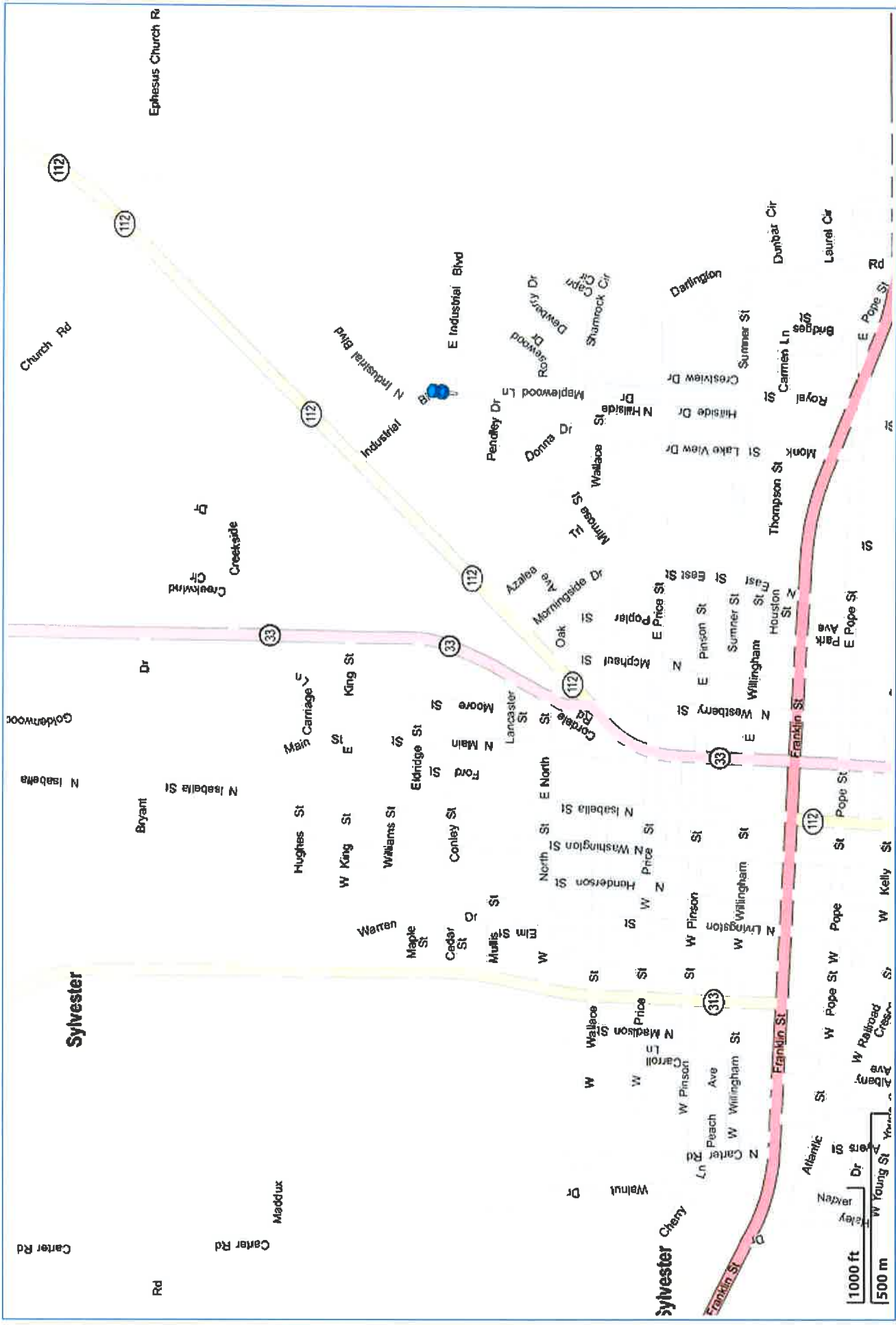


NAPA Sylvester D.C.

400 Industrial Boulevard; Sylvester, GA

### Building Specs

- Approximately 65,000-s.f. "footprint" on 5.4 acres.
- Approximately 10,000 s.f. of office on two levels.
- Built in 1974.
- Interior clear height is approximately 20' to 22'.
- 9 dock-high doors, 1 half-height door, and 1 trash door.
- Bay spacing is 40' x 30'.
- The building was completely re-roofed in 2004 with a mechanically-fastened, reinforced PVC system over ½" high-density fiberboard insulation. The 15-year warranty on the re-roofing expires in 2019.
- Most of the HVAC equipment was replaced in 2004. There are five 25-ton RTUs (12 yrs. old), one 15-ton RTU (25 yrs. old), one 5-ton RTU (19 yrs. old), one 4-ton RTU (20 yrs. old), one 4-ton condensing unit (12 yrs. old), and 3 evaporator coils (12 yrs. old). The entire building is air-conditioned.
- The asphalt paving was repaved in 2013.
- I believe the lighting is T-8, but this should be confirmed by the purchaser.
- The drawings show the electrical service is 1600A, 3-phase, 480V/277.
- The building plans show "Sanitary Sewer (Proposed)".
- Availability date – The building should be available 8/31/16.
- Asking price – Still to be determined.





*This must be returned to Headquarters! Thanks*

*All - Sylvester - Property of or in the name*

CURVE: 2  
 $\Delta = 14^{\circ}00'$   
 $R = 651.01'$

55'

M.P.C.  
 P.O.B.

NORTH BOULEVARD  
 $N39^{\circ}16'E$   
 $2874.00'$

65'

$N85^{\circ}16'E$   
 $73.5'$

$S87^{\circ}25'E$   
 $400'$

FENCE

CITY SANITARY

SEWER

20' EASEMENT

MANHOLE

43'

3'

3'

3'

$86.2'$   
 $N43^{\circ}44'W$

BOULEVARD  
 $241.2'$  Chord  
 $172^{\circ}12'W$

CURVE R  
 $\Delta = 89^{\circ}05'$   
 $R = 330.6'$

CURVE R  
 $\Delta = 81^{\circ}46'$   
 $R = 82.1'$

$107.5'$  Chord  
 $N45^{\circ}32'W$

$275.2'$   
 $N86^{\circ}25'W$

EAST BOULEVARD

$554.3'$   
 $S88^{\circ}55'W$

55'

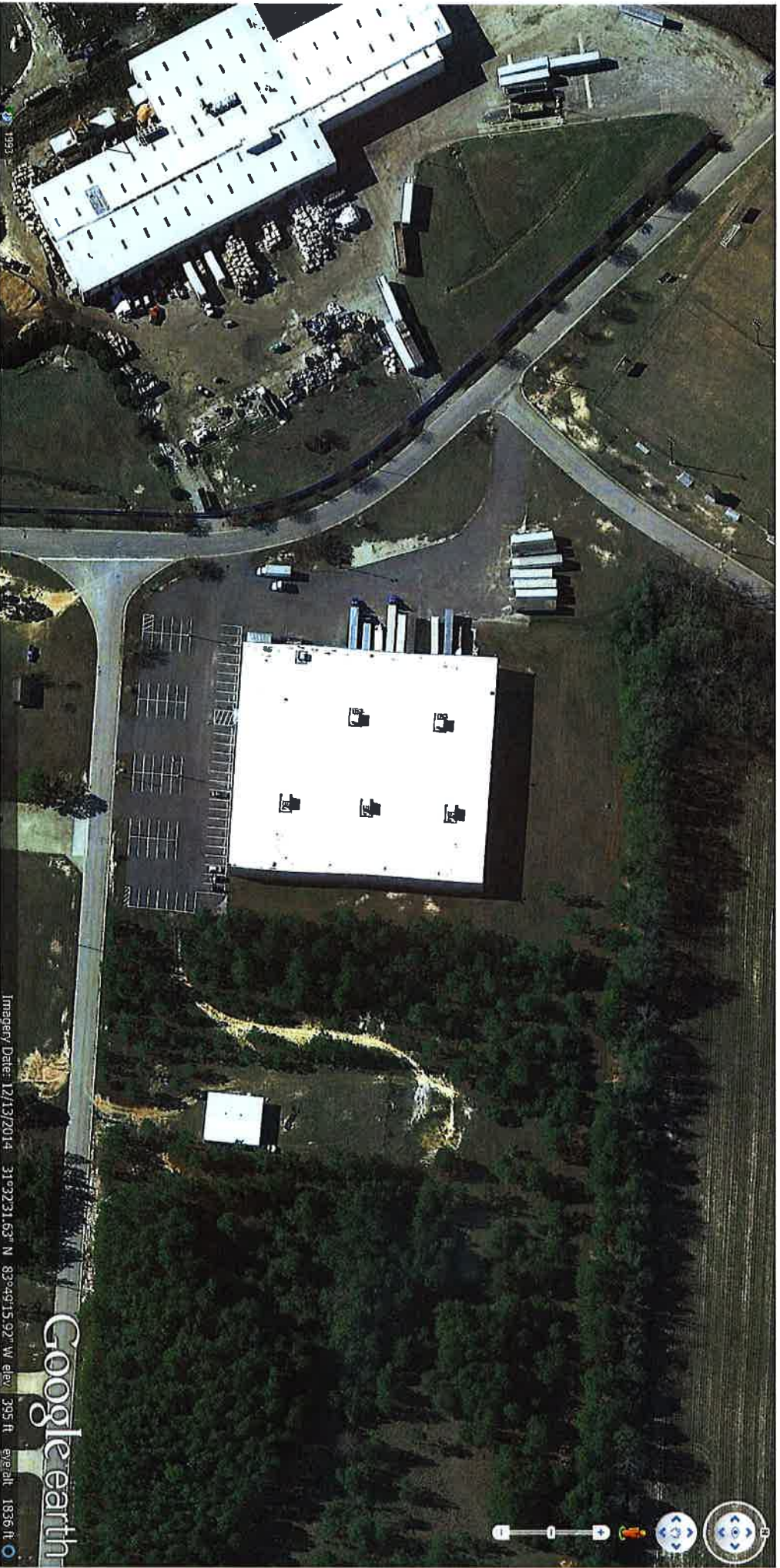


NOTE:  
 LINES IDENTIFIED BY  
 N.E. BARFIELD-CITY STREET  
 SUPERINTENDENT.



*G.E. Warren*  
 G.E. WARREN  
 LAND SURVEYOR  
 GA. REG. NO. 925

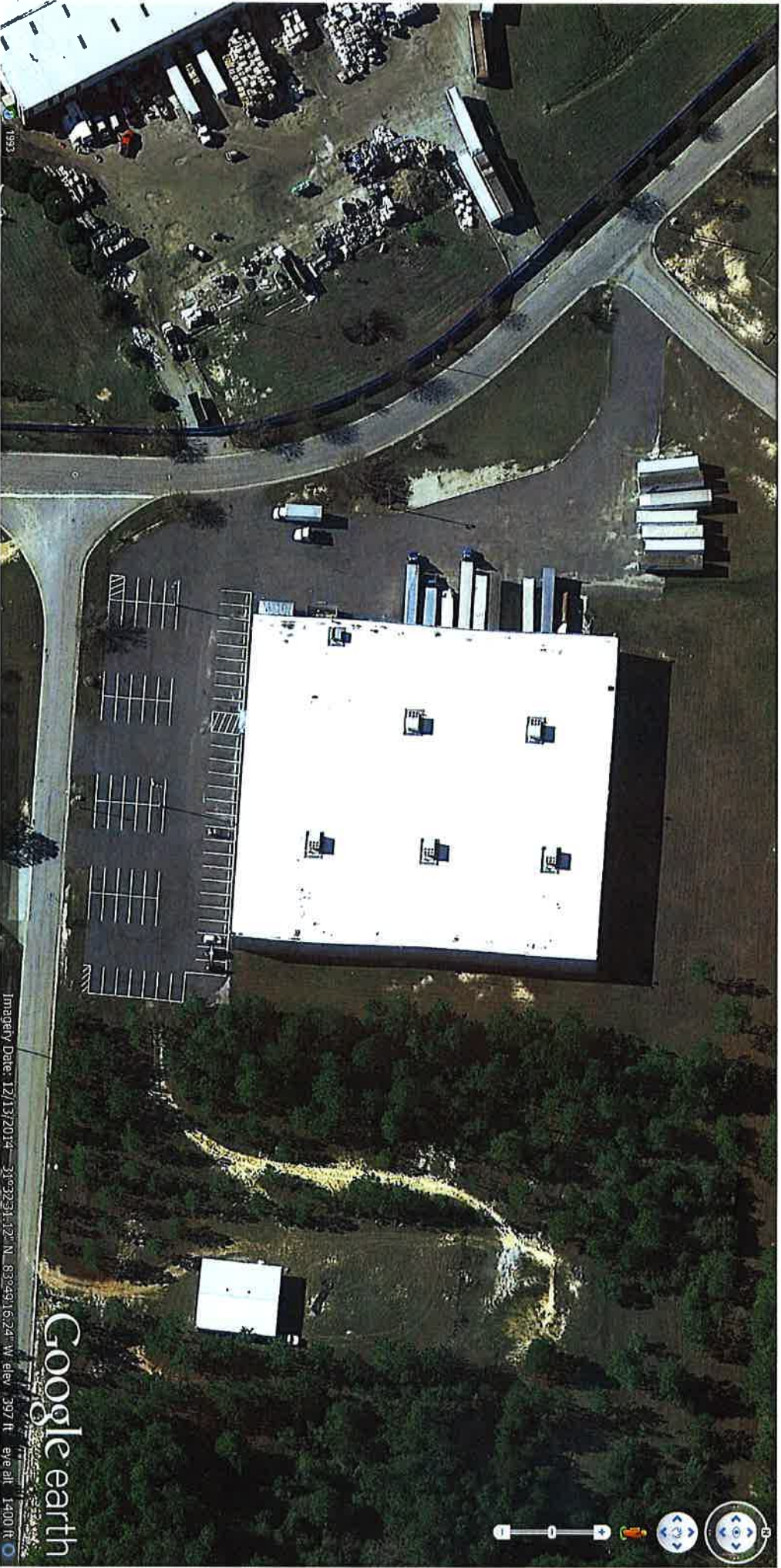
PLAT OF SURVEY  
 FOR  
 GPC NAPA  
 5.36 ACRES  
 INDUSTRIAL DISTRICT - CITY OF SYLVESTER  
 LAND LOT NO. 380-7TH LAND DISTRICT  
 WORTH COUNTY, GEORGIA  
 SCALE: 1" = 40'  
 APRIL 5, 1974



Imagery Date: 12/13/2014 31°02'21.63" N 83°49'15.92" W elev: 395 ft eye alt: 1836 ft

Google earth





1993

Imagery Date: 12/13/2014 31°03'23.112" N, 83°24'16.24" W elev: 397 ft eye alt: 1400 ft

Google earth

