

104,171 SF  
Cold Storage/  
Food Processing Facility  
**FOR SALE**

# Chiquita/Fresh Express Building

100 Performance Way, Carrollton, GA 30117  
Metro Atlanta/I-20 West Submarket



## SITE SPECIFICATIONS:

<b>TOTAL SIZE:</b>	+/- 104,171 SF Facility, with Expansion Land
<b>REFRIGERATED AREA:</b>	+/- 56,165 SF (Warehouse) & 21,689 SF (Processing Area)
<b>NON-REFRIGERATED AREA:</b>	+/- 7,884 SF of Utility/Maintenance
<b>OFFICE AREA:</b>	+/- 18,433 SF (two story, with elevator)
<b>YEAR BUILT:</b>	2000
<b>LAND:</b>	+/- 31.03 Acres in Carroll County
<b>ZONING:</b>	M-2, Heavy Industrial (West Georgia Industrial Park)

## OTHER FEATURES:

- Freestanding Cold Storage Building, with Refrigerated Cool Dock
- 100% Humidity- and Temperature-Controlled Cooler Facility maintained at 35° F
- Facility custom-built and maintained by single owner-occupant (Fresh Express)
- Convenient Interstate Access (located just 6 miles south of I-20/Exit 11 via US Highway 27)
- Large paved, lighted parking area for up to 220 auto spaces; or 80 auto plus 25 trailers

For more information or to arrange a property tour, please contact:

**RAY STACHE, SIOR**  
(404) 853-5313  
[Ray.Stache@cushwake.com](mailto:Ray.Stache@cushwake.com)

**BETH McCLURG**  
(404) 853-5346  
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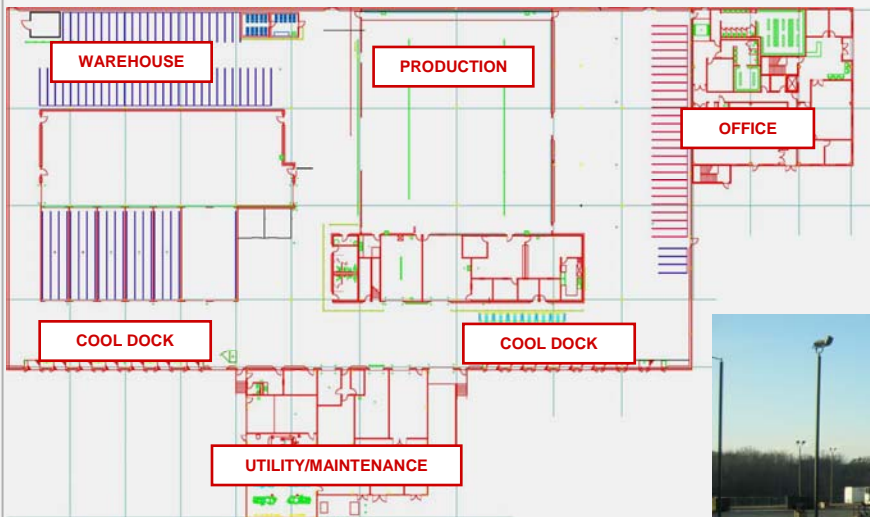
1201 West Peachtree Street, Suite 3300  
Atlanta, GA 30309

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## PRODUCTION / WAREHOUSE SPECIFICATIONS:

### COOLER:

Ammonia 1200-ton refrigeration system, with Frick compressors, can sustain temps from 28-60° throughout process/warehouse, and can run separate temperature zones in adjacent insulated rooms

### CEILING HEIGHT:

Clear Height 28' in warehouse and 27' in Production area

### SLAB:

6" Reinforced Concrete, Hardened/Sealed, 4000 PSI

### DOORS:

Twelve 10' X 10' Dock High Doors, One 16' x 16' Drive-In Door

### DOCK EQUIPMENT:

Serco automatic vertical-storing hydraulic dock leveler package with locks, seals, and lights on all doors

### LIGHTING:

High pressure sodium vapor and fluorescent fixtures

### ELECTRICAL:

Heavy Power, 480/270, 3-phase 4-wire, supplied by Carroll EMC

### WATER:

8" Main, supplied by City of Carrollton

### WATER TREATMENT:

Integrated floor drains leading to on-site water treatment ponds

### SPRINKLER:

Dry System throughout

### SPECIALTY AREAS:

Maintenance/Engineer Rooms, Glycol Room, Quality Control Lab

### EQUIPMENT LIST:

Available upon Request

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