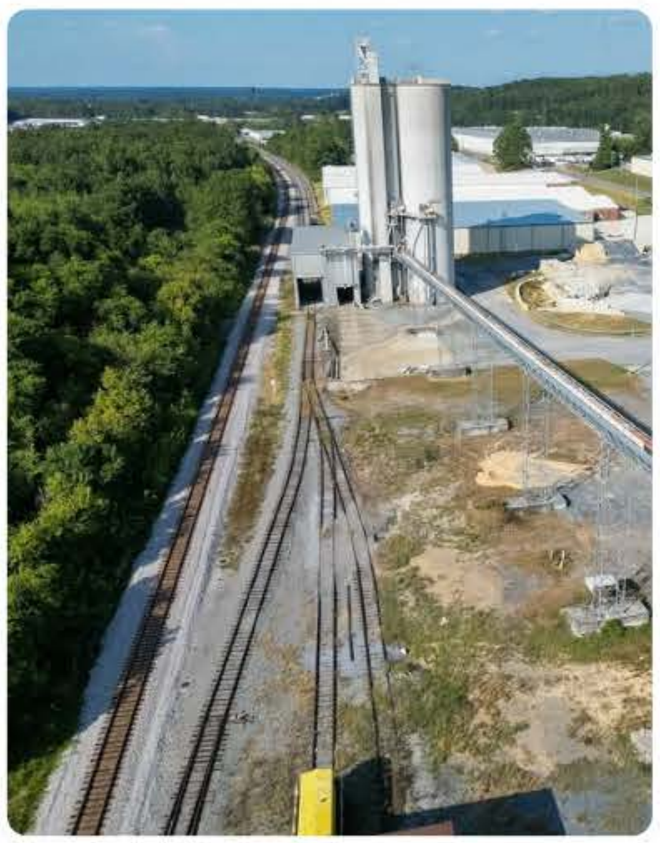
FOR LEASE: RAIL-SERVED INDUSTRIAL FACILITY

110 NORTH INDUSTRIAL BLVD., CALHOUN, GA



- 16,000 +/- SF clear-span sprinklered warehouse
- 1,224 +/- SF office
- Fenced laydown & secure storage yard
- 8,500 +/- FT private spurs with two CSX connections
- 6+/- Acres
- 5 - 152,500 +/- cubic feet bulk-storage silos
- 5,000 +/- SF covered parking/storage structure
- Dedicated switcher locomotive
- Integrated train & truck scales
- Three-phase power, natural gas, water & sewer

FLEXIBLE LEASING CONFIGURATIONS:

- Individual Components: lease specific warehouse sections, rail trackage, or outdoor storage yard space independently.
- Combined Footprint: combined office, warehouse, and dedicated rail spur access into a custom multi-use package.
- Entire Facility: Secure full control over the entire 6+/- acre site and all specialized infrastructure.

George F. Willis, *Realty*

770.382.0058

Ty D. Mitcham, ALC, CCIM
770.846.7924 tm@gfwillis.com
Raborn Taylor III, ALC, CCIM
678.313.5090 rt3@gfwillis.com

110 North Industrial Boulevard Calhoun GA

Gordon County, Georgia, AC +/-

George F. Willis, Realty

Boundary 1

Raborn Taylor III

P: 7703820058 www.gfwillis.com 807 North Tennessee Street, Suite 101, Cartersville,

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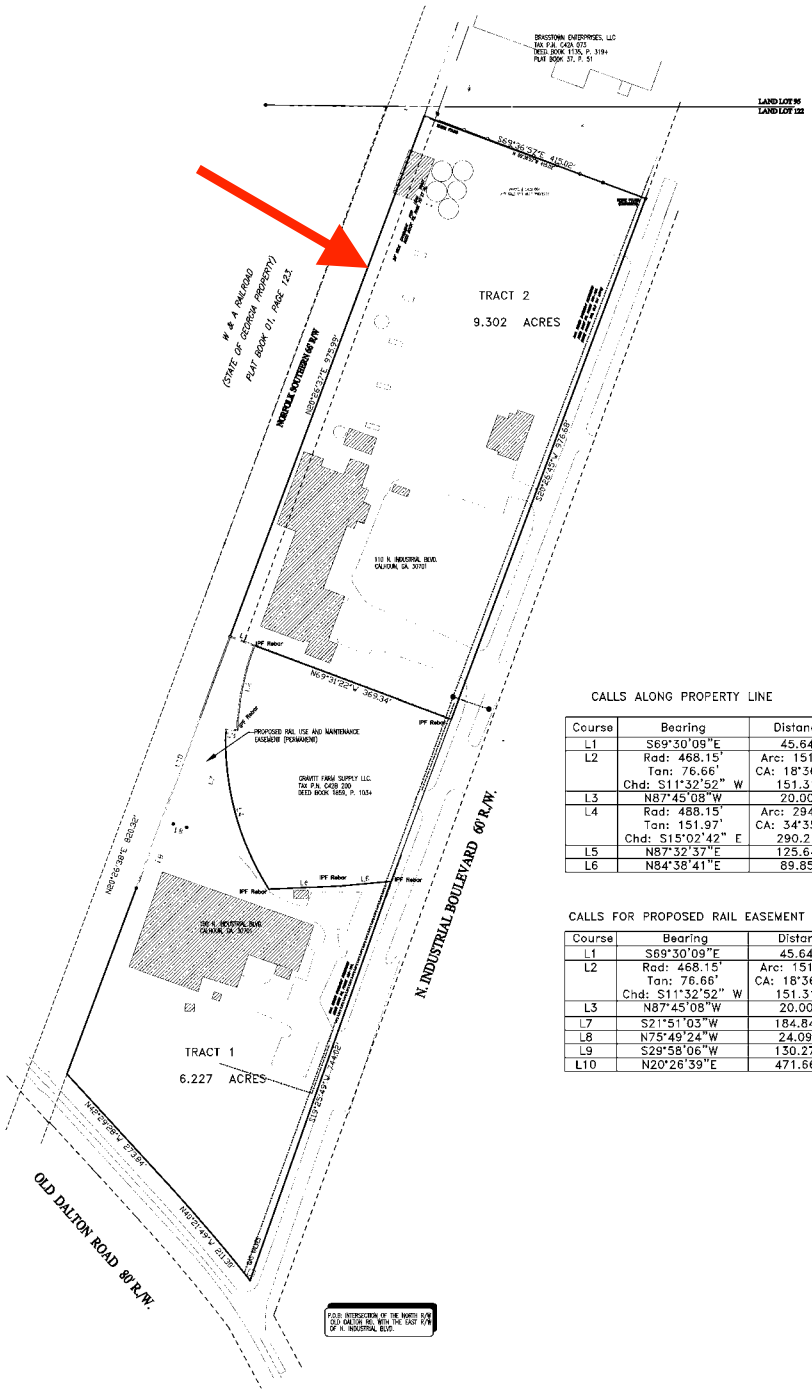
eFiled & eRecorded
DATE: 7/19/2022
TIME: 4:35 PM
PLAT BOOK: 00059
PAGE: 00123
RECORDING FEES: $10.00
PARTICIPANT ID: 9048455735
CLERK: Grant Walraven
GORDON County, GA
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

PART OF THIS SITE IS LEASED.



Pilgrim's
Feedmill/Site
MANAGER
7-18-22

APPROVED
7-19-22
CITY ENGINEERING DEPT.

CALLS ALONG PROPERTY LINE

Course	Bearing	Distance
L1	S69°30'09"E	45.64'
L2	Rad: 468.15' Tan: 76.66' Chd: S11°32'52" W	Arc: 151.98' CA: 18°36'00" 151.31'
L3	N87°45'08"W	20.00'
L4	Rad: 488.15' Tan: 151.97' Chd: S15°02'42" E	Arc: 294.66' CA: 34°35'07" 290.21'
L5	N87°32'37"E	125.64'
L6	N84°38'41"E	89.85'

CALLS FOR PROPOSED RAIL EASEMENT

Course	Bearing	Distance
L1	S69°30'09"E	45.64'
L2	Rad: 468.15' Tan: 76.66' Chd: S11°32'52" W	Arc: 151.98' CA: 18°36'00" 151.31'
L3	N87°45'08"W	20.00'
L7	S21°51'03"W	184.84'
L8	N75°49'24"W	24.09'
L9	S29°58'06"W	130.27'
L10	N20°26'39"E	471.66'

LEGEND

IPF IRON PIN FOUND
IPS 1/2" REBAR SET
CM CONCRETE MONUMENT FOUND
R/W RIGHT OF WAY
CL CENTER LINE
PL PROPERTY LINE
OHP OVERHEAD POWER LINE
LL LAND LOT
LLC LAND LOT CORNER
WV IRRIGATION CONTROL VALVE
SPV SITE PIVOT SR. MONUMENT
POWER TRANSFORMER (PAD)
LAND LOT LINE
TOWN LINE
RIGHT OF WAY
CENTERLINE
WATER LINE
SANITARY SEWER LINE
OVERHEAD POWER LINE
CATCH BASIN
JUNCTION BOX
DROP INLET
YARD INLET
WELL INLET
MANHOLE
WATER METER
WATER VALVE
GUY WIRE

NOTES

1. HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
2. VERTICAL DATUM IS NAVD88, NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88).
3. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GORDON COUNTY, GEORGIA.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR AGREEMENTS OF RECORD AND ANY UNRECORDED EASEMENTS AND/OR AGREEMENTS WERE PROVIDED TO GLASS & ASSOCIATES, LAND SURVEYORS, AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
5. STRUCTURES OR OTHERS ON THE DATE OF SURVEY ARE SHOWN HEREON UNLESS OTHERWISE REFERRED BY CLIENT.
6. LOCATIONS ARE ACCURATE TO WITHIN ONE FOOT UNLESS OTHERWISE NOTED.
7. UNDERGROUND UTILITIES OR UNDERGROUND STRUCTURES NOT SHOWN HEREON, THE UNDERSIGNED HAS NOT MADE ANY ESTIGATION OR INDEPENDENT SEARCH TO FIELD MEASURE THE JURISDICTIONAL WETLANDS ON THIS SITE. USERS OF THIS SURVEY MAY BE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE OF WETLANDS WITHOUT PROPER PERMITTING.
8. NO FLOOD HAZARD BOUNDARY DETERMINATION FOR THIS SITE HAS BEEN MADE BY THE UNDERSIGNED UNLESS STATED HEREON.
9. THIS SURVEY IS NOT TO BE CONSTRUED AS EITHER EXPRESS OR IMPLIED, AS SUPPLY A STATEMENT OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR WARRANTY AND RULES, AND THEIR AND RECOMMENDED PRACTICE PUBLISHED. THE CERTIFICATION IS NOT AN EXPRESSED NOR IMPLIED WARRANTY OR GUARANTEE.
10. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND BY THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67. IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEY DATA
TOTAL AREA: 15.529 ACRES
CLOSURE PRECISION PLAT: 1' IN 754,866'
CLOSURE PRECISION FIELD: 1' IN 75,126'
ANGULAR ERROR: 3" PER ANGLE POINT
ADJUSTED BY: LEAST SQUARES RULE
EQUIPMENT USED: ROBOT 400 SERIES TOTAL STATION
TDS RANGER DATA COLLECTOR
LEICA GPS SYSTEM 12XXI, LEICA GNSS NETWORK
FIELD WORK COMPLETED ON DATE: 7/13/2022
REFERENCES:

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DAVID A. GLASS, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2822
DATE: 07/15/2022

SHEET 1 OF 1
FILE NUMBER: 22065
DATE OF PLAT: 7/15/2022
DATE OF FIELD WORK: 7/13/2022

GLASS & ASSOCIATES LAND SURVEYORS, P.C.
PROFESSIONAL SURVEYING SERVICES
MAILING ADDRESS
P.O. BOX 873
CALHOUN, GA 30703
LIKE us on Facebook
glasssurveying@yahoo.com
FILE NO. 22065 GOLD KIST TELEPHONE: 706-629-2280
FAX: 706-629-0277

AS-BUILT SURVEY DESCRIPTION
REVISIONS DESCRIPTION

MINOR SUBDIVISION SURVEY
PREPARED FOR
GOLD KIST HATCHERY
BEING IN THE CITY OF CALHOUN,
LOCATED IN LAND LOT NUMBER 122
14TH. DISTRICT, 3RD. SECTION
GORDON COUNTY, GEORGIA.

100 0 100 200 300
GRAPHIC SCALE - FEET
1INCH = 100 FEET

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Gordon County, Georgia, AC +/-

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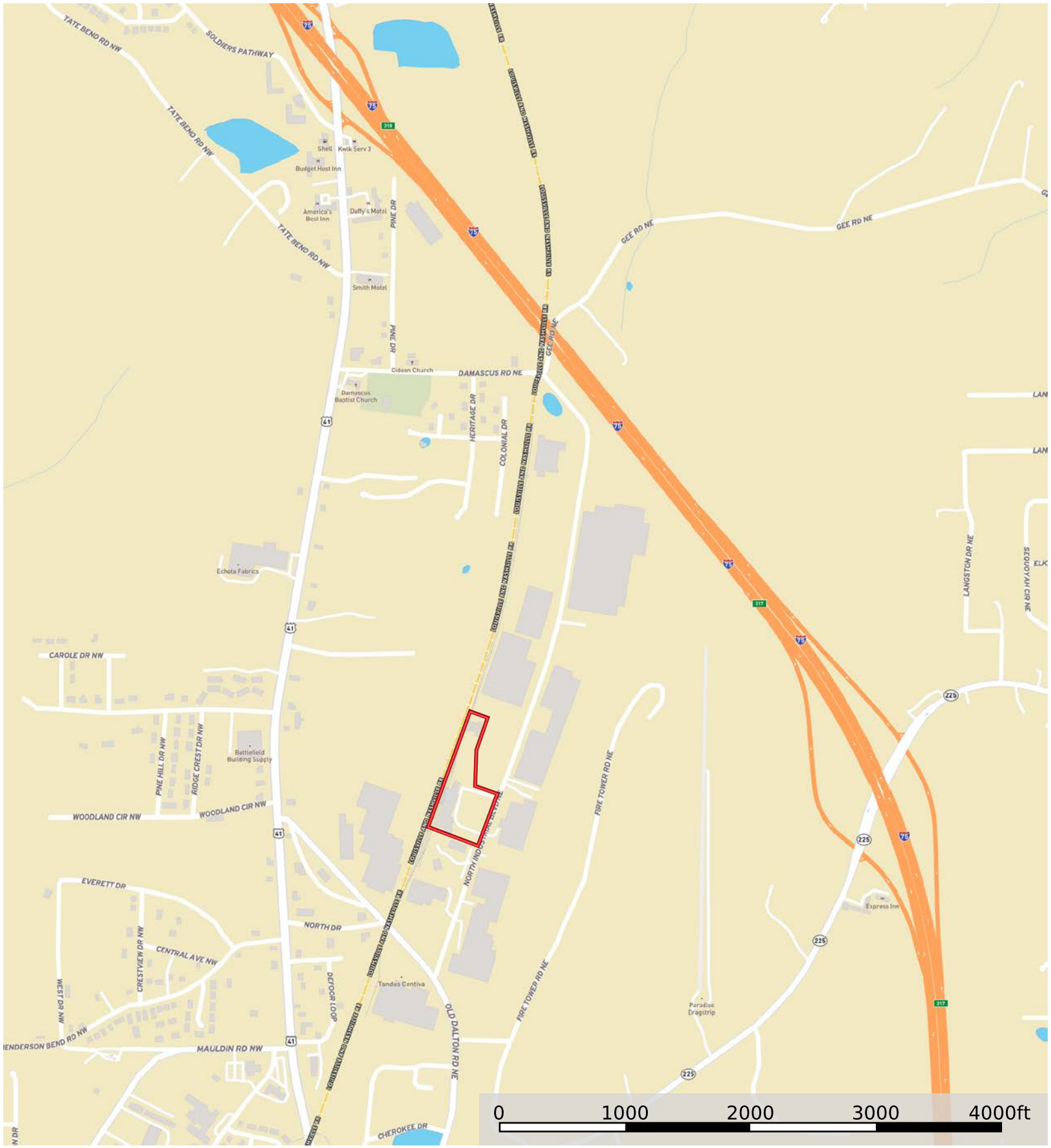

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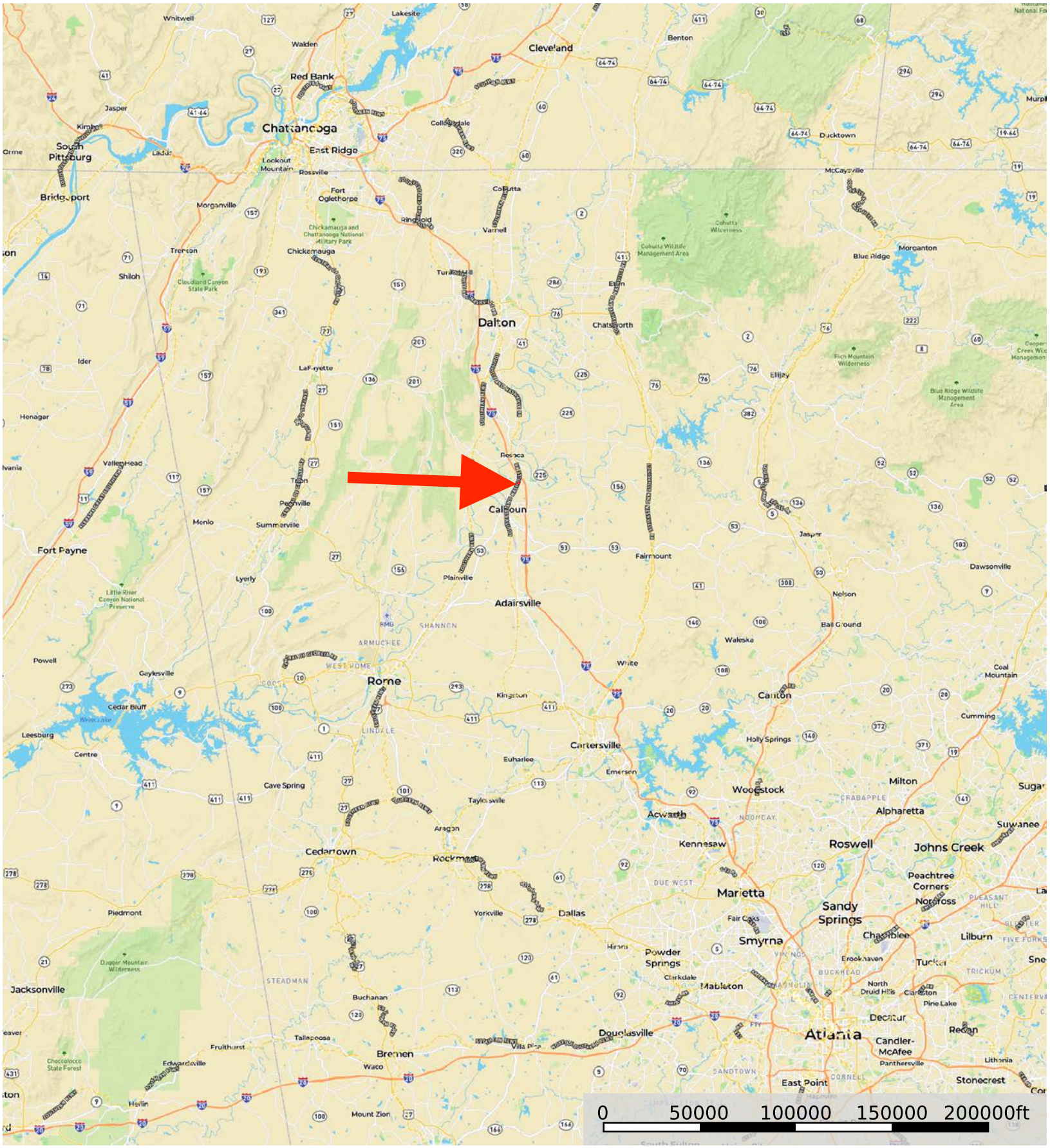

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