



Husqvarna
750,000 Square Feet on 50 Acres
McRae-Helena, Georgia



BINSWANGER

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PRELIMINARY

HUSQVARNA 263 EAST OAK STREET MCRAE-HELENA, GEORGIA 31055

SIZE: Approximately 750,000 square feet

NUMBER OF BUILDINGS: One single story industrial building

GROUND: Approximately 50 acres with adjacent leased trailer parking area

BUILDING DIMENSIONS: One main manufacturing and warehouse facility

CONSTRUCTION:
 Floors: Reinforced concrete
 Walls: Masonry and insulated metal
 Columns: 8" steel "I" beams and 6" pipe columns

DATES OF CONSTRUCTION: The building was constructed over several years, as follows:

1965:	212,500 square feet
1972:	115,000 square feet
1984:	103,000 square feet
1989:	166,500 square feet
1991:	24,000 square feet
2002:	33,000 square feet
2004:	22,000 square feet
2017:	<u>74,000 square feet</u>
Total:	750,000 square feet

2017-2018: Total plant refurbishment including all plant offices and support areas

CONDITION OF PROPERTY: Excellent

CEILING HEIGHTS:
 Main Production Area: 21' to 22' clear under beams
 50,000 sq. ft. Addition (2017): 43' clear
 Warehouse Area: 25' to 27' clear

COLUMN SPACING: Mostly 40' x 40' in the main production area; 40' x 30' in the warehouse

The information contained herein is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof.

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POWER:	Supplied by Georgia Power Company, with two entry points: Main Plant: 2 Square D switchgear, 4,000 amps Housing Stamping Building: GE switchgear, 2,000 amps
NATURAL GAS:	Supplied by Scana Energy
WATER:	Supplied by on-site wells
SEWER:	Supplied by City of McRae-Helena
SPRINKLER SYSTEM:	95% wet and 5% dry sprinkler coverage; several areas are ESFR. Supported by a 300,000 gallon water tank.
LIGHTING:	LED (approximately 80%) and T-5 fluorescent (approximately 20%)
OFFICE FACILITIES:	Two office areas: Main front office area of approximately 6,866 square feet and second floor purchasing and material area of 6,270 square feet with a primarily open floor plan.
RESTROOMS:	Multiple restrooms throughout the facility
PARKING:	Approximately 600 paved automobile parking spaces for employees
HEAT:	Natural gas fired, ceiling suspended space heaters
AIR CONDITIONING:	All areas except warehouses have HVAC. Warehouses are heated and ventilated. Approximately 1,000 tons of air conditioning capacity in primarily Carrier units.
BOILER:	Cleaver Brooks packaged boiler, 80 hp, 150 lbs.; (1969), natural gas fired, used for plating process.
VENTILATION:	Warehouse areas are ventilated (200,000 square feet)
TRUCK LOADING:	Total of 52 tailgate level docks; 35 in shipping, 13 and 4 in two receiving areas, all equipped with levelers. Drive-in doors at multiple locations in the building. Trailer parking for 119 on-site and approximately 40 in adjacent leased lot.
RAIL:	Norfolk Southern Railroad has a dual spur with four cars under a covered loading area; used for steel scrap
CRANES:	Six bridge cranes ranging from 5- to 15-tons. Task monorail cranes over press lines – 5-tons.

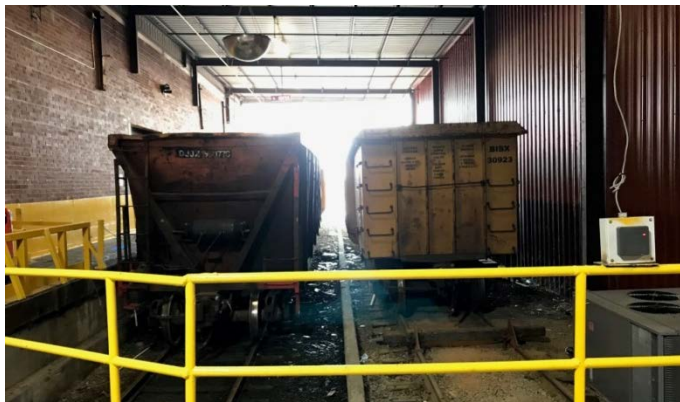
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- COMPRESSED AIR:** Compressed air lines throughout the facility. Five compressors currently on-line (subject to removal): three @ 200 hp, one at 250 hp, one at 400 hp.
- FENCING:** Entire site, including parking and truck courts, is enclosed by an 8' chain link fence with a guard house at the main entrance.
- PAINT SYSTEMS:** Two powdered paint systems with bake ovens: one for larger parts (mower decks) with a 9-stage washer and one for smaller parts with a 7-stage washer system. There is also a paint stripping system to allow re-paint of imperfect parts.
- PLATING:** Black zinc phosphate plating system
- FORMER USE:** Manufactured lawn mowers, snow blowers, tillers, and high wheel weed trimmers. Employed approximately 1,100 at plant closing, Non-union workforce.
- TAX INCENTIVES:** This site qualifies as a Federal Opportunity Zone which is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment.
- In addition there are a variety of state and local incentives that can be utilized by a qualifying industry based on a combination of new jobs created and capital investment.
- TRANSPORTATION:** Located approximately 30 miles from I-16 (Exit 51) and 60 miles from I-75. McRae-Helena is served by US 441, US 280, and US 341.
- The building also has access to two ports – the Port of Savannah (128 miles) and Brunswick Port (110 miles via 4-lane US Hwy. 341).
- Telfair-Wheeler Airport is located approximately 4 miles from the facility and features a runway length of 5,001 feet and a fuel farm that offers jet fuel and AVGas. Limited air service is also available at Middle Georgia Regional Airport (75 miles) and Savannah/Hilton Head International Airport (approximately 160 miles). Hartsfield-Jackson Atlanta International Airport is 157 miles (2.5 hours).

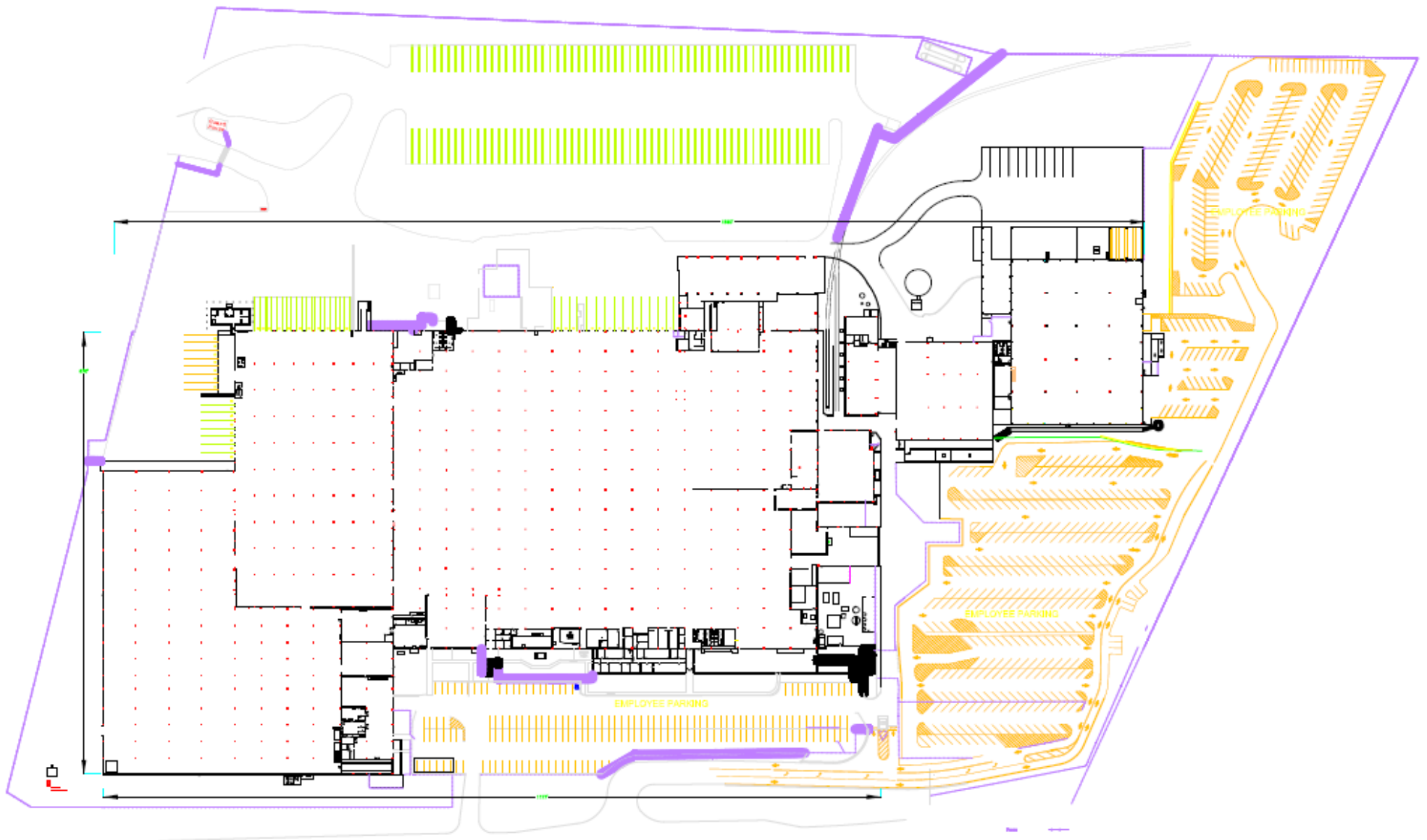
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MISCELLANEOUS:

- On-site wastewater pre-treatment system to handle any production waste prior to discharge to the municipal system.
- CCTV cameras and systems throughout the facility
- Front and rear entrance guard shack
- Two 30,000 gallon propane tanks used as back-up for natural gas
- 100,000 gallon and 300,000 gallon water tanks







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