Thickness:</b> 6" inches	<b>Door Dock:</b> 48	<b>Door Drive:</b> 1	<b>Door Rail:</b> 10
<b>Insulated:</b> No	<b>Boiler:</b> No	<b>Rail Available:</b> Yes	<b>Rail Siding:</b> No
<b>Rail Provider:</b> Georgia & Florida Railway	<b>Sprinkler:</b> Yes		

**Utilities**

<b>Electric Provider:</b> City of Albany - MEAG	<b>Sewer Provider:</b> Albany W,G&L Comm	<b>Water Provider:</b> Albany W,G&L Comm	<b>Gas Provider:</b> Albany W,G&L Comm
<b>Telecommunications:</b> AT&T			

**Notes**

Gated entry. 6" concrete floors and walls; ceiling height 30' clear; steel columns spaced 40' x 48' . Lighting: 277 volt fluorescent . Sprinkler: Fully sprinkled with a 300,000 gal reserve tank and two 1500 GPM pumps Office Space: 12,672 sq. ft. of modern, air-conditioned office space, and 4,715 sq. ft. of air-conditioned shipping space. Truck Loading: Forty-nine 8' x 9'6" tailgate docks; one 8' x 9'6" and one 12' 6" x 15' drive in doors .

## Photos

