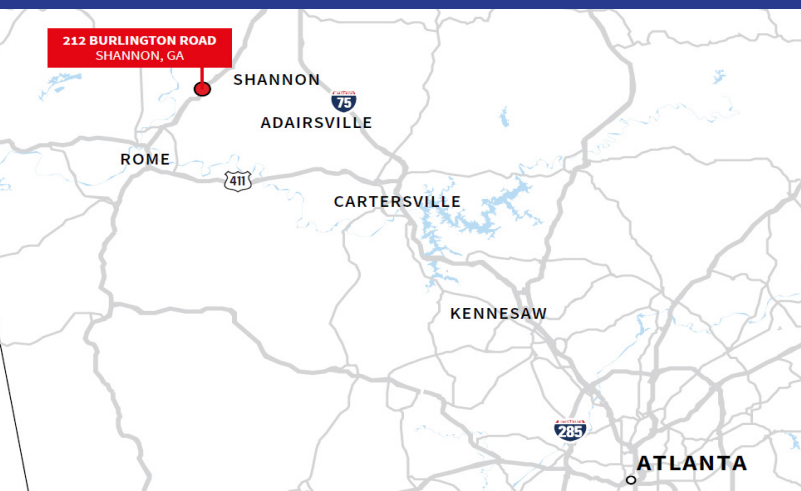


212 BURLINGTON ROAD SHANNON, GA

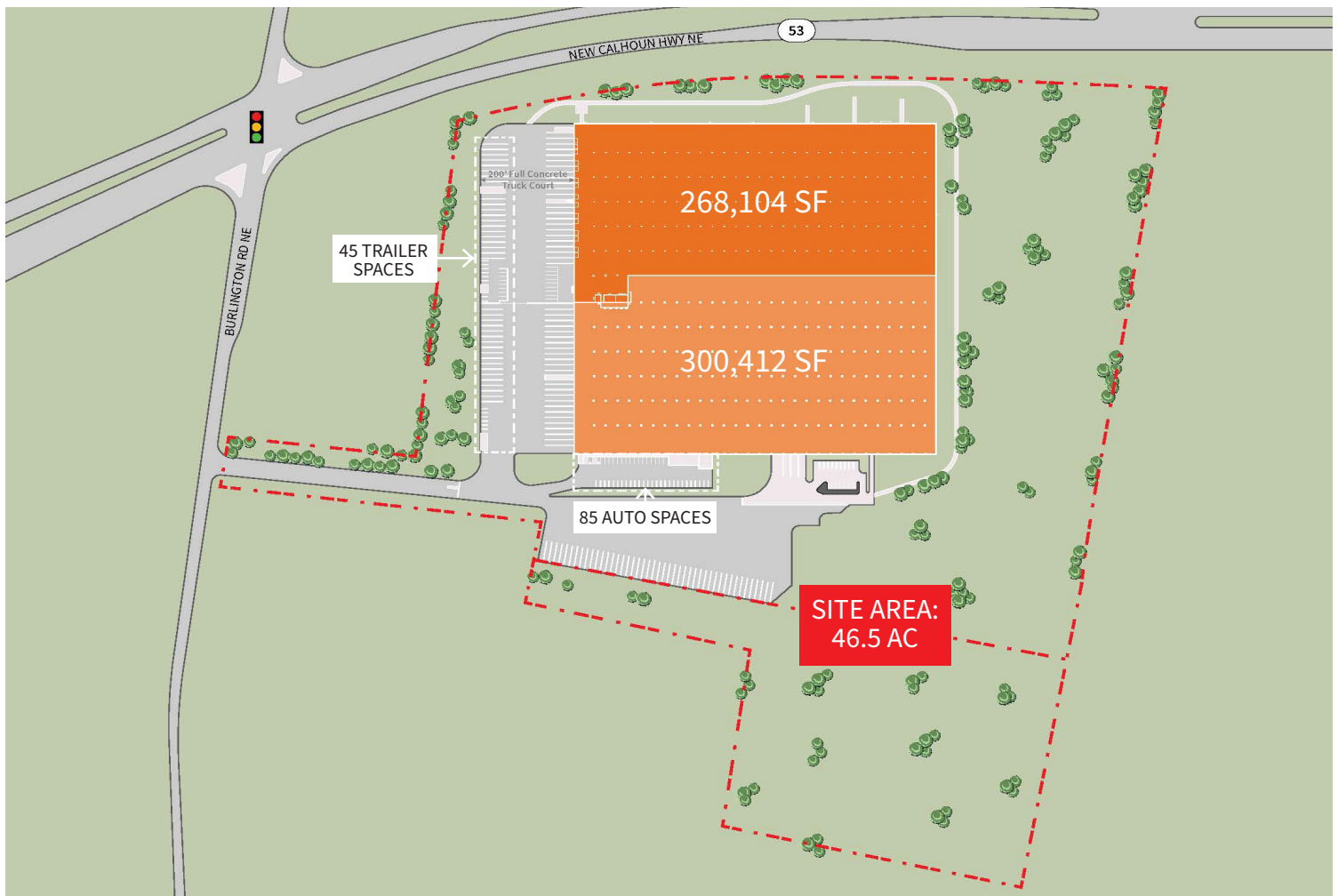


568,516 SF AVAILABLE IMMEDIATELY

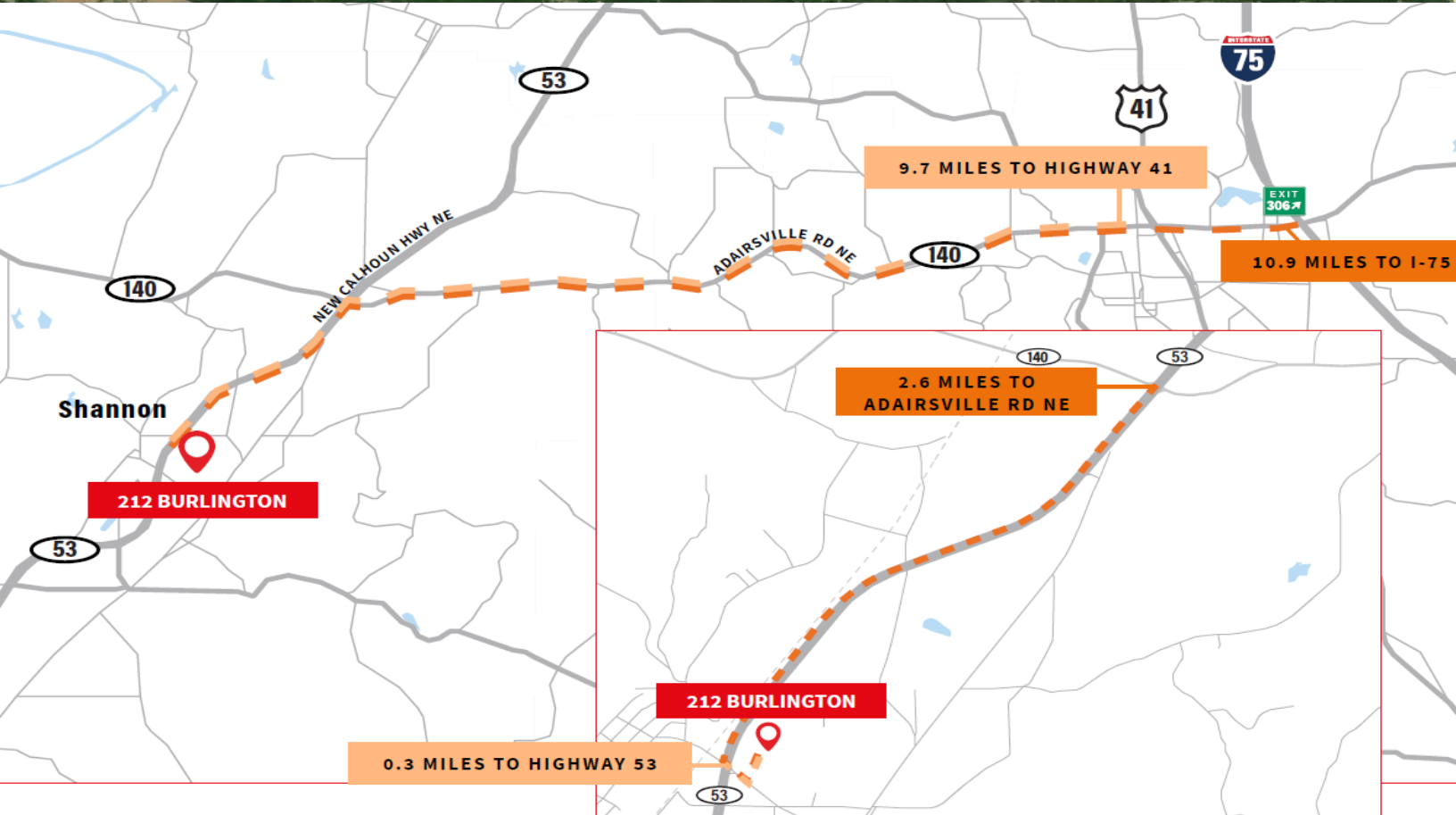
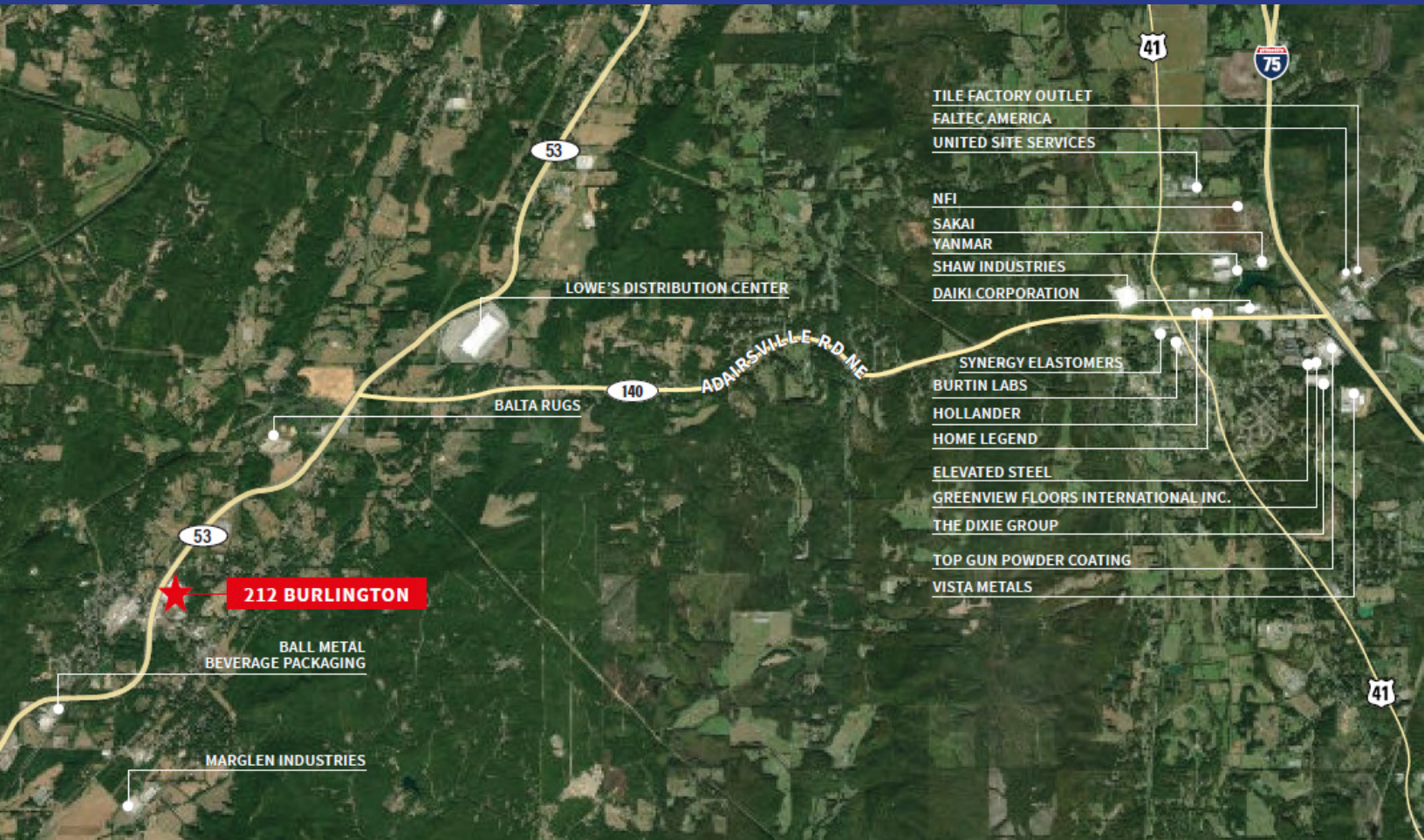


BUILDING & SITE PLAN

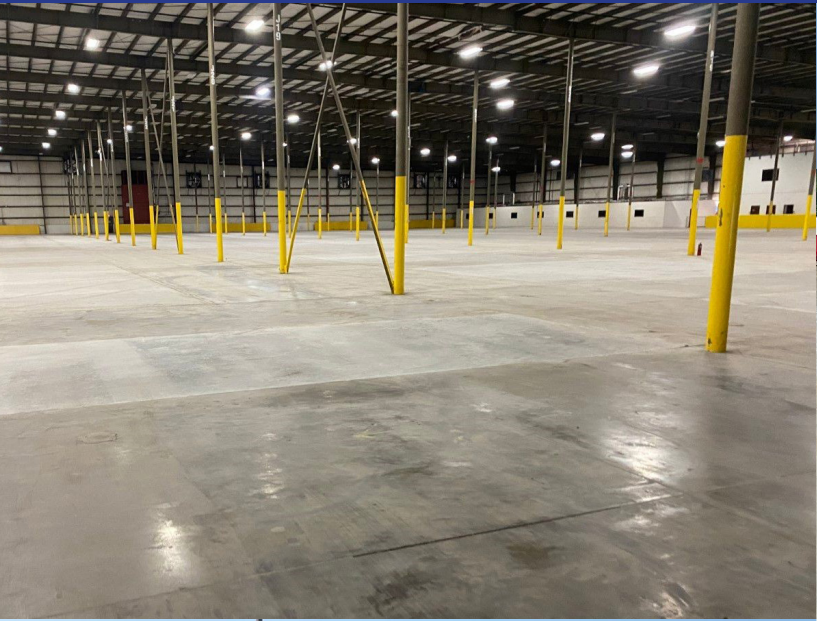
» Building square footage	568,516 SF on 46.5 acres
» Available square footage	568,516 SF (±770'd x 740'd)
» Office square footage	3,161 SF
» Column spacing	25' x 55' & 40' x 50' in Loading Bay
» Spinkler system	Wet
» Clear height	26' at Eaves 35' at Center Ridge
» Loading	53 Dock-High Doors & 4 Oversized Drive-In Doors
» Auto parking	85 (Ability to expand)
» Trailer parking	45 (Ability to expand)
» Power	2,400 amps
» 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)
» Potential expansion	11.5 acres with potential for outdoor storage/trailer parking



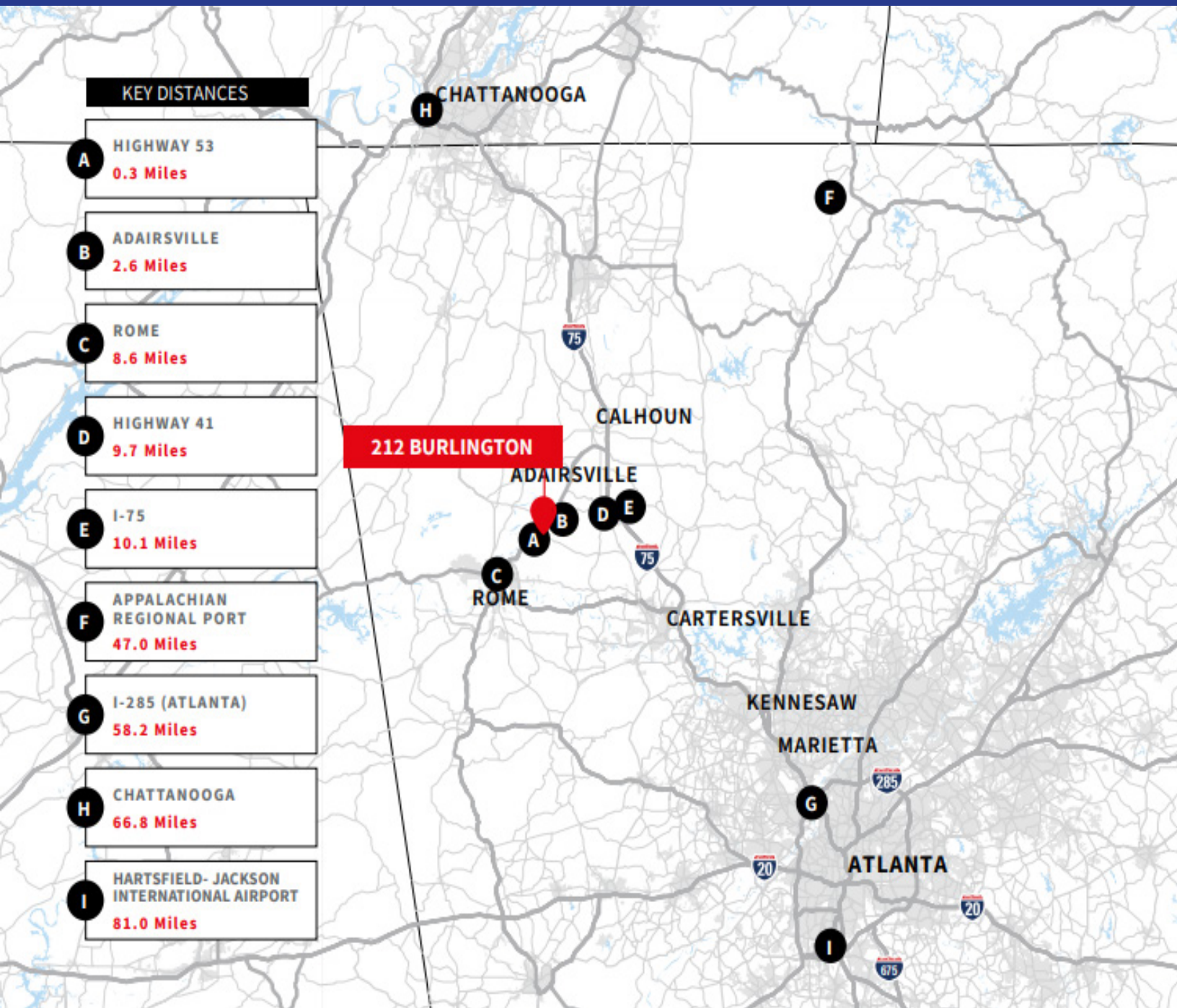
NEARBY NOTEWORTHY OPERATIONS



INTERIOR & EXTERIOR IMPROVEMENTS



LOCATION & KEY DISTANCES



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