

246 SOUTH INDUSTRIAL BLVD

CALHOUN, GEORGIA 30701



TRANSPORTATION

CITIES:

Atlanta - 67 miles
Chattanooga - 53.8 miles

INTERSTATE:

Excellent access to Interstate 75

Savannah: 314 miles

Brunswick: 375 miles

Charleston: 375 miles

Jacksonville: 416 miles

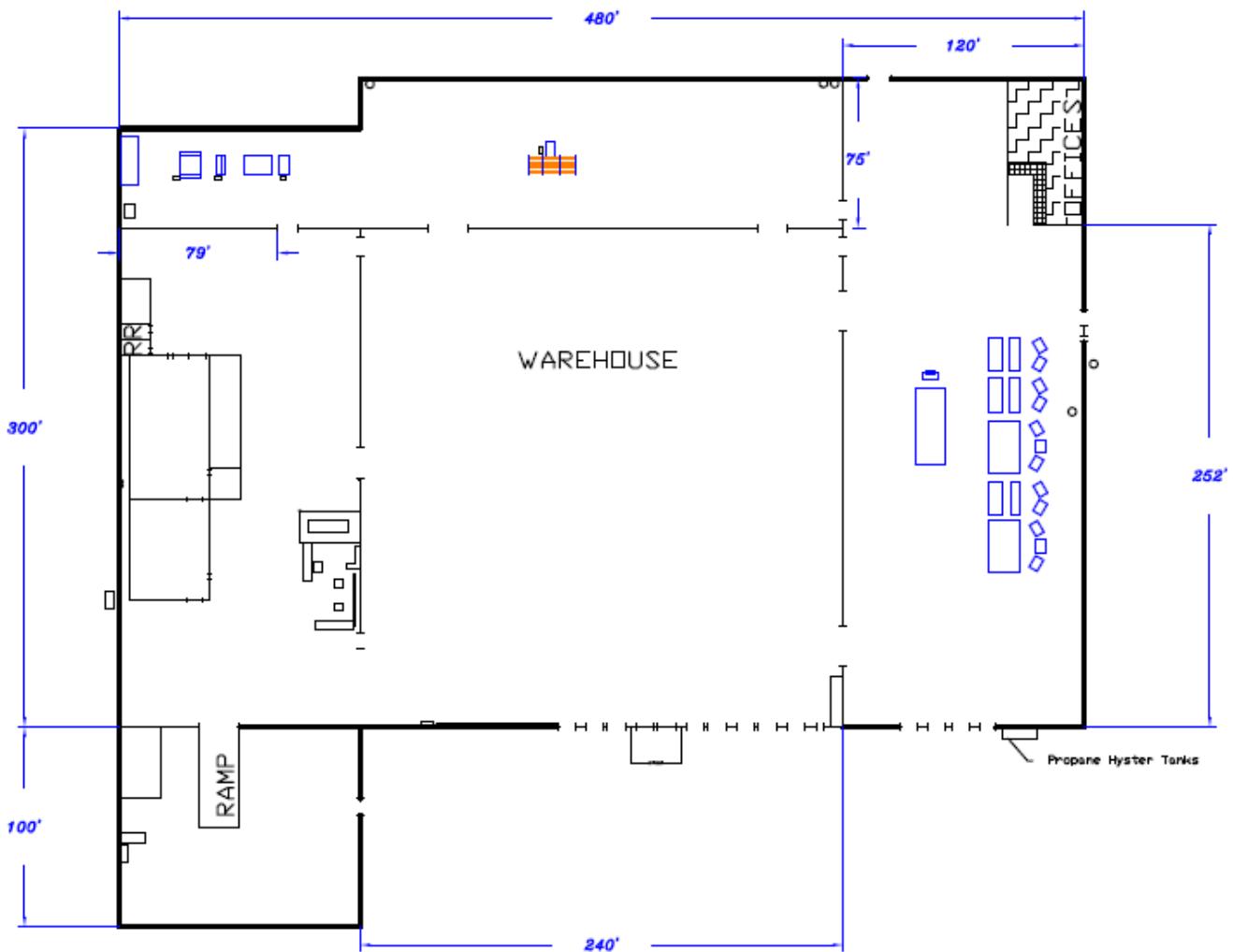
Norfolk: 620 miles

Miami: 729 miles





FLOOR PLAN



BUILDING SPECIFICATIONS

LOCATION:	246 South Industrial Blvd
AVAILABLE:	±165,000 SF on 6.4 acres
OFFICE SPACE:	6,000 SF with 1,000 SF mezzanine
BUILDING CONSTRUCTION:	Masonry and metal panel
BUILDING TYPE:	Side-load warehouse
BUILDING DEPTH:	252' - 300' deep
BUILDING CEILING HEIGHT:	20'-28'
DOCK DOORS:	14 dock high doors; 2 drive in doors
TRUCK COURT:	100'
AUTO PARKS:	68 spaces
ELECTRICAL SERVICE:	2,500 AMPS
ROOF:	Roof partially replaced in 1993; remainder replaced in 2012