

# For Sale

## Manufacturing / Distribution Facility



**464,000± Square Foot Building**  
**29± Acres**

**Former Kellogg Baking Facility**  
**3700 Victory Drive**  
**Columbus, Muscogee County, Georgia 31903**

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**SALES PRICE: \$1,750,000**

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**PROPERTY OVERVIEW****3700 Victory Drive  
Columbus, GA 31903**

Operating Name / Owner	Kellogg's
Address	3700 Victory Drive
City, State	Columbus, Georgia 31903
<b>USE</b>	
Property Type:	Dry Mixing & Baking. Configured for four (4) 1,000' lines
Primary Products:	Snack crackers
Compliance:	SQF Level 2, AIB Superior, GMP, HACCP, third-party audits
Labor:	300 total on three shifts / 140 1st shift
<b>STRUCTURE</b>	
Square Feet:	Approximately 464,000 SF
Square Feet By Current Use:	Manufacturing: 248,000 SF / Warehouse: 183,000 SF / Office: 9,000 SF
Construction Date(s):	1953
Construction Type:	Masonry block and brick exterior, with glazed tile interior. Floors are largely sealed, level and not drained. Entire roof is less than 10 years old and under regular repair and resurfacing program.
Ceiling Heights:	12'
Land Included:	Parcel 062006002- 2.10 acres Parcel 062006004- 2.33 acres Parcel 062006003- 13.02 acres
<b>UTILITIES</b>	
Power:	Provider: Georgia Power Primary: One (1) 2500 kva and one (1) 1500 kva panel Secondary: 480 / 277 volt three-phase, 4-wire secondary
Gas:	Provider: Liberty Utilities Delivery: 6" main with a 4" lateral @ 30 to 45 psi
Water:	Provider: City of Columbus Main: 8"
Sewer:	Provider: City of Columbus Main: 8"
Pre-treatment:	Several small 1st and 2nd floor COP rooms drain directly to a small-scale WWTP, which treats for flour residue, light solids, and pH before discharge to the municipal system
Permits:	Air: State of Georgia Stormwater: State of Georgia Wastewater: City of Columbus

# PROPERTY OVERVIEW

3700 Victory Drive  
Columbus, GA 31903

PROCESS INFRASTRUCTURE	
Refrigeration:	Air-conditioned mixing, cutting, and packaging rooms, chilled by R-12, R-22, or R-404 freon.
Steam:	Two (2) 1953 gas-fired Cleaver Brooks boilers with three (3) saddle-mounted back-up propane tanks.
Bulk Ingredient:	Five (5) level gravity flow dry mixing tower, served by fourteen (14) food oil tanks, three (3) of which are heated to 116 degrees; and eight (8) interior and two (2) exterior flour silos. Bulk cheese stored in basement ingredient cooler.
Compressed Air:	Three (3) Atlas Copco and one (1) Ingersoll Rand compressors with extensive intra-plant distribution
Sanitation:	Dry sweeping and cleaning. Historic dry mixing and backing use did not require washable interior
PROCESS EQUIPMENT	
	None. Infrastructure outlined above will all remain, as well the major component pieces of the five-level gravity flow dry mix tower.
RISK PREVENTION	
Fire Protection:	Wet sprinkler
Security:	Two (2) gated access points with guard station, external surveillance
THROUGHPUT	
Truck Docks:	Two (2) receiving and fourteen (14) shipping docks, finished with pads, seals, levelers, and roll-up steel doors
Drive-in Doors:	One (1) ramped door
Trailer Drops:	Approximately 80
Parking:	Approximately 213 standard spaces, 7 handicapped spaces, and 10 motorcycle spaces
ECONOMICS	
Taxes:	2014 Property Taxes: \$79,408.29 / \$0.17 SF
Available for Occupancy:	1Q 2016

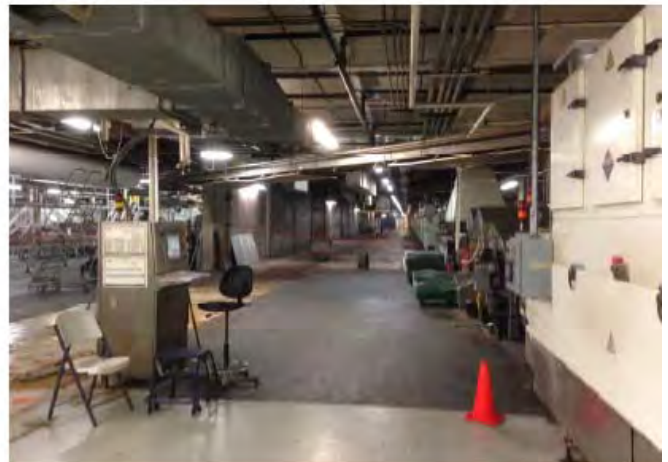










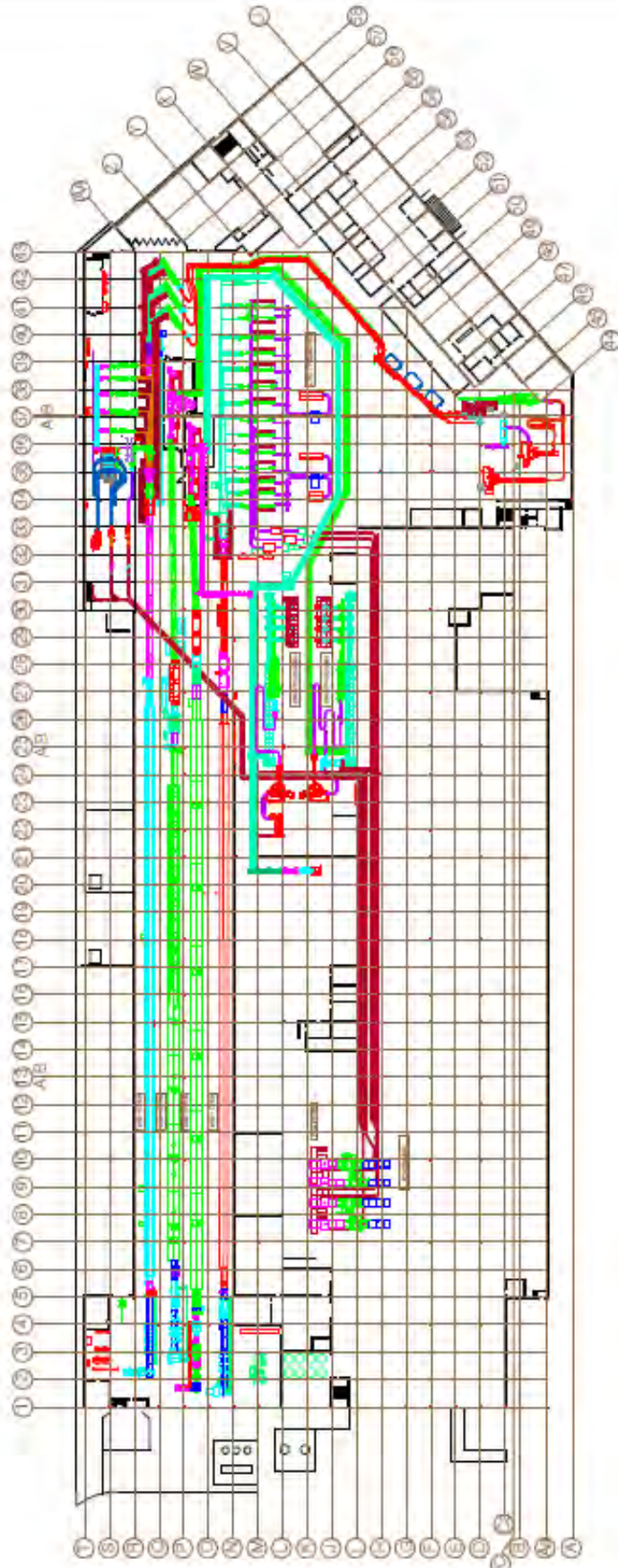




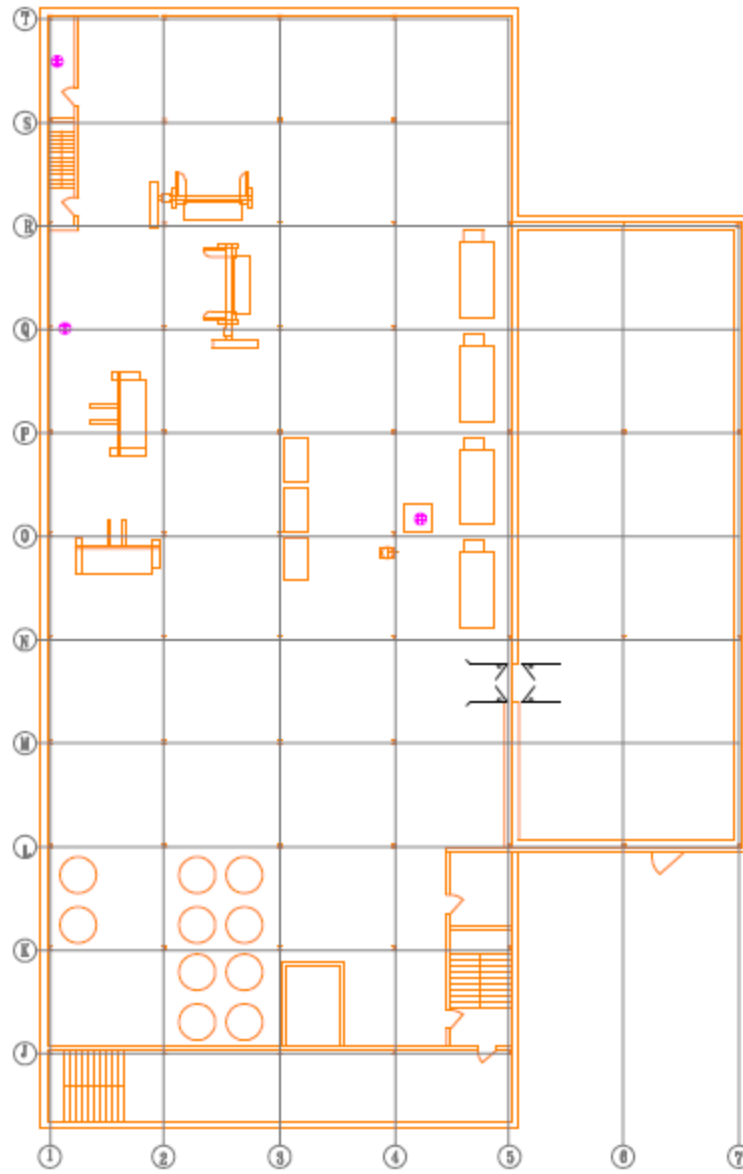




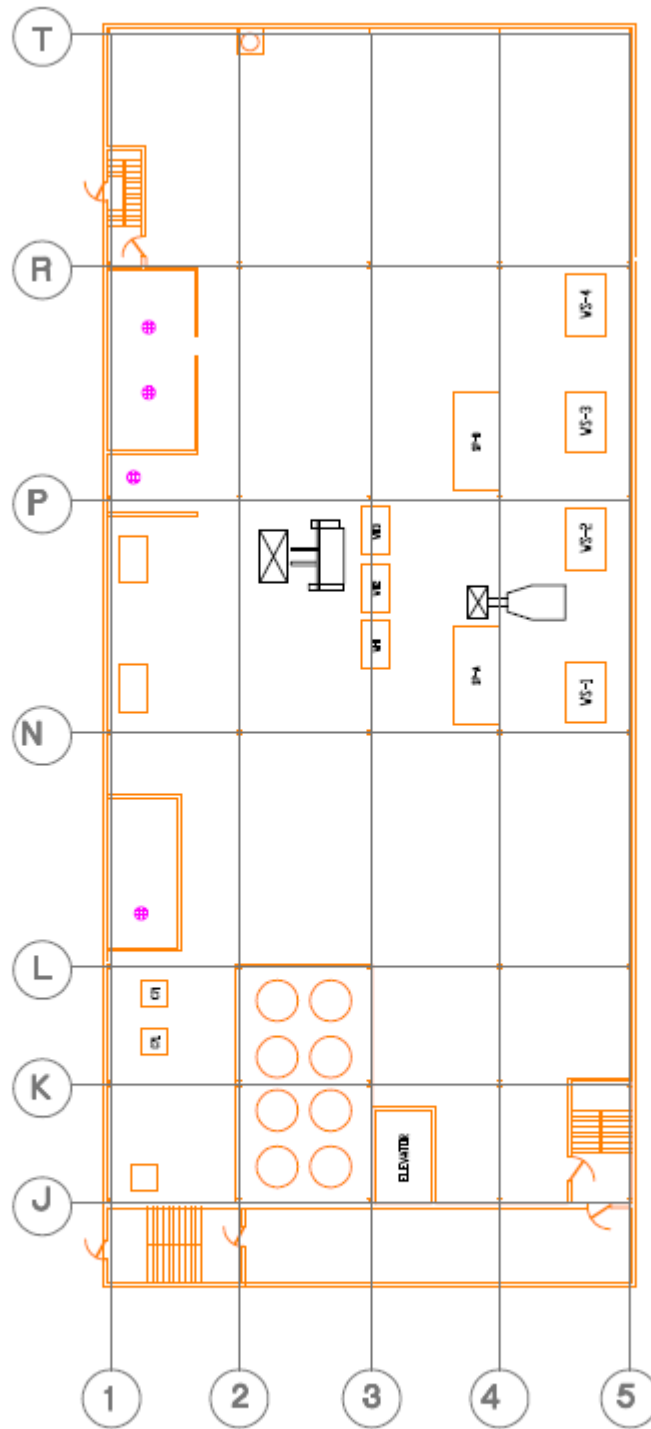






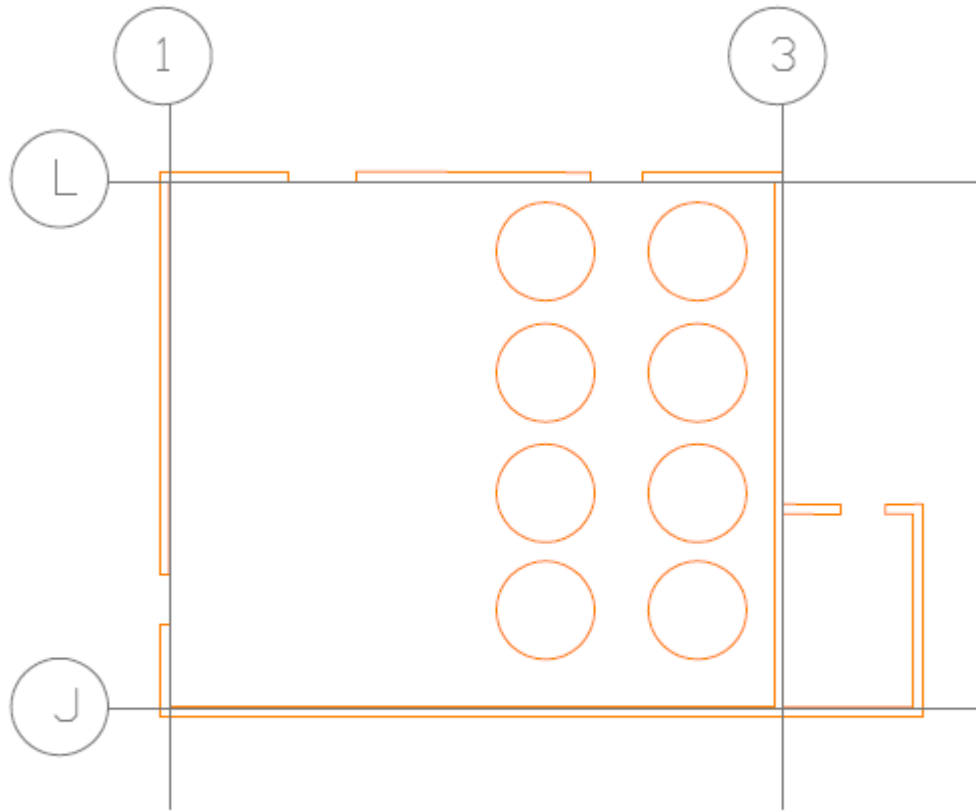


# 2ND FLOOR MIXING AND PROOFING

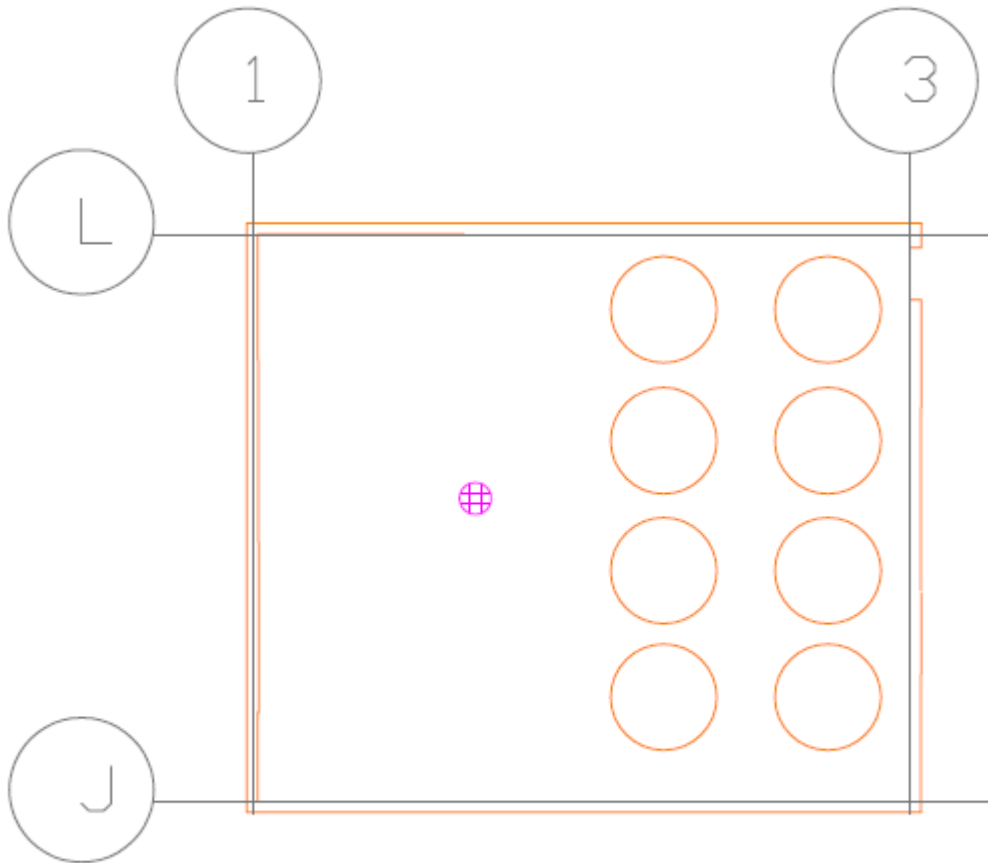


3RD FLOOR  
MIXING ROOM



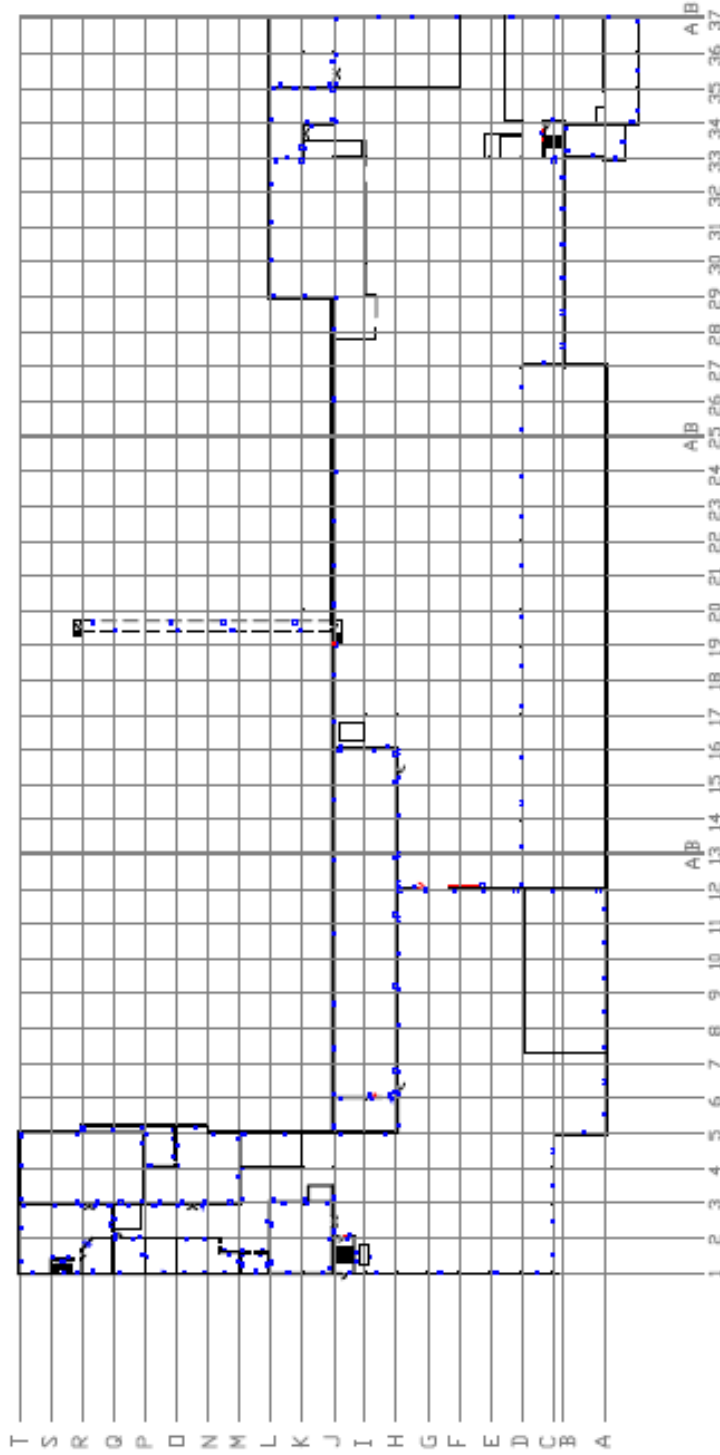


4TH FLOOR  
FLOOR SYSTEM



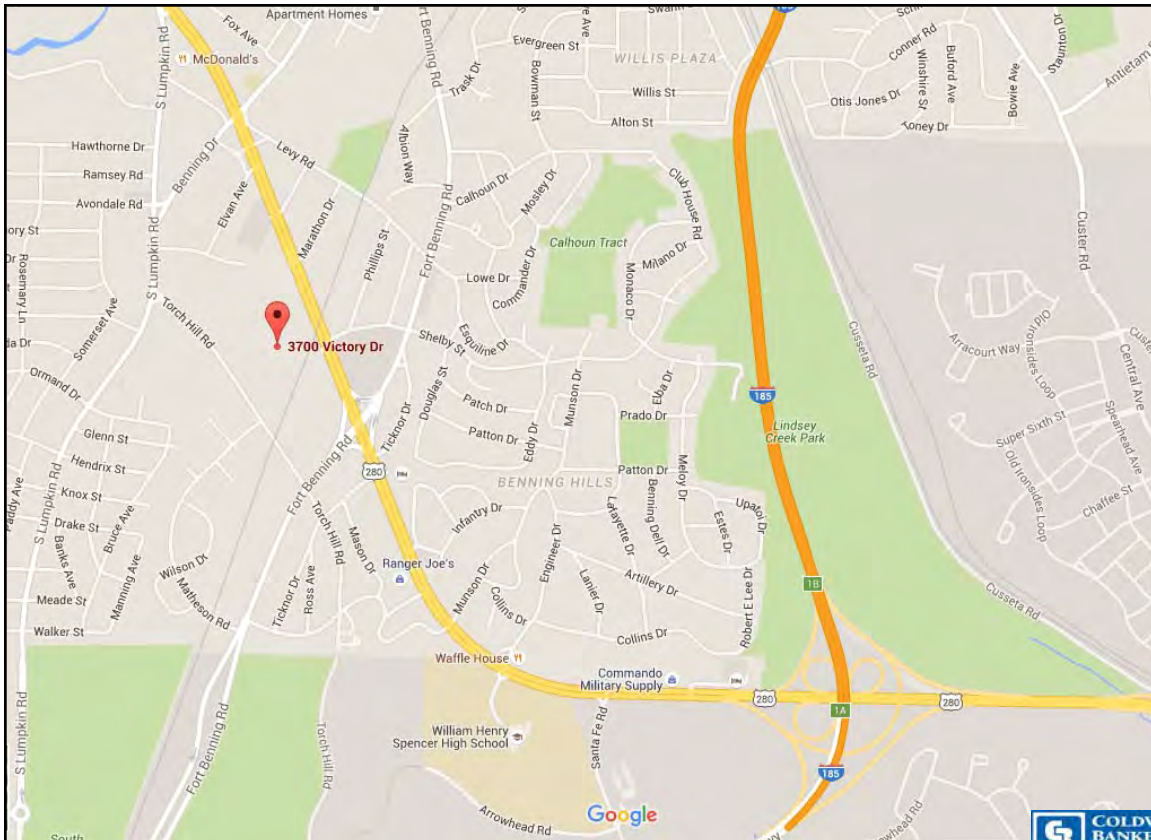
5TH FLOOR PENTHOUSE  
FLOOR SYSTEM





Basement

PROJECT	3700 VICTORY DRIVE
DATE	10/20/11
SCALE	AS SHOWN
DESIGNED BY	J. BERRY
CHECKED BY	J. BERRY
APPROVED BY	J. BERRY
DATE	10/20/11
PROJECT	3700 VICTORY DRIVE
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APPROVED BY	J. BERRY
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# Demographic and Income Profile

Muscogee County, GA  
 Muscogee County, GA (13215)  
 Geography: County

Prepared by Esri

Summary	Census 2010	2015	2020
Population	189,885	198,030	212,603
Households	74,081	77,896	84,138
Families	47,742	49,557	53,096
Average Household Size	2.47	2.45	2.44
Owner Occupied Housing Units	38,584	38,047	40,929
Renter Occupied Housing Units	35,497	39,849	43,209
Median Age	33.6	34.4	35.4
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.43%	0.90%	0.75%
Households	1.55%	0.93%	0.77%
Families	1.39%	0.80%	0.69%
Owner HHs	1.47%	0.90%	0.70%
Median Household Income	2.90%	2.80%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	15,245	19.6%	15,874	18.9%
\$15,000 - \$24,999	10,671	13.7%	8,986	10.7%
\$25,000 - \$34,999	10,399	13.3%	9,828	11.7%
\$35,000 - \$49,999	11,024	14.2%	11,453	13.6%
\$50,000 - \$74,999	12,354	15.9%	13,534	16.1%
\$75,000 - \$99,999	7,410	9.5%	9,650	11.5%
\$100,000 - \$149,999	6,937	8.9%	9,683	11.5%
\$150,000 - \$199,999	2,216	2.8%	3,124	3.7%
\$200,000+	1,640	2.1%	2,006	2.4%
Median Household Income	\$37,754		\$43,563	
Average Household Income	\$54,708		\$62,517	
Per Capita Income	\$21,924		\$25,125	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,135	7.4%	14,088	7.1%	14,970	7.0%
5 - 9	13,226	7.0%	13,846	7.0%	14,198	6.7%
10 - 14	12,980	6.8%	12,990	6.6%	14,127	6.6%
15 - 19	14,486	7.6%	13,334	6.7%	13,795	6.5%
20 - 24	15,433	8.1%	15,446	7.8%	14,519	6.8%
25 - 34	28,231	14.9%	31,251	15.8%	33,585	15.8%
35 - 44	23,433	12.3%	24,097	12.2%	27,411	12.9%
45 - 54	25,679	13.5%	24,028	12.1%	23,812	11.2%
55 - 64	20,200	10.6%	23,310	11.8%	24,931	11.7%
65 - 74	11,465	6.0%	14,534	7.3%	18,454	8.7%
75 - 84	7,807	4.1%	7,844	4.0%	9,215	4.3%
85+	2,810	1.5%	3,262	1.6%	3,586	1.7%

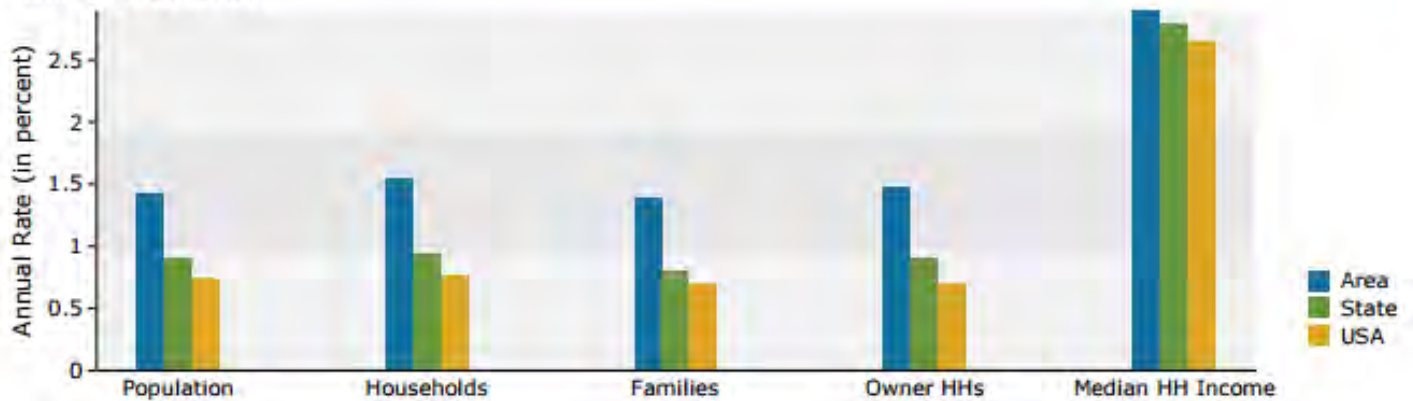
  

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	87,870	46.3%	89,881	45.4%	94,384	44.4%
Black Alone	86,403	45.5%	89,895	45.4%	96,178	45.2%
American Indian Alone	731	0.4%	895	0.5%	1,077	0.5%
Asian Alone	4,128	2.2%	4,707	2.4%	5,574	2.6%
Pacific Islander Alone	431	0.2%	378	0.2%	374	0.2%
Some Other Race Alone	4,554	2.4%	5,623	2.8%	6,980	3.3%
Two or More Races	5,768	3.0%	6,651	3.4%	8,036	3.8%
Hispanic Origin (Any Race)	12,110	6.4%	15,721	7.9%	20,500	9.6%

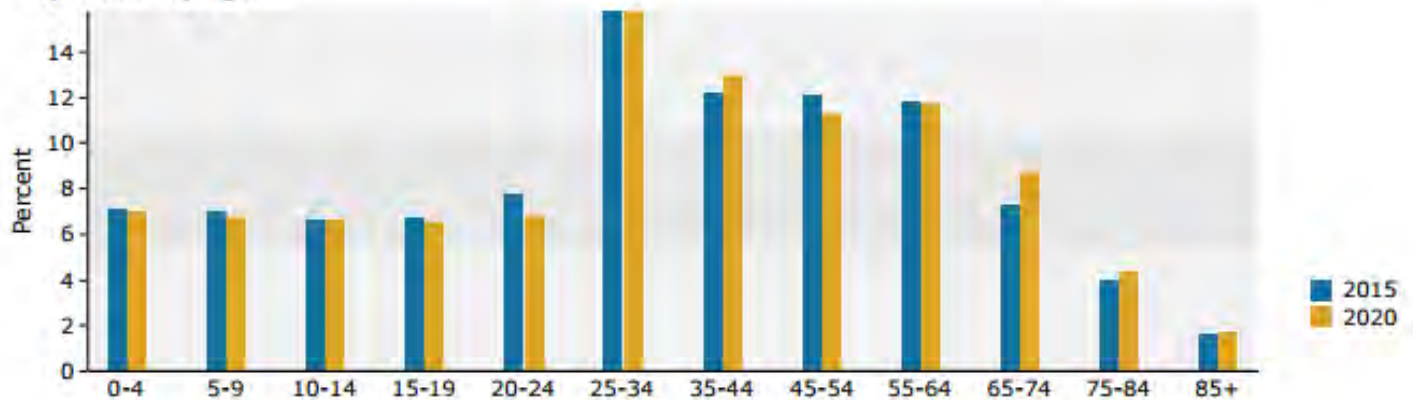
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## Trends 2015-2020



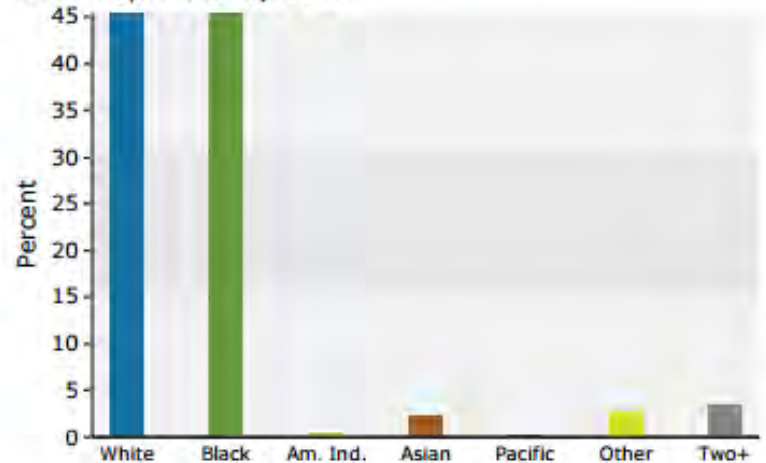
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 7.9%