



### 3354 Catalina Dr, Suite 110, Chamblee, GA 30341

#### Opportunity

- 16,733 sf available
- BTS office space
- 67,896 total building size
- 28' clear height
- 52' x 50' bay size
- 160' Bldg. Depth
- 9 (9'x10') DH
- ESFR Sprinkler system
- 170' shared Truck Court

#### Location



24 Miles to  
Airport



3 Miles to  
I-85



3 Miles to  
I-285

#### For further information

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## Industrial For Lease

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### Building Specifications

<b>Zoning:</b>	IT-Industrial Transitional	<b>Sanitary Line:</b>	6" Sanitary stubbed up at future office locations
<b>Store Fronts:</b>	Aluminum Storefront System with 1" Low-E Tinted Insulated	<b>Gas Services:</b>	Include to supply gas fired unit heaters for freeze protection
<b>Electrical Service:</b>	477/280V 1200 Amps	<b>Fiber/Telecom:</b>	Empty conduit provided for future data
<b>Interior Painting:</b>	Interior column paint only	<b>Fire Protection:</b>	ESFR Sprinklers
<b>Interior Floor Slab:</b>	7" thick non-reinforced 4,000 psi on 6" stone base with 10 mil vapor barrier	<b>Roof System:</b>	60 mil TPO with R-25 Insulation over future office area and R-15 over warehouse space
<b>Floor Sealer:</b>	Ashford Sealer	<b>Warehouse Ventilation:</b>	Exhaust Fan with wall mounted Intake Louver Code minimum air changes per hour
<b>Lighting:</b>	Code minimum for unoccupied space – lighting to be installed as part of the tenant upfit	<b>Canopy:</b>	Cantilevered entry canopies and bullnose dock canopies
<b>Water Distribution:</b>	2" Domestic Water	<b>Bumpers:</b>	Dock bumpers included



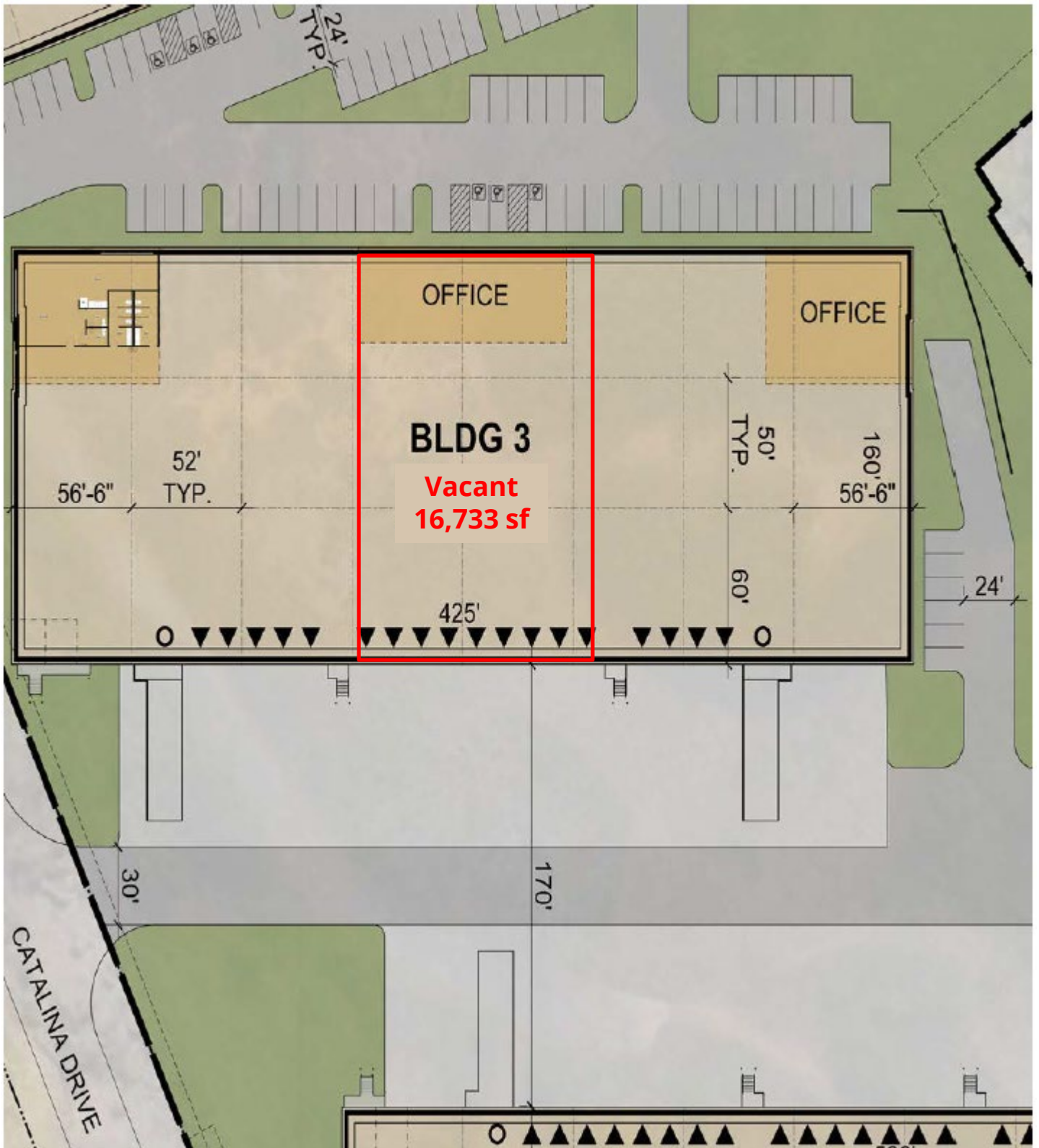
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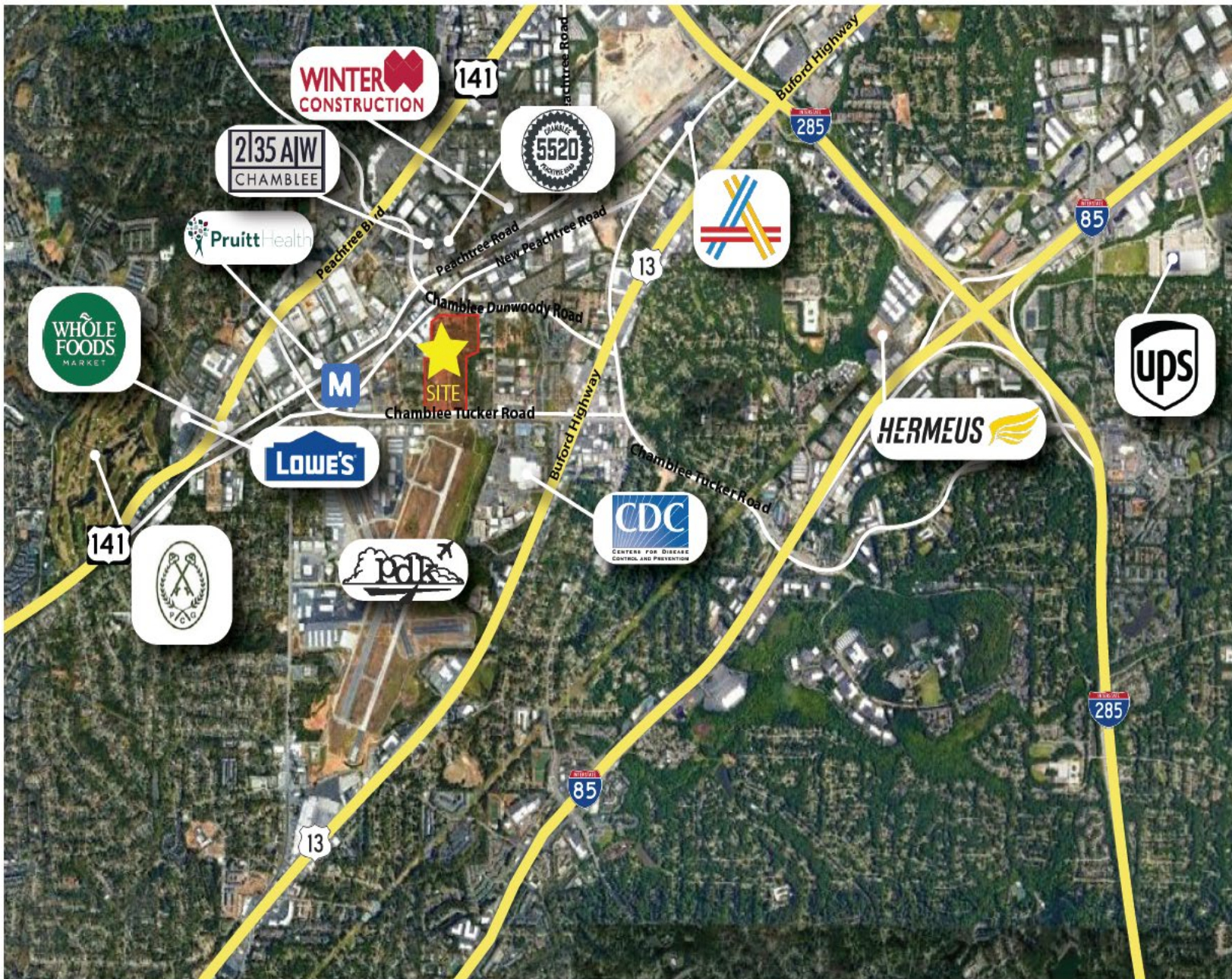
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