

Hand Trading Company Building



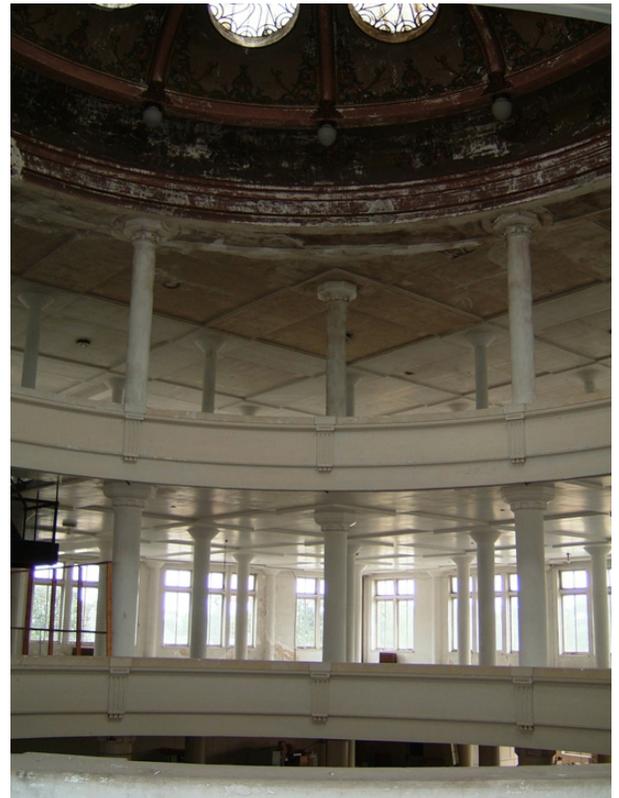
Property Profile

Address: 107 West Railroad Street
Pelham, GA 31779

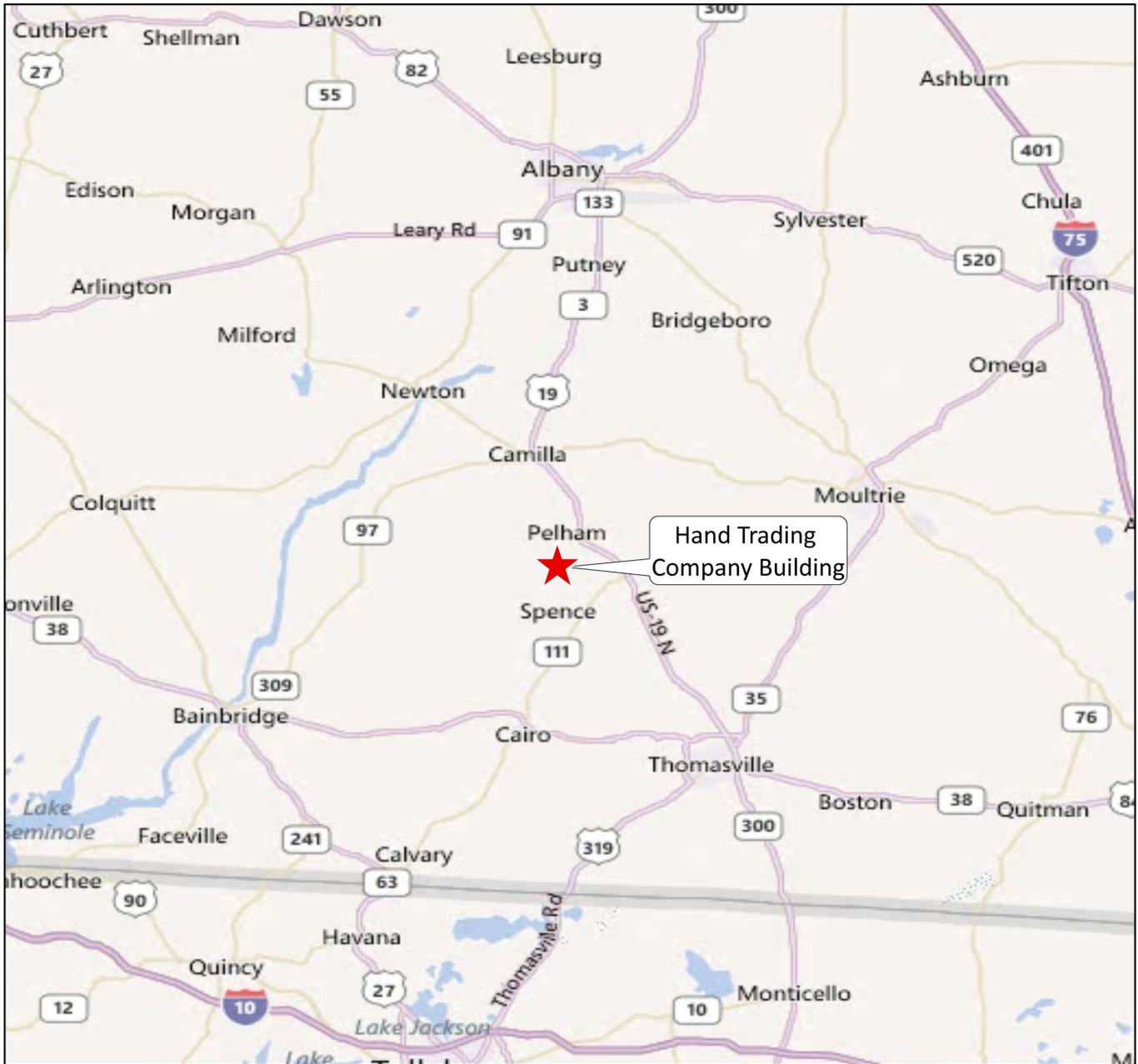
Building Size: 100,000 SF

Available Space: 14,146 RSF (1st Floor)
13,192 RSF (2nd Floor)
16,400 RSF (3rd & 4th Floors)

Historic 4-story building - excellent property for company headquarters, call center, or regional office space.



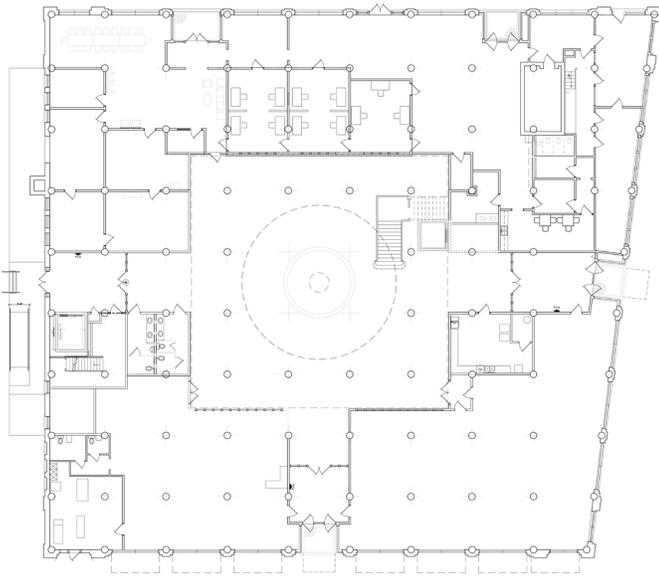
Location



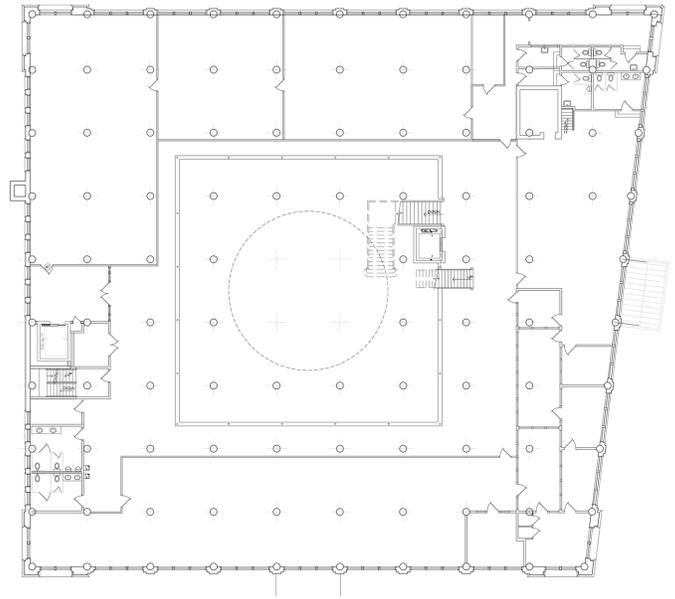
For more information, please contact:
PAIGE GILCHRIST
pgilchrist@mitchellcountyga.net
229.336.2061

MITCHELL COUNTY DEVELOPMENT AUTHORITY
186 East Broad Street
Camilla, GA 31730
www.mitchellcountyga.net
info@mitchellcountyga.net

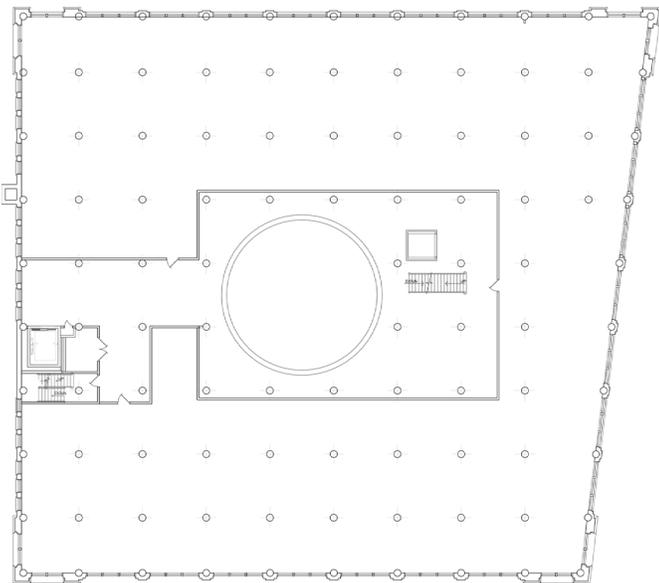
Available Space



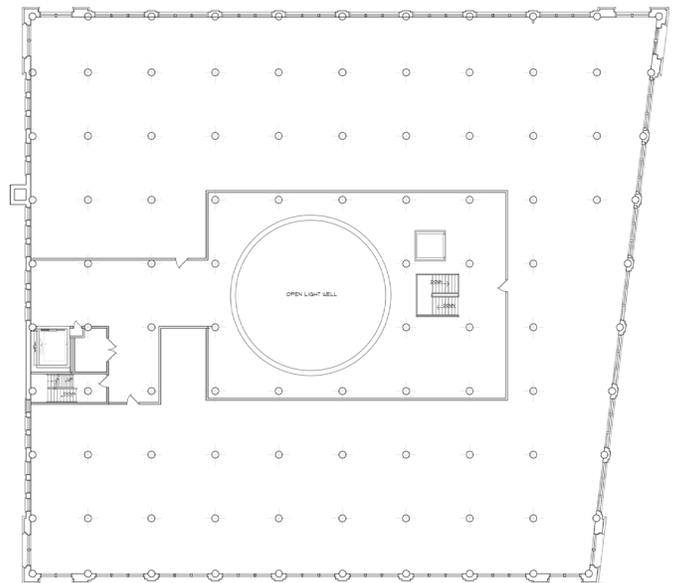
1st Floor
14,146 RSF



2nd Floor
13,192 RSF



3rd & 4th Floors
16,400 RSF



Fact Sheet

Building:

107 West Railroad Street
Pelham, GA 31779

Building Area:

14,146 RSF (1st Floor)
13,192 SF (2nd Floor)
16,400 SF (3rd & 4th Floors)

Existing Build Out:

Recent renovations include approximately 5,000 square feet of ground floor space, including a catering kitchen and new bathroom.

Construction:

Masonry construction. The building is equipped with 2 passenger elevators, one which is handicap accessible. There are 409 windows in the building. The building is lighted by day through the dome where there are 24 opalescent glass panes set in copper frames (12 are 6 ft in diameter and 12 are 3 ft in diameter). The dome is a work of art by an Italian artist.

Electrical & Water Service:

Georgia Power provides electrical service to the building. City of Pelham provides water and sewer service.

HVAC:

First floor and a portion of the second floor has HVAC service.

Telecom:

CNS broadband or dedicated fiber. Each tenant will be responsible for the internal network to get service to their location within the building. Cable modem access download speeds range from 5Mbps - 50Mbps and upload speeds range from 1Mbps - 5Mbps. Dedicated fiber circuits at T1 (1.544 Mb), DS3 (43 Mb) and Ethernet speeds from 1MB to 10 Gb.

Zoning:

Commercial.