

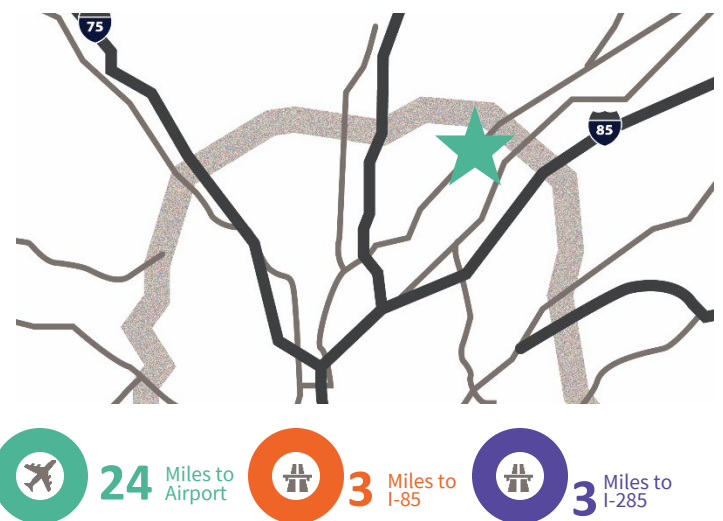


3394 Catalina Dr, Suite 100, Chamblee, GA 30341

Opportunity

- 33,969 sf available
- BTS office space
- 84,689 total building size
- 32' clear height
- 52' x 50' bay size
- 160' Bldg. Depth
- 9 (9'x10') DH, 1 Ramp
- ESFR Sprinkler system
- 170' shared Truck Court
- 480/277v, 1200 Amps

Location



For further information

Ben Parker, SIOR
ben.parker@avisonyoung.com
+1 404 409 5678

Benjamin Yim
benjamin.yim@avisonyoung.com
+1 678 777 0275



Building Specifications

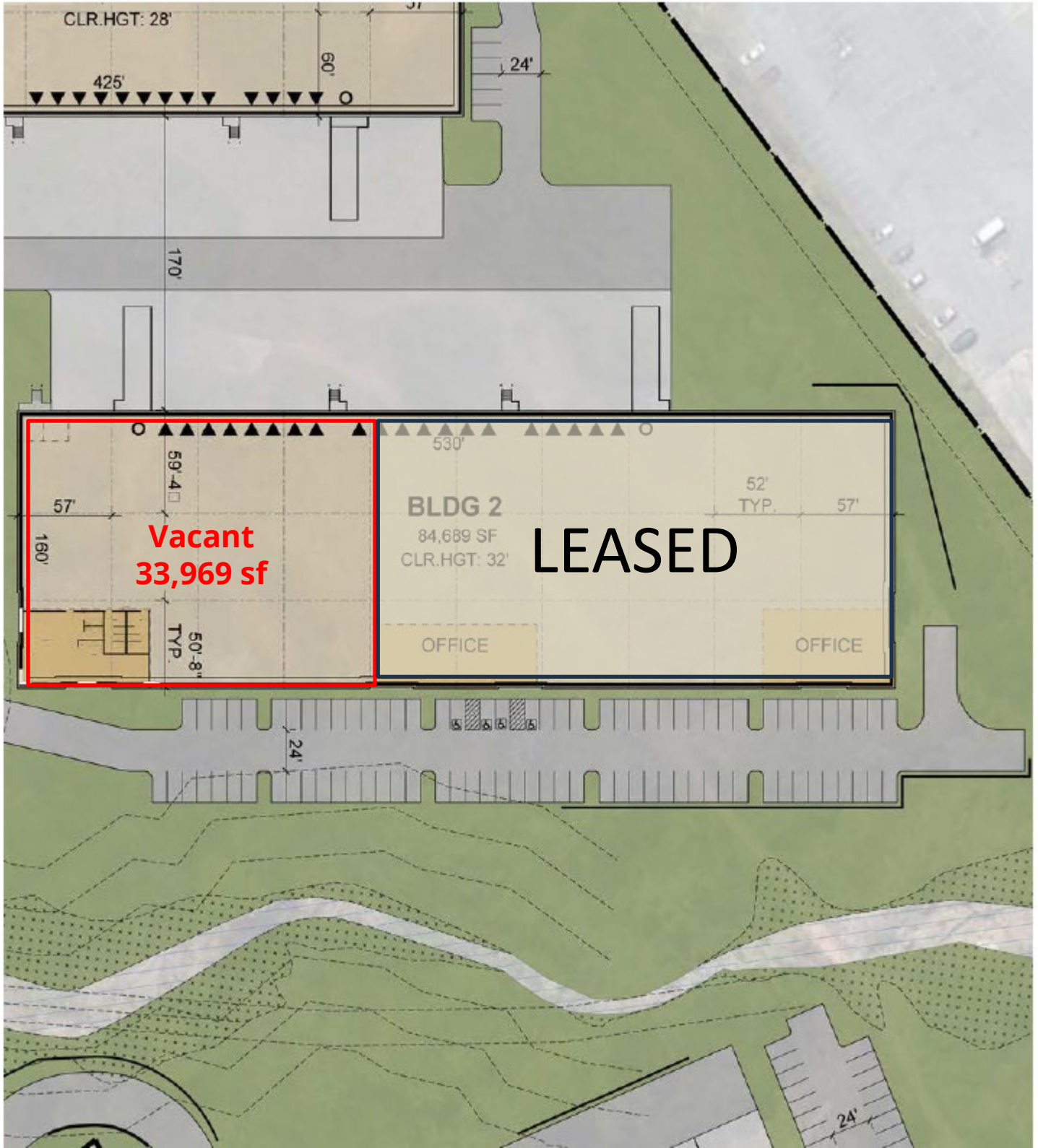
Zoning:	IT-Industrial Transitional	Sanitary Line:	6" Sanitary stubbed up at future office locations
Store Fronts:	Aluminum Storefront System with 1" Low-E Tinted Insulated	Gas Services:	Include to supply gas fired unit heaters for freeze protection
Electrical Service:	480/277V 1200 Amps	Fiber/Telecom:	Empty conduit provided for future data
Interior Painting:	Interior column paint only	Fire Protection:	ESFR Sprinklers
Interior Floor Slab:	7" thick non-reinforced 4,000 psi on 6" stone base with 10 mil vapor barrier	Roof System:	60 mil TPO with R-25 Insulation over future office area and R-15 over warehouse space
Floor Sealer:	Ashford Sealer	Warehouse Ventilation:	Exhaust Fan with wall mounted Intake Louver Code minimum air changes per hour
Lighting:	Code minimum for unoccupied space – lighting to be installed as part of the tenant upfit	Canopy:	Cantilevered entry canopies and bullnose dock canopies
Water Distribution:	2" Domestic Water	Bumpers:	Dock bumpers included



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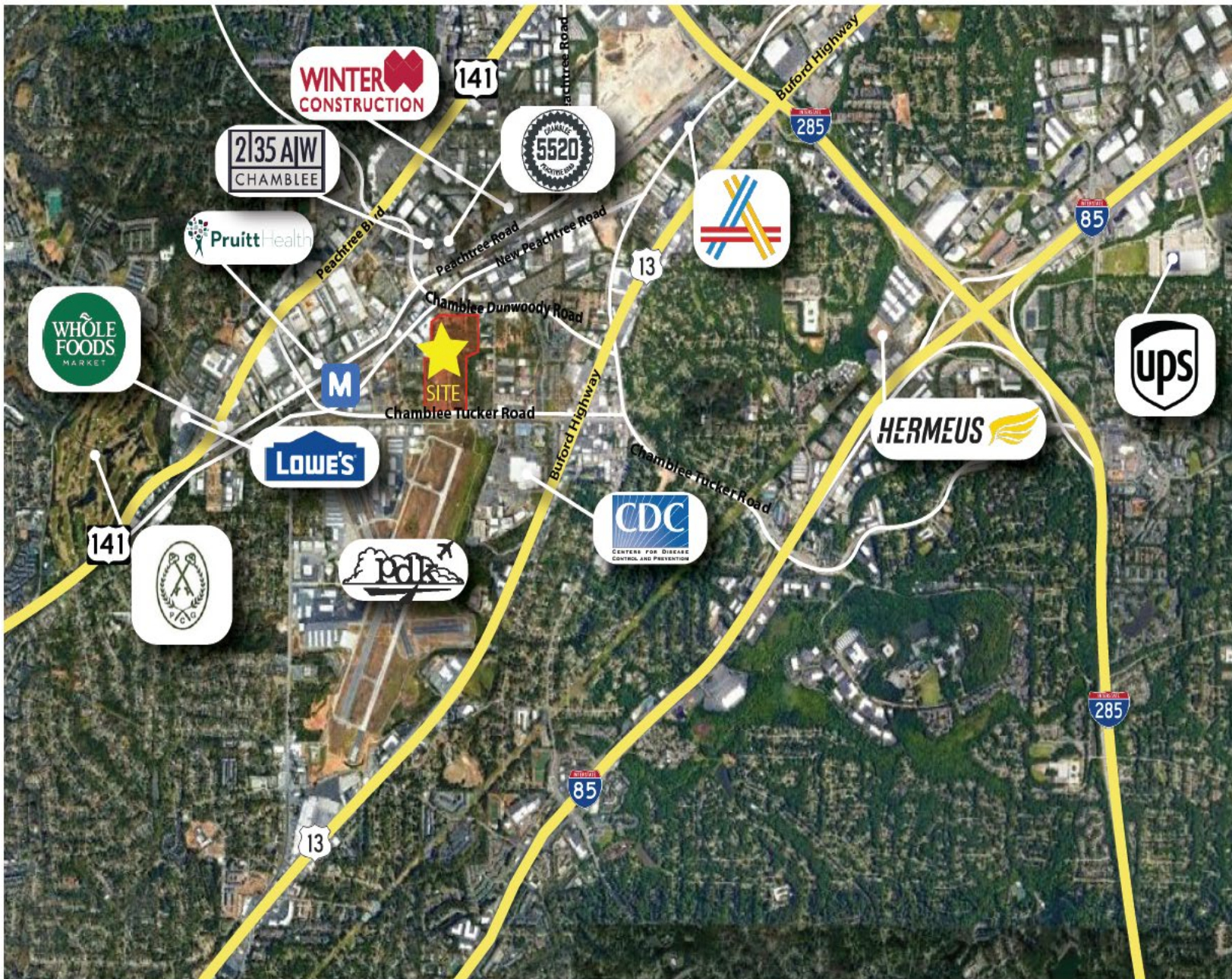
Owned by:



Ben Parker, SIOR
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+1 678 777 0275





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Benjamin A. Parker, SIOR
ben.parker@avisonyoung.com
+1 404 409 5678

Benjamin Yim
benjamin.yim@avisonyoung.com
+1 678 777 0275

Sonita Hong
sonita.hong@avisonyoung.com
+1 770 716 6149

Thomas Johnson
thomas.johnson@avisonyoung.com
+1 910 885 2334

Owned by:

