



FOR LEASE

READY FOR OCCUPANCY

STATE OF THE ART 390,498 SF FACILITY

3569 SOUTH HIGHWAY 41
ADAIRSVILLE, GA 30103

Strategically located on US-41

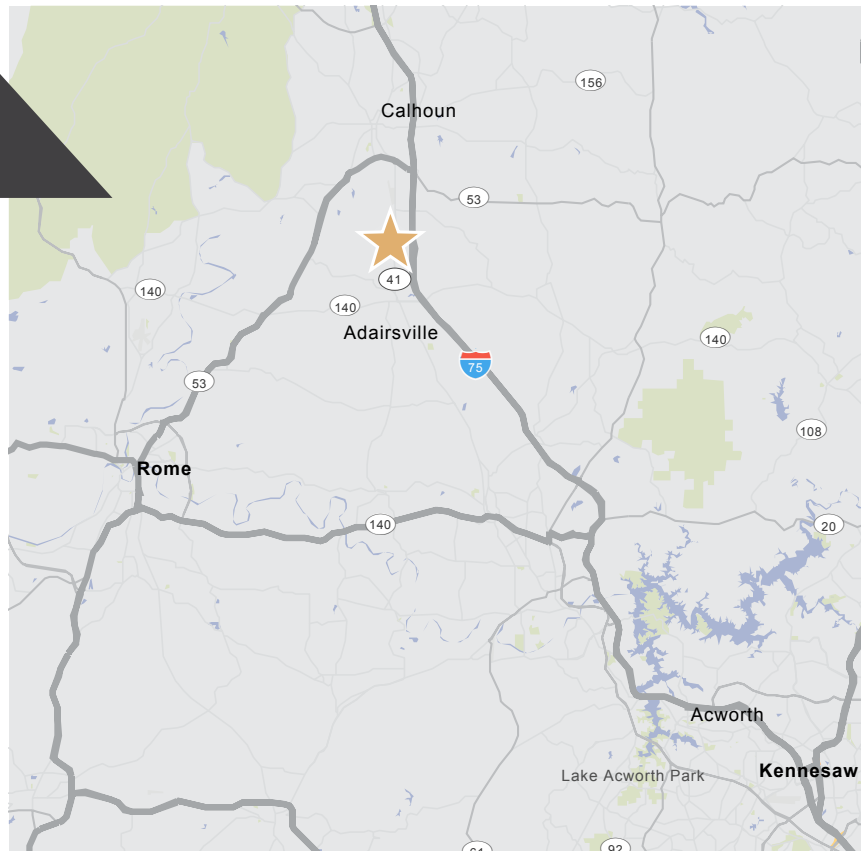
3.2 miles to I-75

37 miles to I-575

51 miles to I-285

70 miles Hartsfield-Jackson International Airport

40.2 miles to Appalachian Regional Port



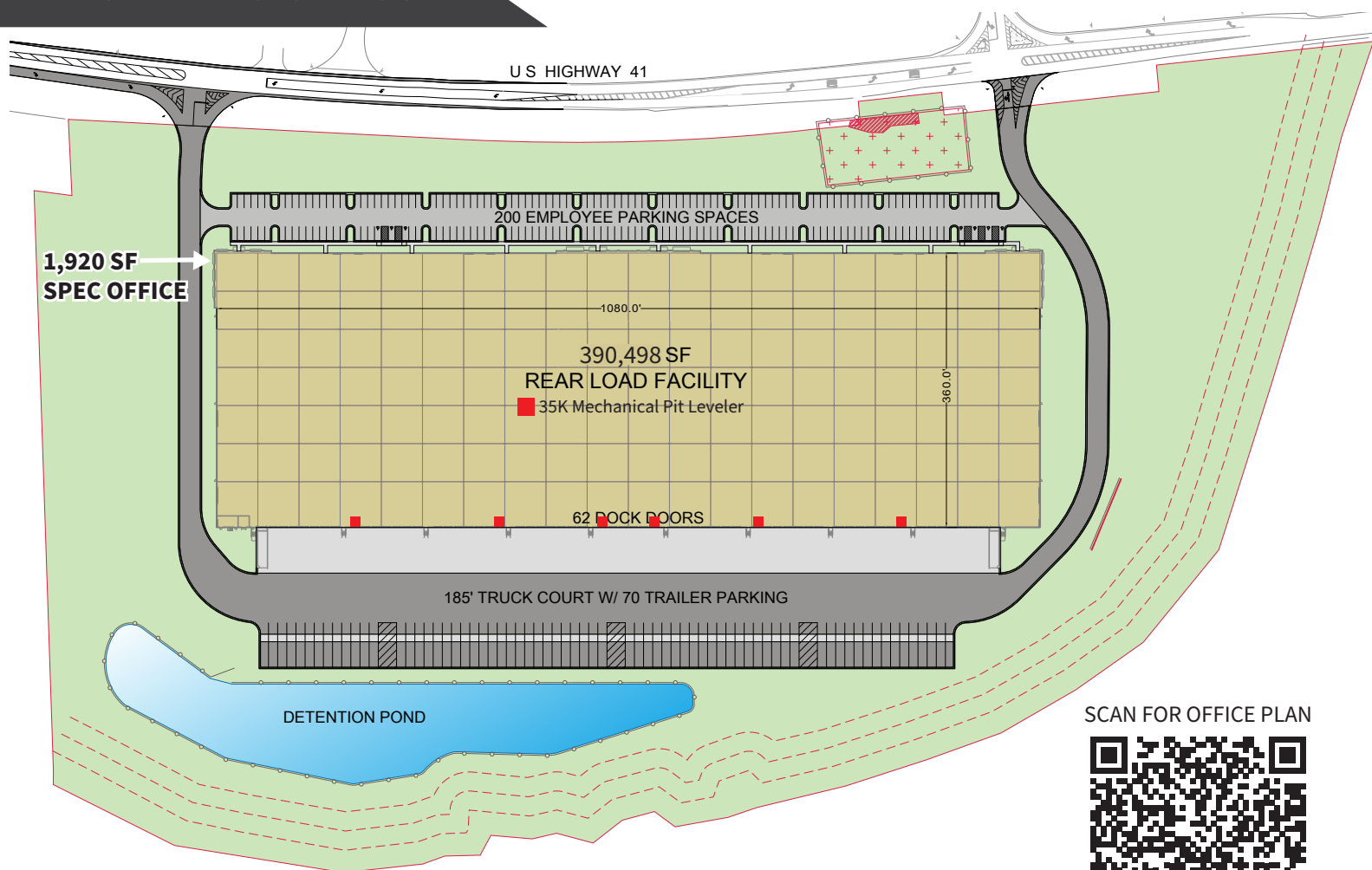
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BUILDING SPECS



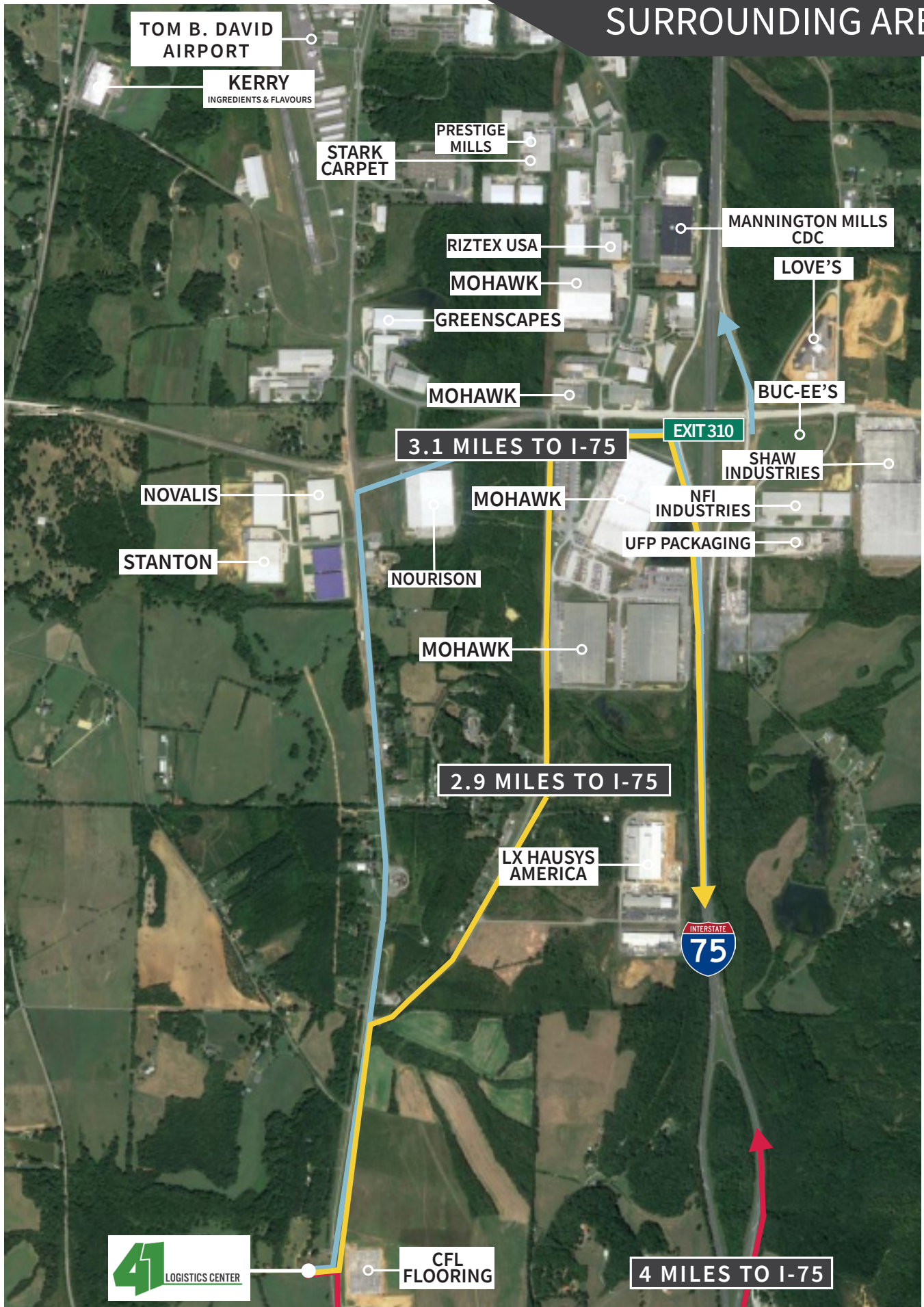
SCAN FOR OFFICE PLAN



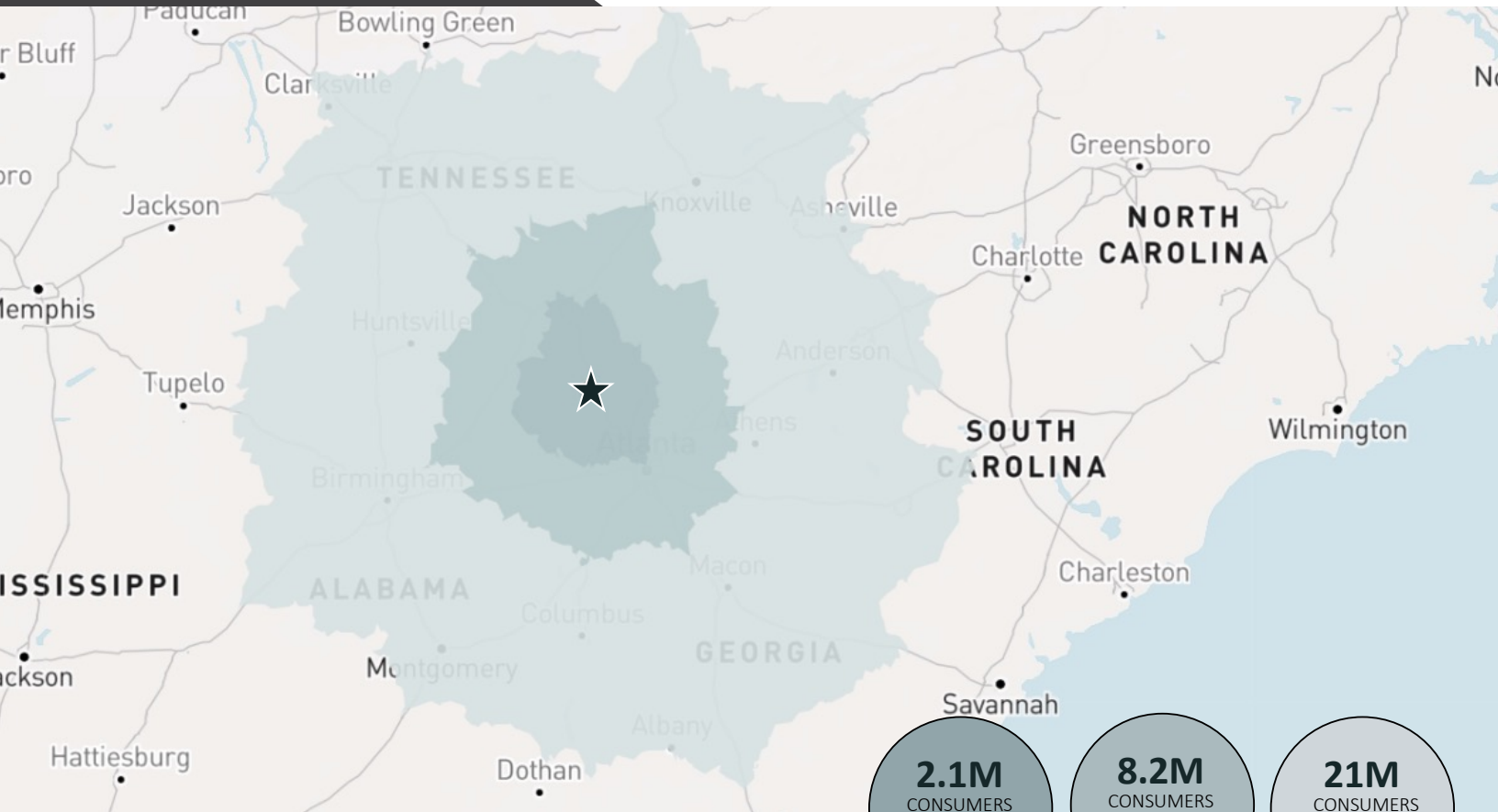
BUILDING INFORMATION:

AVAILABLE SF:	390,498 SF
TOTAL ACRES:	32.56 acres
BUILDING DIMENSIONS:	1080' × 360'
CLEAR HEIGHT:	36'
COLUMN SPACING:	54'w × 50'd, 60' in Speed Bay
DOCK-HIGH DOORS:	Sixty-two (62) - 9' × 10' doors
DRIVE-IN DOORS:	Two (2) - 12' x 14' doors
AUTO PARKING:	200 spaces
TRAILER PARKING:	70 spaces
SLAB:	7" concrete on 6" GAB
SPRINKLER SYSTEM:	ESFR - K22 heads
POWER	300 KVA & 150 KVA transformer
SPEC IMPROVEMENTS:	Approx. 1,920 SF of spec office (6) 35,000 lb. mechanical levelers LED lighting (25 FC @ 36" AFF)

SURROUNDING AREA



DRIVE TIME MAP



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