

► AVAILABLE FOR LEASE



7629 HIGHWAY 140
ADAIRSVILLE, GA 30103



INDUSTRIAL BUILDING AVAILABLE

LOCATION

Located approximately 1 mile from I-75 (Exit 306). Commercial air service available at Atlanta Hartsfield-Jackson International Airport, approximately 75 miles via I-75.

SUMMARY

Building SF:	101,762 SF
Available SF:	50,000 - 101,762 SF
Site:	10 Acres
Lease Rate:	\$4.50 SF/YR (NNN)

HIGHLIGHTS

- Ceiling heights of 28' to 31' clear to the bottom of the structural steel
- Six (9' x 10') dock high loading doors with mechanical dock levelers and trailer lights
- 40' x 40' column spacing
- One (12' x 12') ground level drive-in door
- LED light fixtures
- 100% sprinkler coverage



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**FORMER GODFREY HIRST
7629 HIGHWAY 140
ADAIRSVILLE, GEORGIA 30103
101,762 SQ. FT. INDUSTRIAL BUILDING**

BUILDING SIZE:	101,762 sq. ft., expandable by approximately 25,000 sq. ft. on west end of building
GROUNDS:	Approximately 10 acres
NUMBER OF BUILDINGS:	One single story industrial building
CONSTRUCTION:	Floors: 6" reinforced concrete Walls: 6" tilt-up concrete panels on 3 sides, expansion wall on west end has 10' concrete block and then insulated metal panels to the roof line. Roof: Ballasted EPDM membrane Columns: 8" steel box columns
CONSTRUCTION DATE:	1996
PROPERTY CONDITION:	Excellent
BUILDING DIMENSIONS:	250' x 400'
CEILING HEIGHTS:	28' to 31' clear to the bottom of the structural steel
COLUMN SPACING:	40' x 40'
TRUCK LOADING:	Six (9' x 10') dock high loading doors with mechanical dock levelers and trailer lights and one (12' x 12') ground level drive-in door
LIGHTING:	LED fixtures with sensors
POWER:	Supplied by Georgia Power Company; 277/480 volts, approximately 600 amps, 150 KVA, pad-mounted transformers
WATER:	Supplied by City of Adairsville; 12" main
SEWER:	Supplied by Georgia North WPCP; 15" main
NATURAL GAS:	Supplied by City of Adairsville; 6" main, 2" line to the building
FIRE PROTECTION:	100% sprinkler coverage by a wet system; 0.22 to 0.30 GPM/2,000 sq. ft., 100 psi static pressure
HEAT:	Applied Air stand-alone natural gas-fired heat unit supplies the entire warehouse

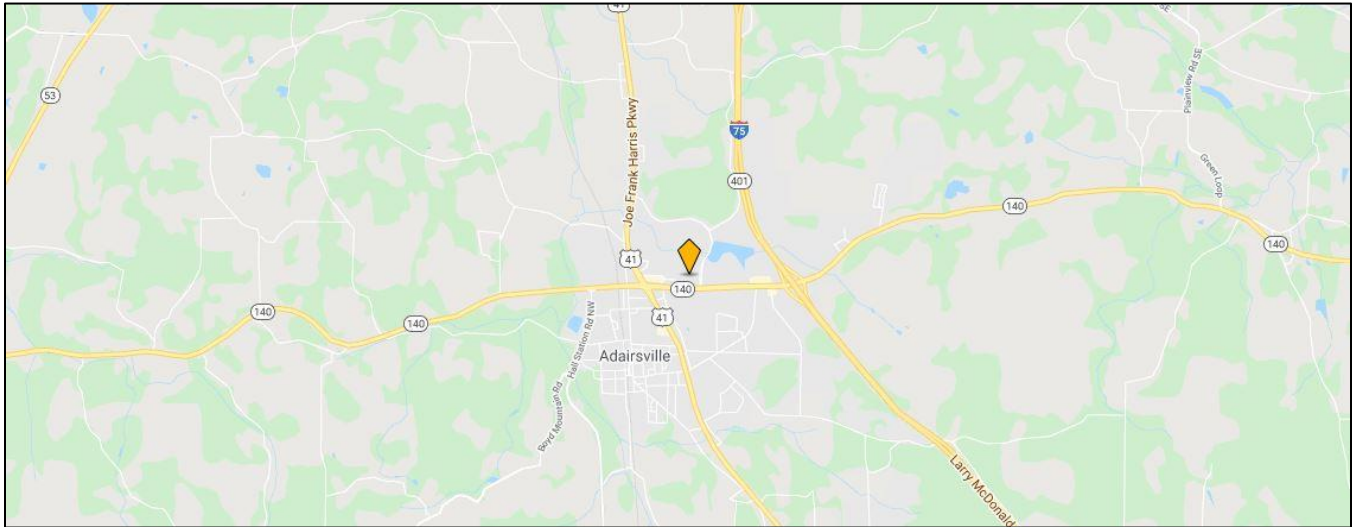
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AIR CONDITIONING:	Office only
VENTILATION:	Four ceiling-mounted exhaust fans with electric intake louvers at opposite end of the building
COMPRESSED AIR:	Air lines on south wall
OFFICE SPACE:	Approximately 7,300 sq. ft. of "corporate" type offices including reception area, two showrooms, 10 private offices, conference rooms, open staff area, breakroom, coffee bar area, and restrooms including a private shower.
RESTROOMS:	<p><u>Office:</u> Men's: 1 toilet, 1 lavatory, 2 urinals Women's: 3 toilets, 3 lavatories</p> <p><u>Plant:</u> Unisex: 1 toilet, 1 lavatory</p>
PARKING:	Paved parking for approximately 30 automobiles. Additional area can be used to expand parking.
ZONING:	IN, Industrial
OPEX:	<p>Taxes: \$0.30 per sq. ft. CAM/Insurance: \$0.35 per sq. ft. Management Fee: 3%</p>
LOCATION:	Located approximately 1 mile from I-75 (Exit 306). Commercial air service available at Atlanta Hartsfield-Jackson International Airport, approximately 75 miles via I-75.
FORMER USE:	Warehouse and distribution of flooring products

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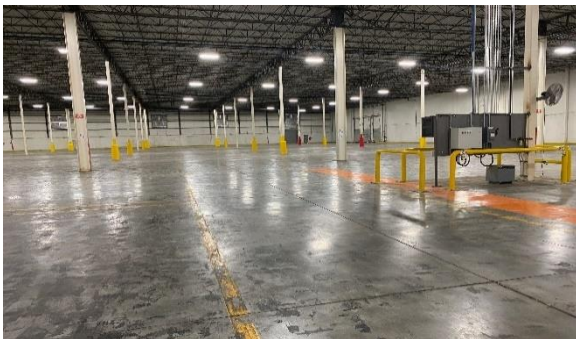
LOCATION MAPS:



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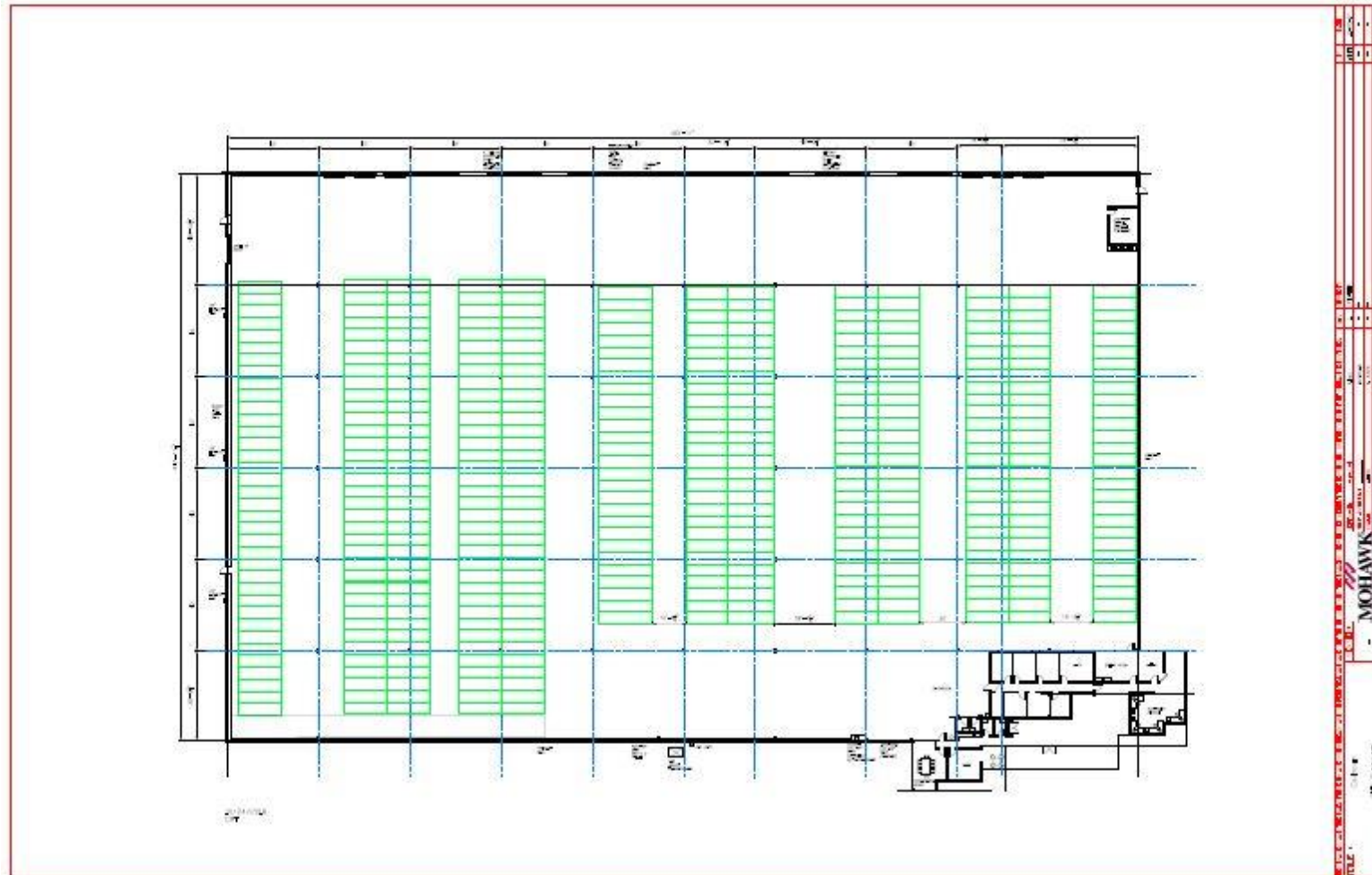
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BUILDING PHOTOS:



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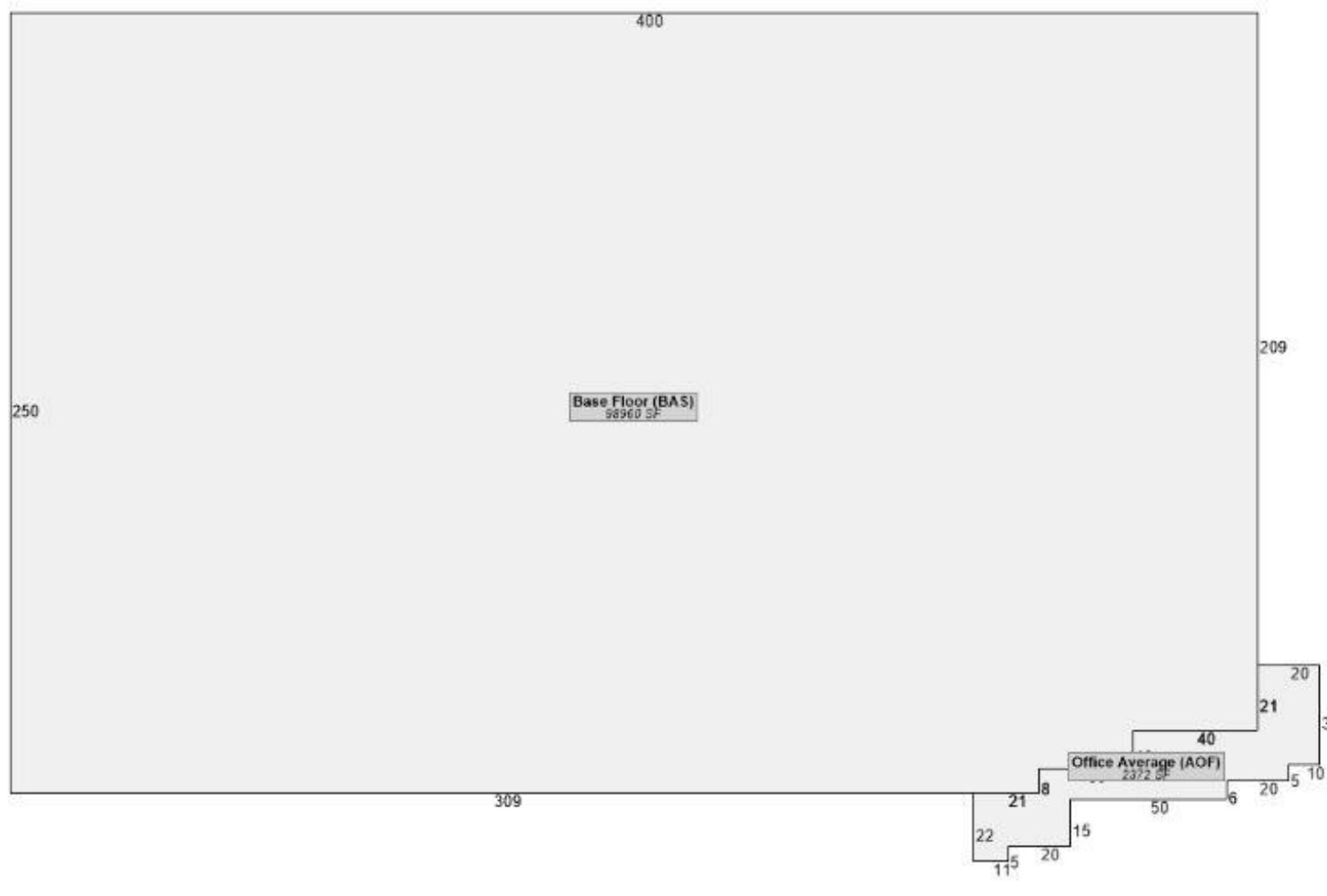
FLOOR PLAN:



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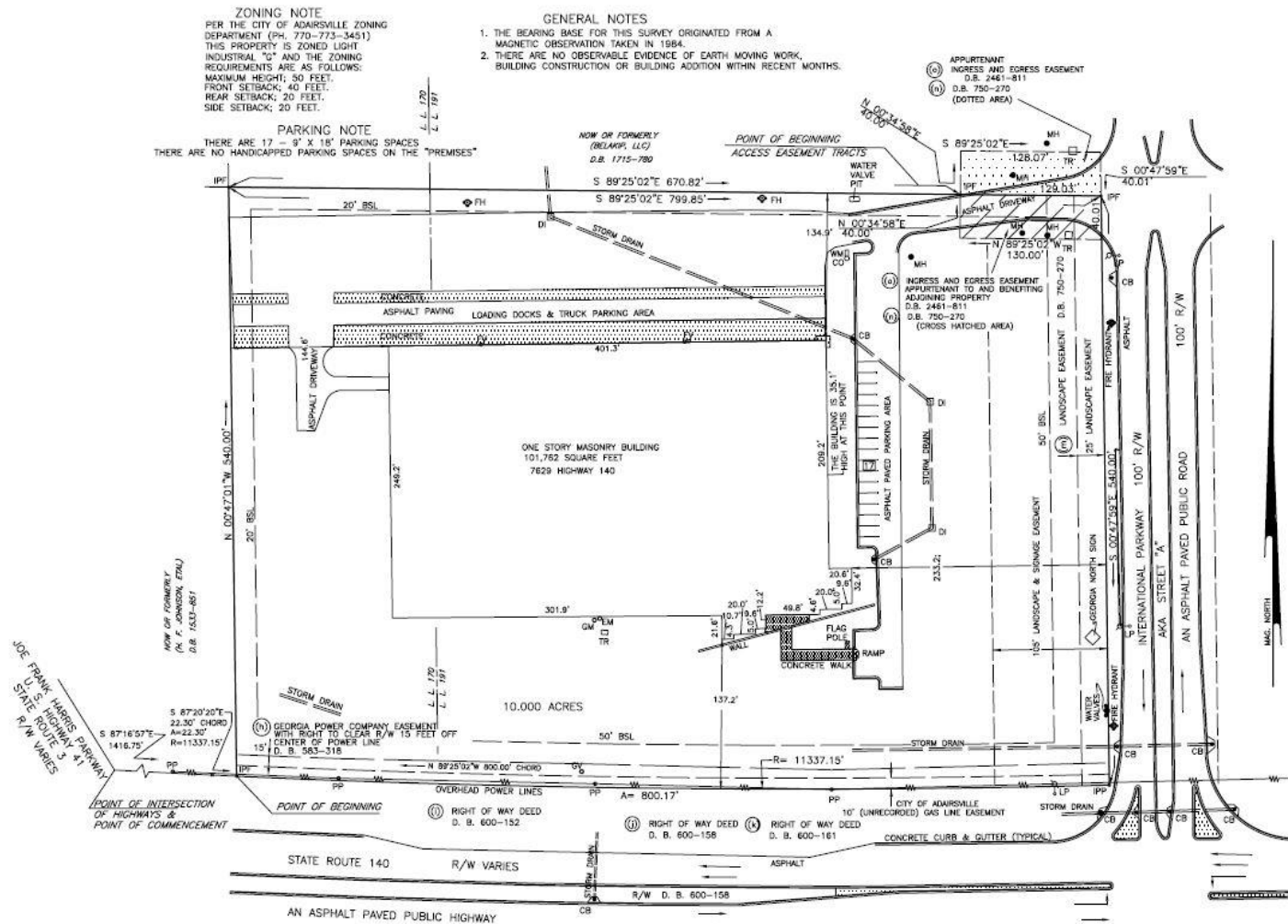
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SITE PLAN:



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