



373,266 SF AVAILABLE

3,010 SF Spec Office

Cross Dock Design

36' Clear Height

54' x 51'3" Column Spacing with 60' Speed Bays

190' Truck Courts with 60' Concrete Apron

(76) 9' x 10' Dock-High Doors

(4) 12' x 14' Drive-In Doors

LED lighting with Motion Sensors

TPO Roof

ESFR Fire Protection

Located in a TIER 2 COUNTY, which provides a \$3000 tax credit for each new job created for up to 5 years



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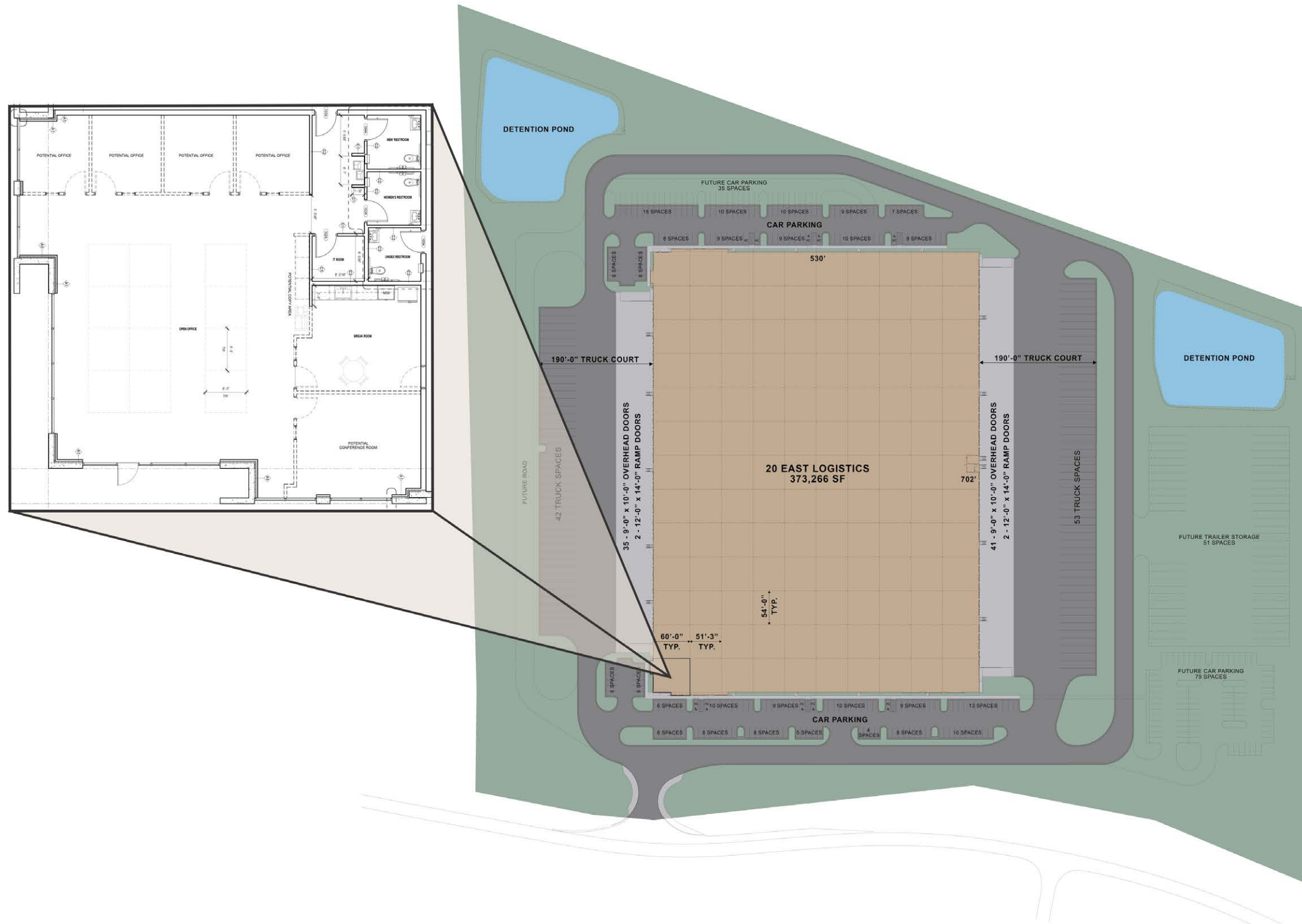
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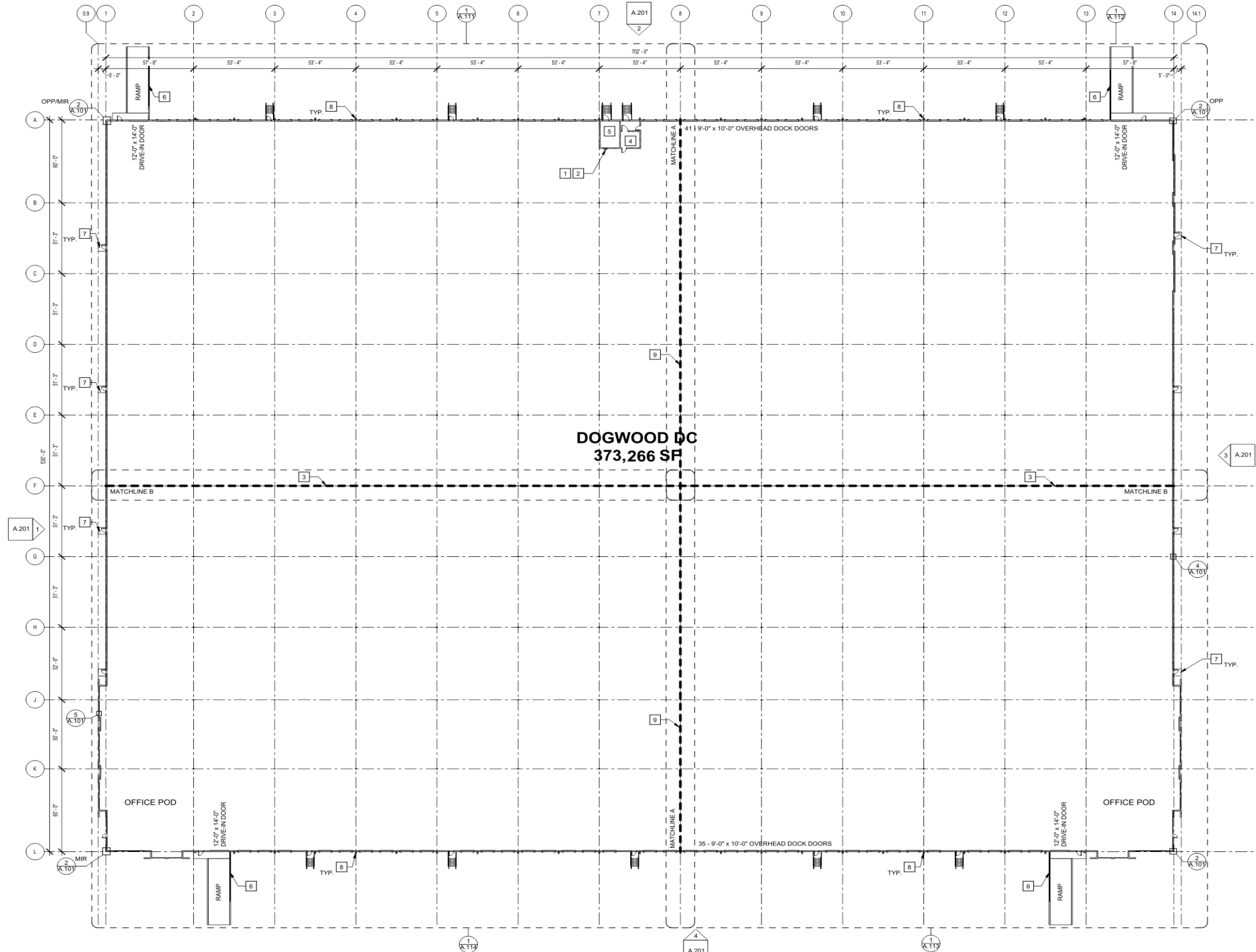
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1 OVERALL FLOOR PLAN
SCALE: 1/32" = 1'-0"



PROPERTY SPECIFICATIONS

ADDRESS	2932 Dogwood Drive, SE Conyers, (Newton County) Georgia 30013
SIZE	Total: 373,266 Square Feet Available: 373,266 Square Feet Minimum Divisible: 150,000 Square Feet
DIMENSIONS	530' x 702' (Cross Dock Design)
SITE	32.73 Acres
CONSTRUCTION	Walls: Tilt-Up Concrete Panels with Clerestory Windows Slab: 7" Concrete Slab Roof: TPO (45 mil / R25 Insulation) Ceiling Height: 36' Clear Minimum at First Column Column Spacing: 54' x 51'3" with 60' speed bay
SPEC OFFICE	3,010 Square Feet
ELECTRICAL POWER	2000 Amps / 480 Volt / 3 Phase
SPRINKLER	ESFR
LIGHTING	LED with Motion Sensors
WATER / SEWER	Newton County
NATURAL GAS	Atlanta Gas Light
TRUCK LOADING	(76) 9' x 10' Dock-High Doors (4) 12' x 14' Drive-in Doors 190' Truck Court with 60' Concrete Apron
ZONING	M-1 (Industrial)
PARKING	266 Automobile Space (Expandable) 95 Trailer Staging (Expandable)
TRANSPORTATION	Located Approximately 2 miles from I-20 via Exits #84 or #88