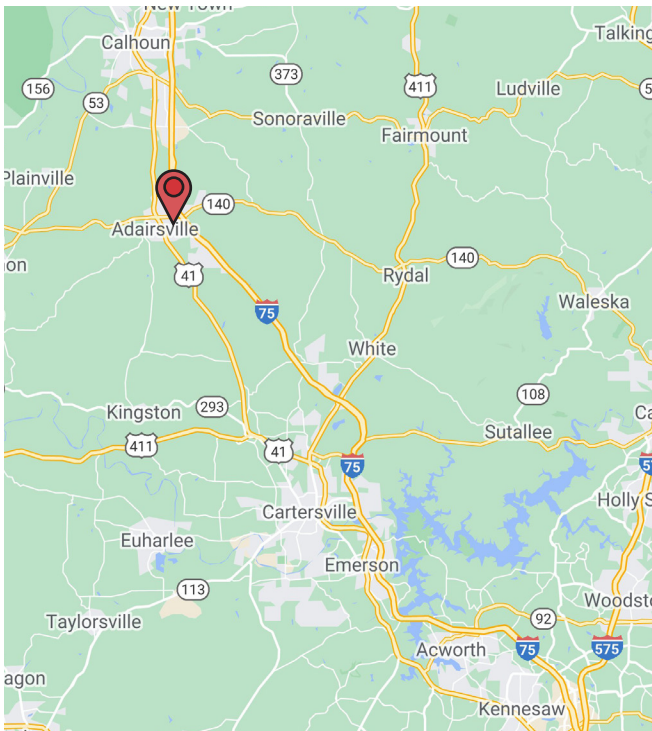




200 Princeton Boulevard
Adairsville, Georgia 30103



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BROKER Information

Mike Powell

404 812 4052

mpowell@naibg.com

Joseph Mullican

404 812 4001

jmullican@naibg.com

5555 Glenridge Connector, Suite 1100

Atlanta, GA 30342

404 812 4000

naibg.com

Property Features

Location	¼ Mile from I-75 at GA State Hwy 140 (Exit 306), 40 Miles North of I-285, Visible from I-75	
Available	112,680 SF	
Building Size	108,334 SF Gross Area – (360’W x 300’D)	
Warehouse/Production Area	104,460 SF Manufacturing/Distribution	
Office Area	6,936 SF (2 Stories), HVAC Replaced 2019	
Exterior Shop Building	900 SF	
Exterior Storage Building	384 SF	
Site Size	10.821 Acres	
Construction Type	Steel Frame Construction, Metal Siding	
Year Built/Renovated	1988/2017-2020	
Roof	60 MIL TPO, 20-Year Warranty, Downspouts and Gutters Replaced	
Roof Replacement	2020	
Ceiling Height	21’ at Center Point, 15’ at Eaves	
Column Spacing	30’ x 50’	
Floor Thickness	4”	
Dock-High Doors	3 Docks (8’W x 10’H), 3 Levelers on Building Location Southside	
Drive-In Doors	5 Doors, Grade Level	
	3 Doors on Building Southside	2 Doors on Building Northside
	18’W x 16’H	14’W x 12’H
	16’W x 17’H	9’W x 12’H
	16’W x 14’H	

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 mpowell@naibg.com

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Property Features (cont.)

Truck Court	65' Depth, 45' Concrete Apron, Side Load on Building Southside
Warehouse Lighting	LED with Motion Sensors, Installed 2019, 10-Year Warranty
Building Security System	19 Cameras, Installed 2019
Power Specifications	3 Main Panels 2000 AMPS, 277/480V, 3 Phase 800 AMPS, 277/480V, 3 Phase 800 AMPS, 277/480V, 3 Phase
Utilities Service Provider	Electricity – Georgia Power (Tier 1) Natural Gas – City of Adairsville Water/Sewer – City of Adairsville
Sprinkler System	WET System with shared Water Tank Sprinkler Heads: 285 Density: 0.355 GPM SF Area of Discharge: 3,000 SF GPM Discharge: 1192.79 GPM Residual Pressure at Riser: 117.02 PSI Service Provider: Carpet Capital Fire Protection, Inc. (Dalton, GA)
Ventilation	Wall Mounted Fans & Louvers
Auto Parking	57 Spaces
Property Taxes	\$28,055.86 in 2020 (City of Adairsville & Bartow County)
Outside Storage	Concrete Pad and Gravel
Signage	Marquee Sign on GA Hwy 140 and at Building Frontage

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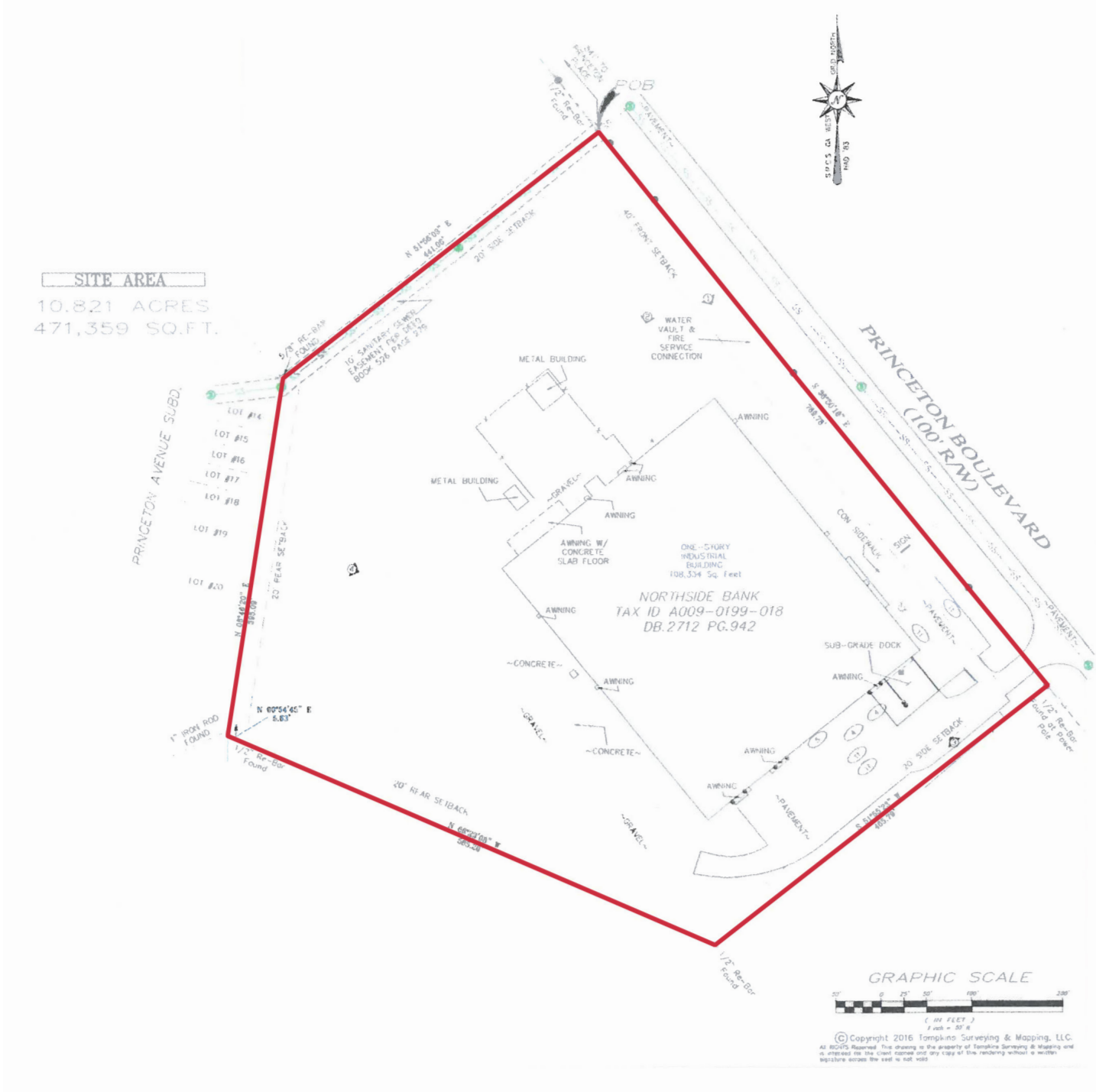
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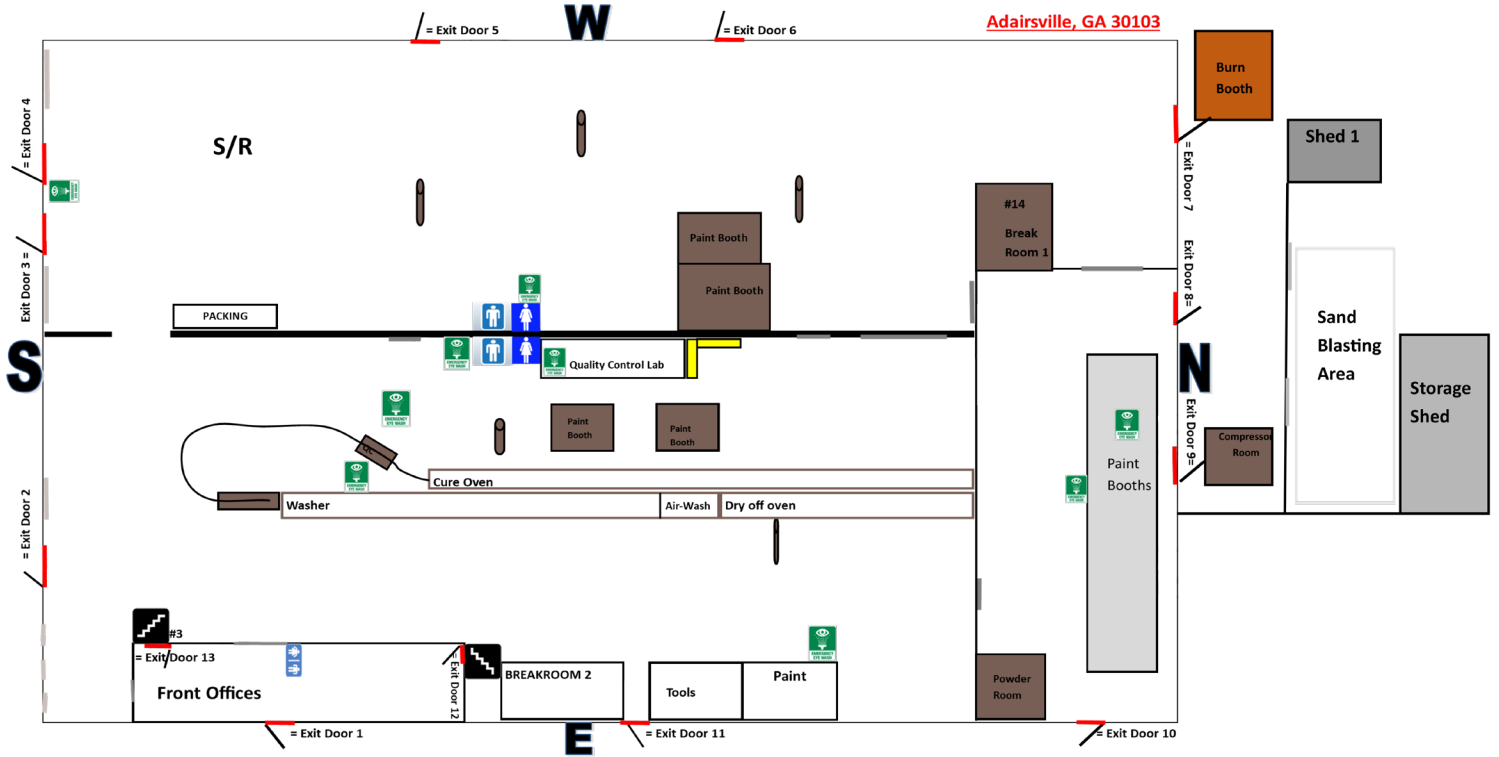


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