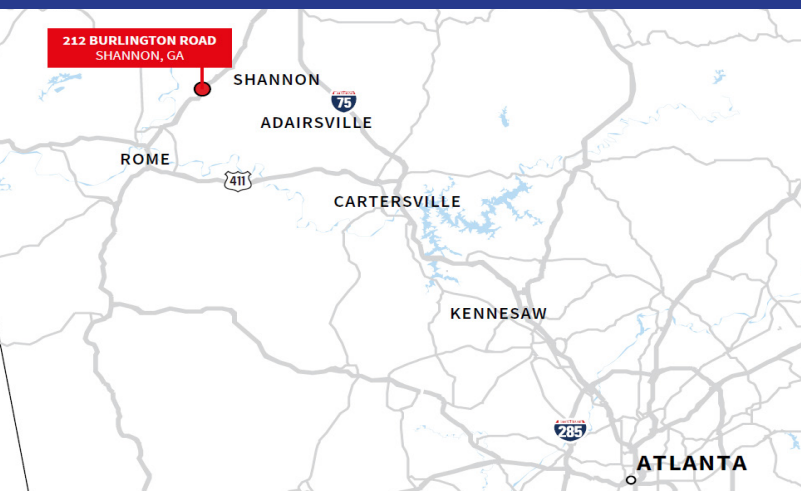


212 BURLINGTON ROAD SHANNON, GA



± 300,412 SF AVAILABLE Q3 2023

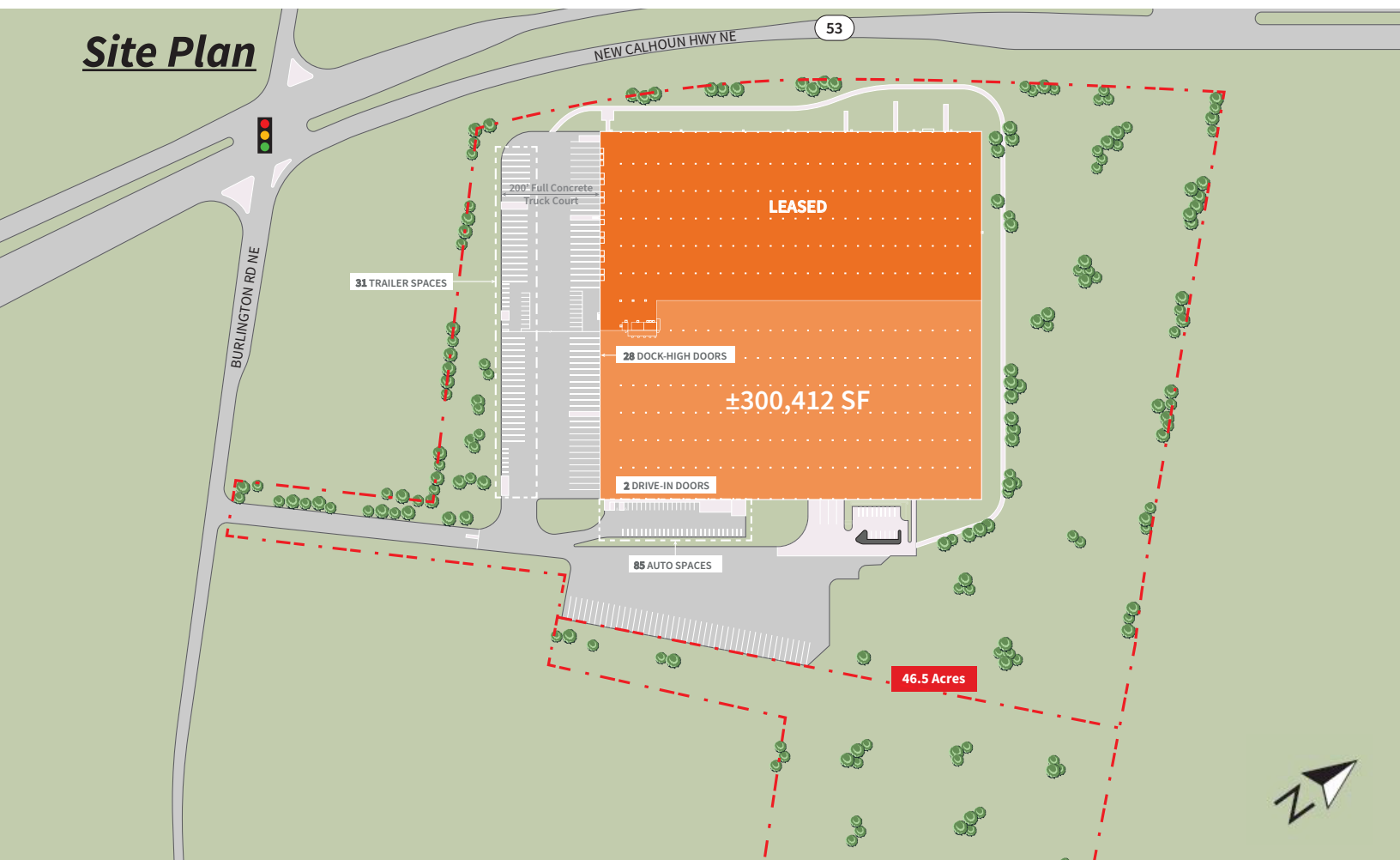


BUILDING & SITE PLAN

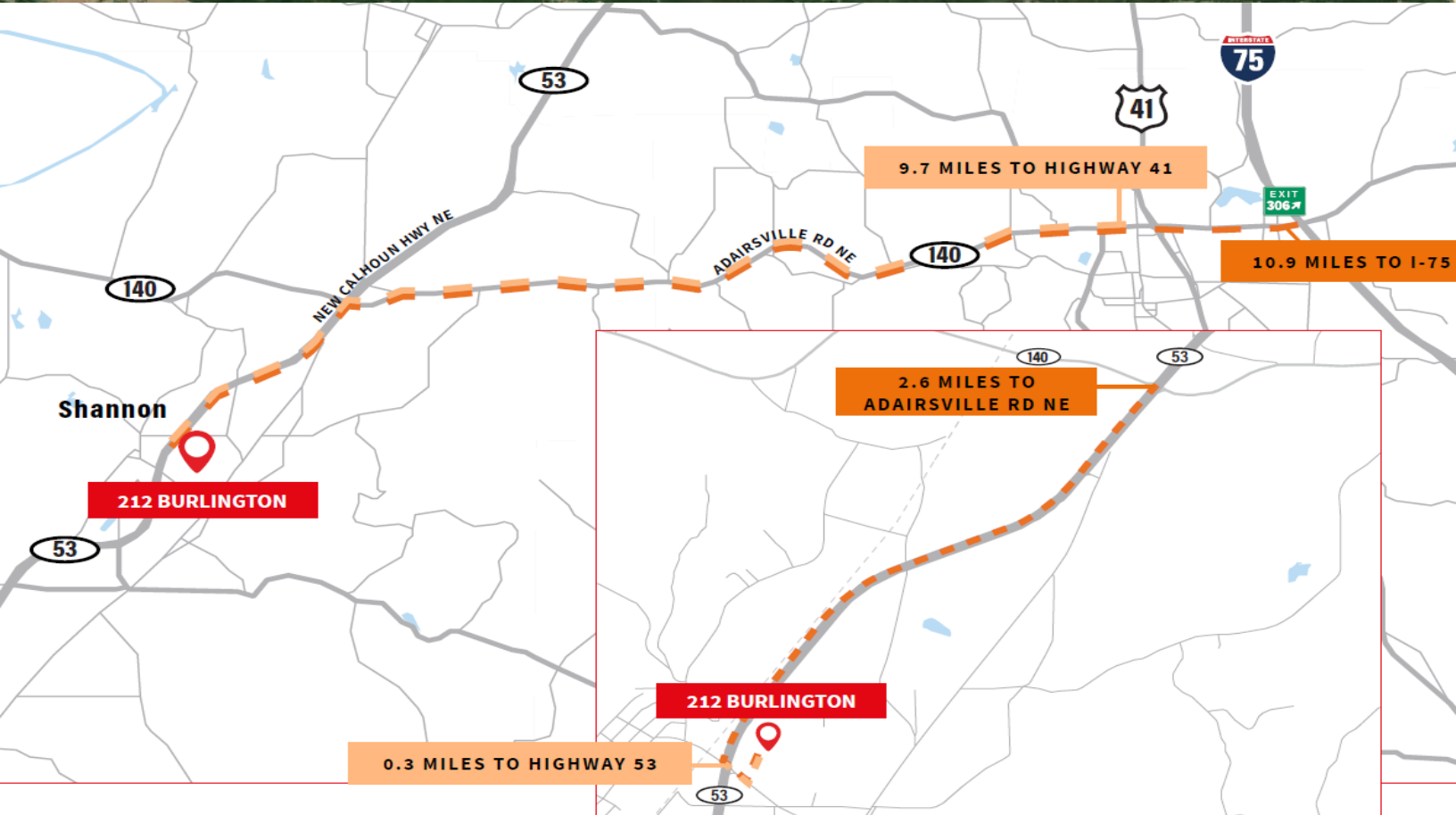
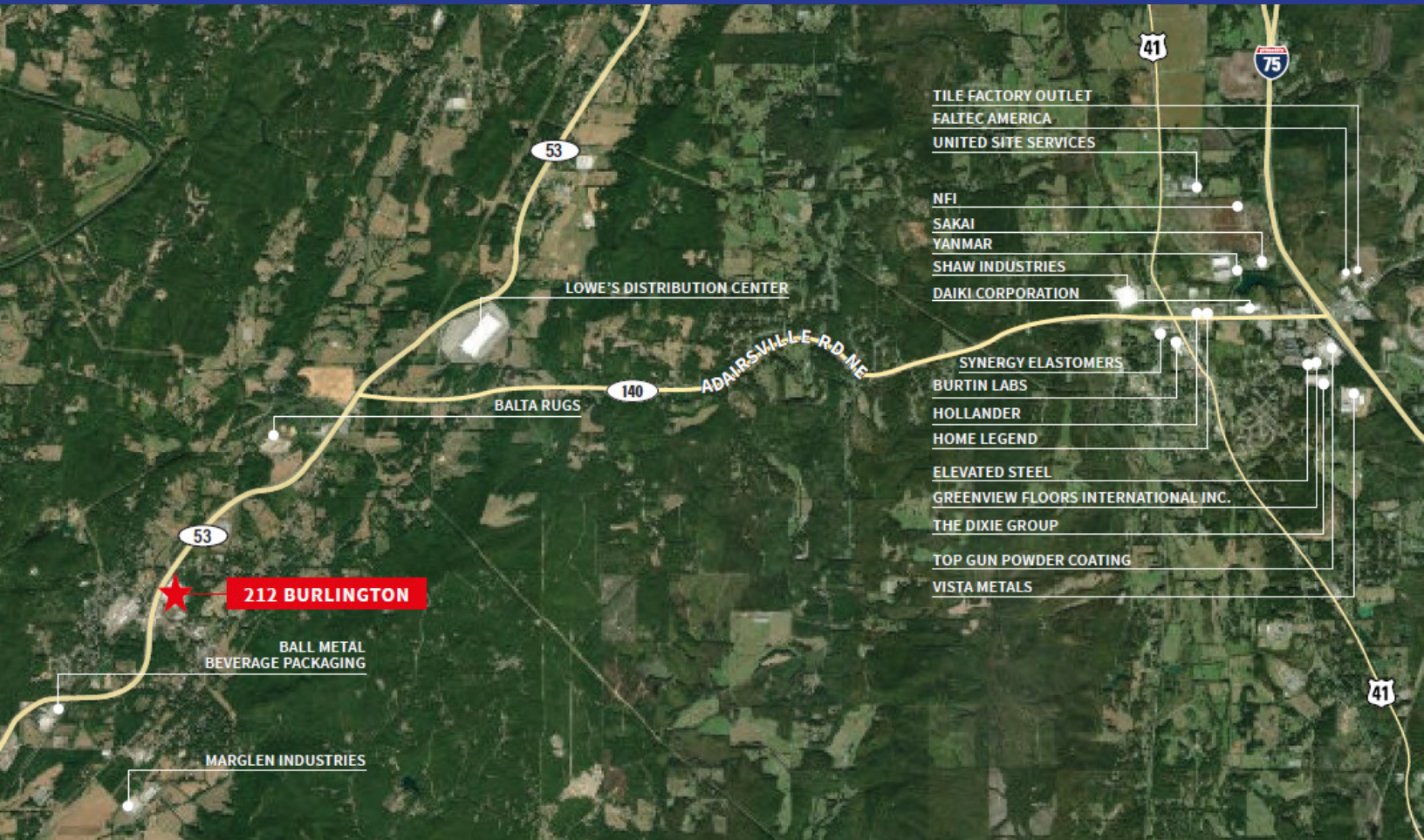
Specifications

- » **Available square footage** 300,412 s.f.
- » **Office square footage** 3,161 s.f.
- » **Building dimensions** ~770' x 740'
- » **Column spacing** 25' x 55'
- » **Spinkler system** Wet
- » **Clear height** 26' at Eaves | 35' at Center Ridge
- » **Loading** 28 DH; 2 Oversized DI
- » **Auto parking** 85 (Ability to expand)
- » **Trailer parking** 31 (Ability to expand)
- » **Outside storage** 2 AC of gravel outside storage/Parking expansion
- » **Truck court** 200' (Full Concrete)
- » **Floor slab** 6" reinforced concrete, 4,000psi
- » **Dock configuration** Single Load (Potential loading expansion)
- » **Availability date** Q3 2023

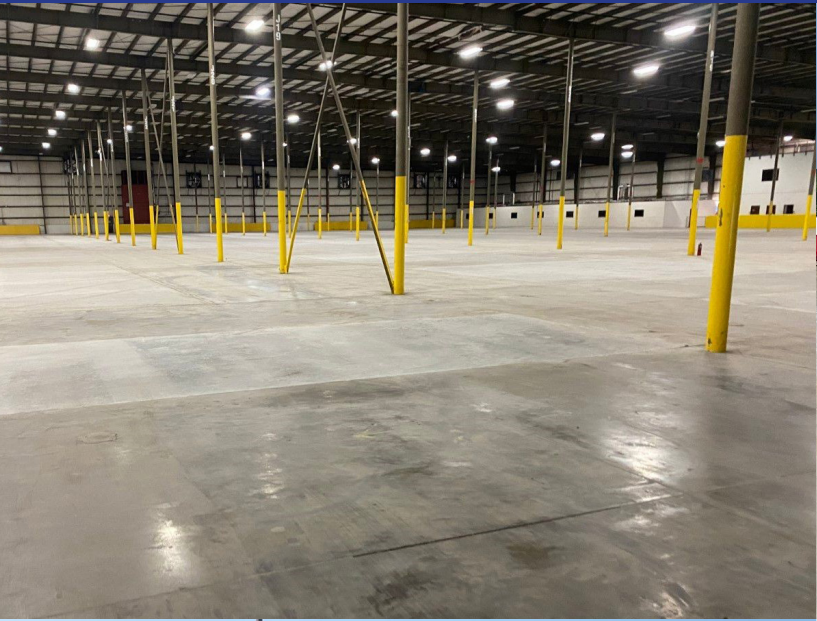
Site Plan



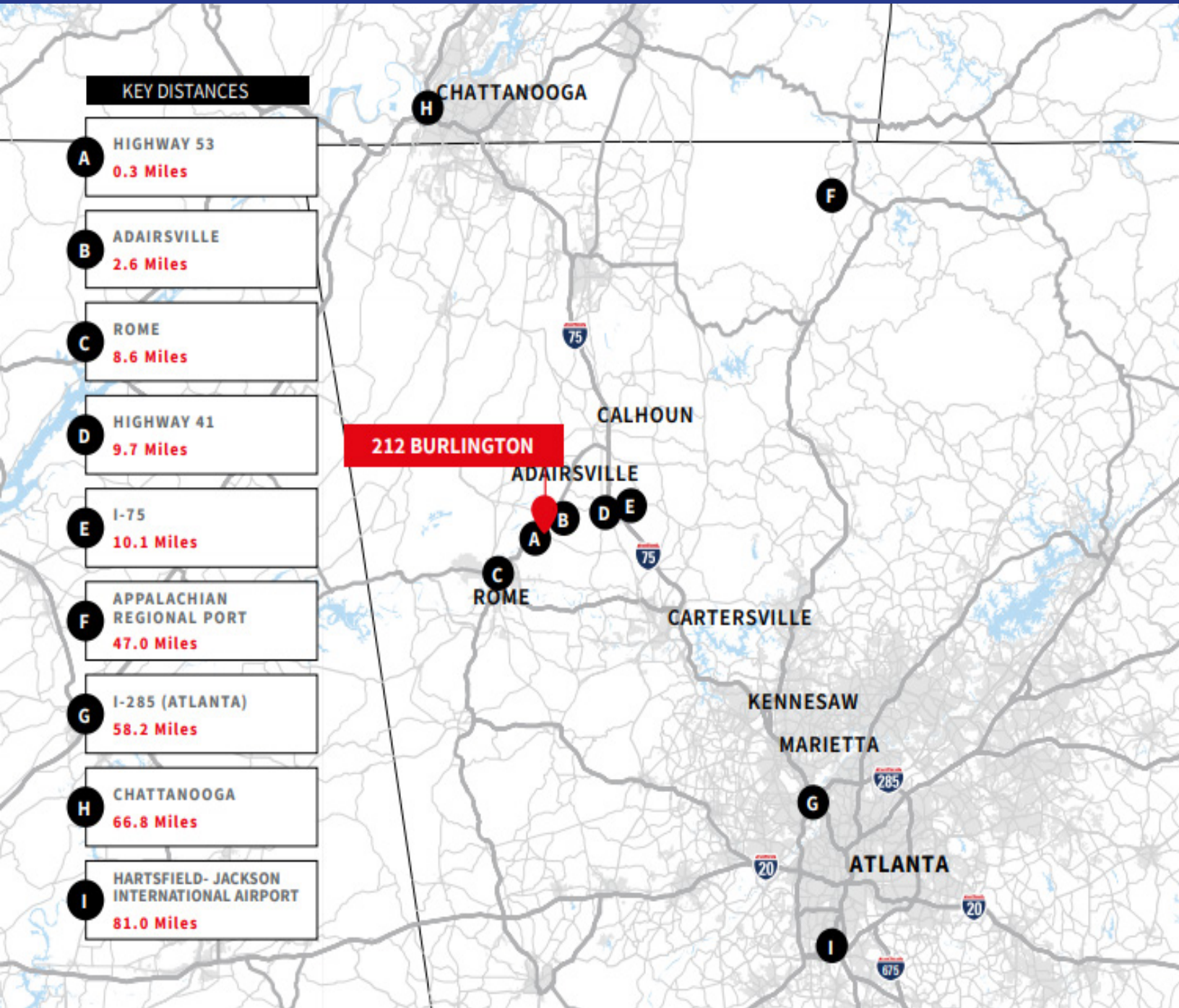
NEARBY NOTEWORTHY OPERATIONS



INTERIOR & EXTERIOR IMPROVEMENTS



LOCATION & KEY DISTANCES



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