

NAI BrannenGoddard

500 SOHO DRIVE

Adairsville, Georgia 30103

FOR SALE
MANUFACTURING/
DISTRIBUTION BUILDING

76,750 SF

OFFICE

4,950 SF

PROPERTY HIGHLIGHTS

- 6.02 Acres
- Parcel ID A008-0003-008
- 2 Unfinished Mezzanine Areas
- Built 2002
- 22' Clear Height
- 7 Dock-High Doors:
 - Suite A: 4 (8' W x 10' H)
 - Suite B: 3 (8' W x 10' H)
- 2 Ramped Drive-In Doors:
 - Suite A: 1 (12' W x 16' H)
 - Suite B: 1 (12' W x 10' H)
- 43 Auto Parking Spaces
- 6" Floor Slab
- Power:
 - Suite A: 1,500 kVA
 - Suite B: 7,000 Amps
- 5 Wall-Mounted Fans and Louvers
- LED Lighting
- Masonry and Metal Construction
- Zoned C-2 (General Business District), City of Adairsville
- 0.6 Miles to I-75 at Exit 306 (Hwy 140)

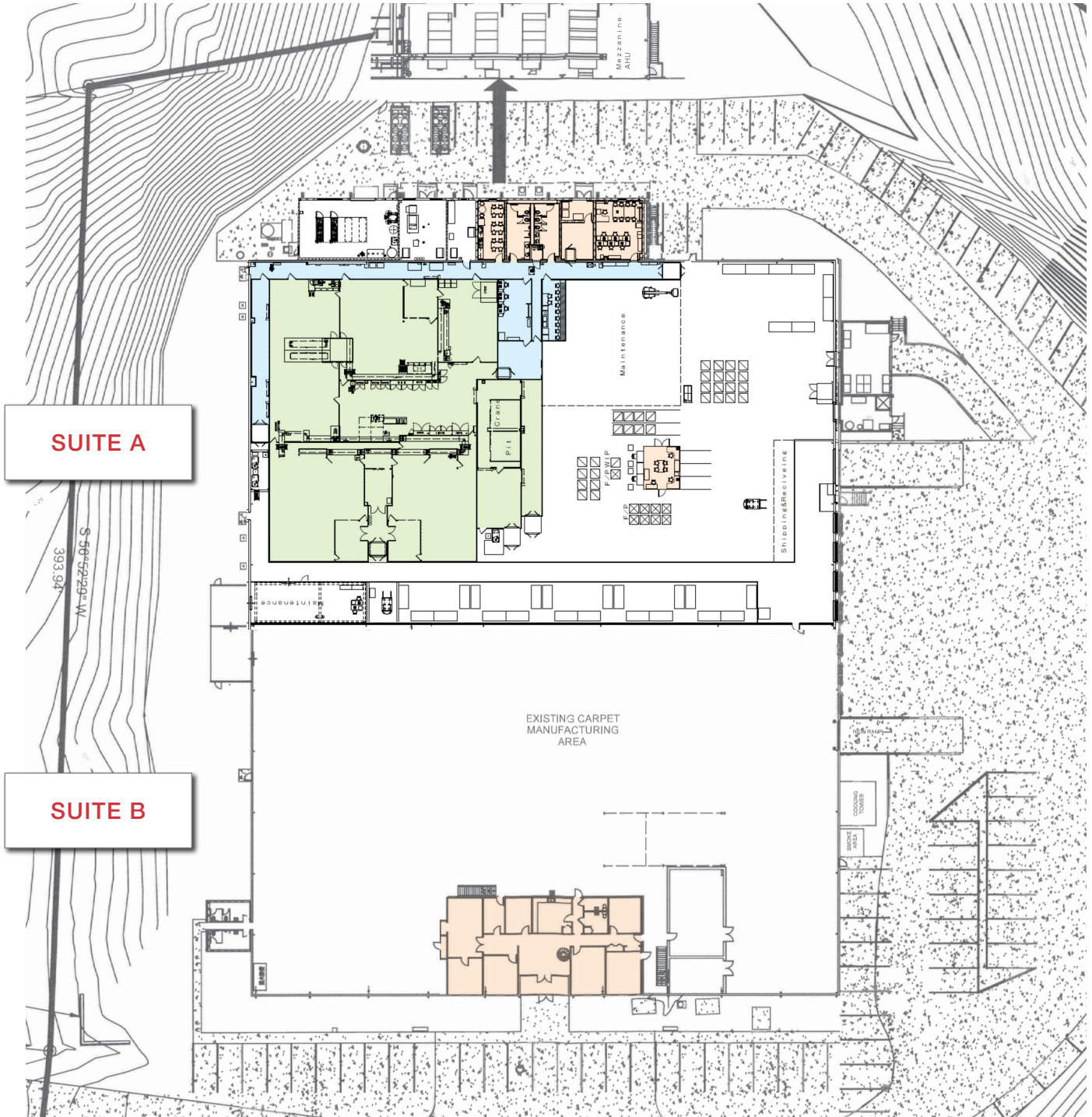
Mike Powell

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Andrew Webb

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- Semi-clean Room - Clean Room - Office Space

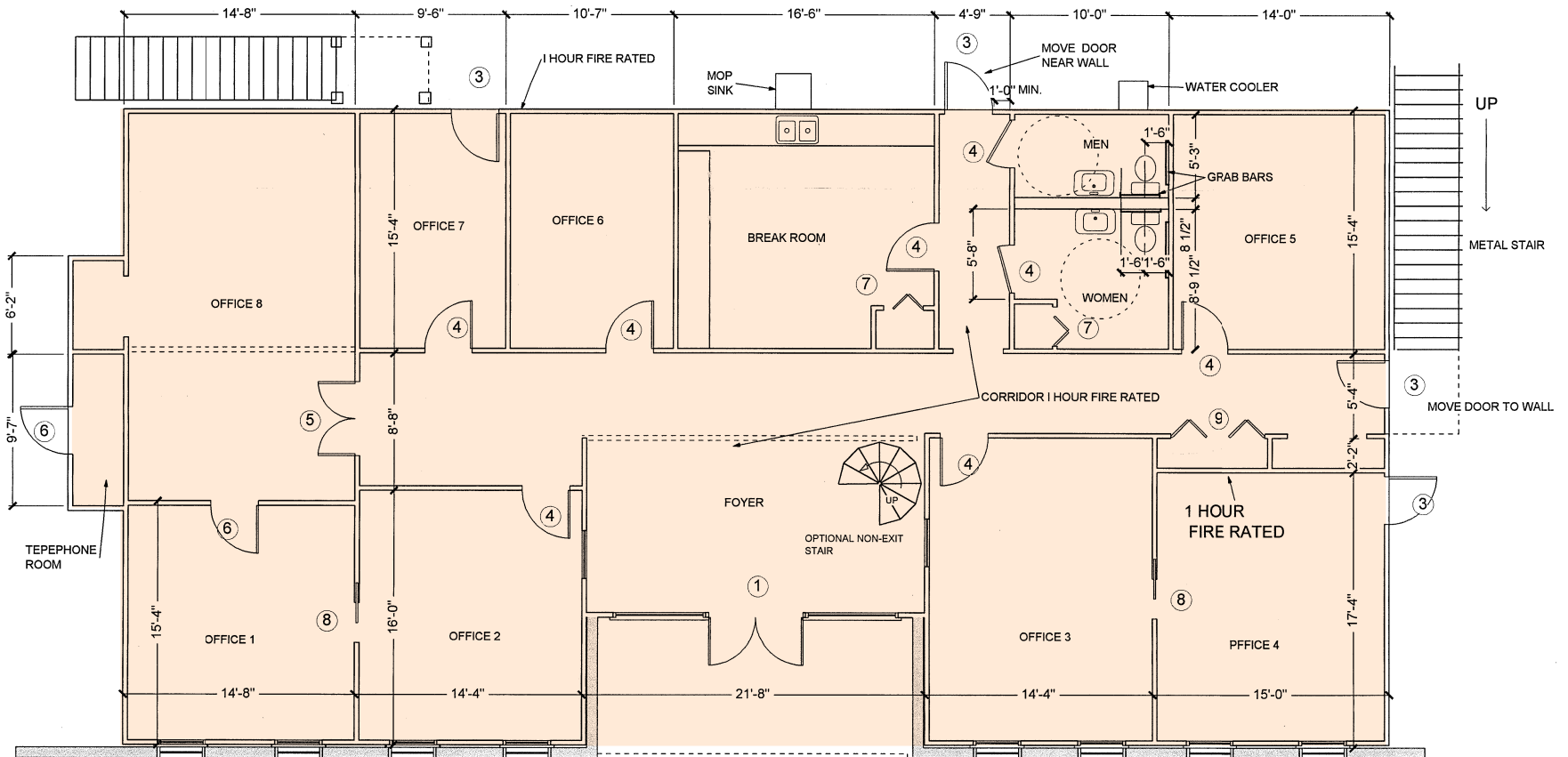
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SUITE B

DOOR SCHEDULE		
MARK	SIZE	DESCRIPTION
1	(2) 3'0" X 7'0"	STORE FRONT WITH SAFETY GLASS, CLOSER, PUSH & PULL HARDWARE
2	3'0" X 7'0" X 1 3/4"	FLUSH HM, WITH PANIC HARDWARE
3	3'0" X 6'8" X 1 3/4"	FLUSH HW, UL LABLE C, 3/4 HR FIRE RATED
4	3'0" X 6'8" X 1 3/4"	FLUSH SC, 20 MIN. RATED
5	(2) 3'0" X 6'8" X 1 3/4"	FLUSH SC, 20 MIN. RATED
6	3'0" X 6'8" X 1 3/8"	FLUSH SC
7	1'8" X 6'8" X 1 3/8"	BI-FOLD
8	3'0" X 6'8" X 1 3/8"	POCKET DOOR
9	4'0" X 6'8" X 1 3/8"	BI-FOLD

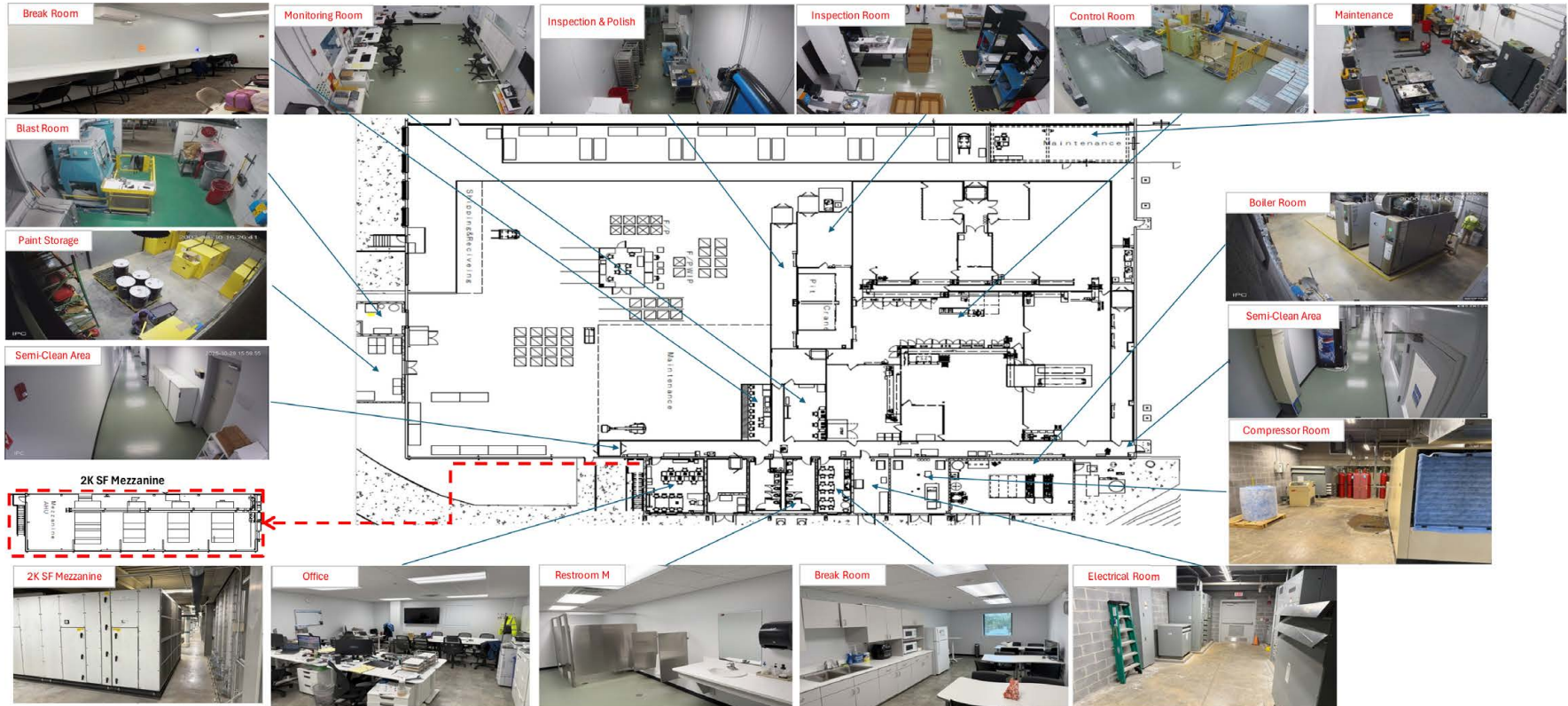
HAREWARE NOTE
 ALL DOORS TO HAVE LEVER HANDLE OR PUSH AND PULL HARDWARE.
 ALL EXIT DOORS TO BE NONLOCKING FROM INSIDE.

OFFICE SPACE



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SUITE A



**Equipment shown is not included in sale.*

- The equipment design is equivalent to Class 8.
- In actual production management, it is equivalent to Class 7.
- Aim to control 5 µm particles to 100/CF or less.

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ADDITIONAL PHOTOS/VIDEOS



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