

LAMBERT FARMS LOGISTICS PARK

405 KING MILL ROAD, MCDONOUGH, GA 30252

99,144 SF AVAILABLE FOR SUBLEASE

FLEXIBLE TERM



LEASING INFORMATION:

**RELIANT REAL ESTATE PARTNERS, LLC
ADAM RICHARDS / TYLER FANN
404-760-7180**



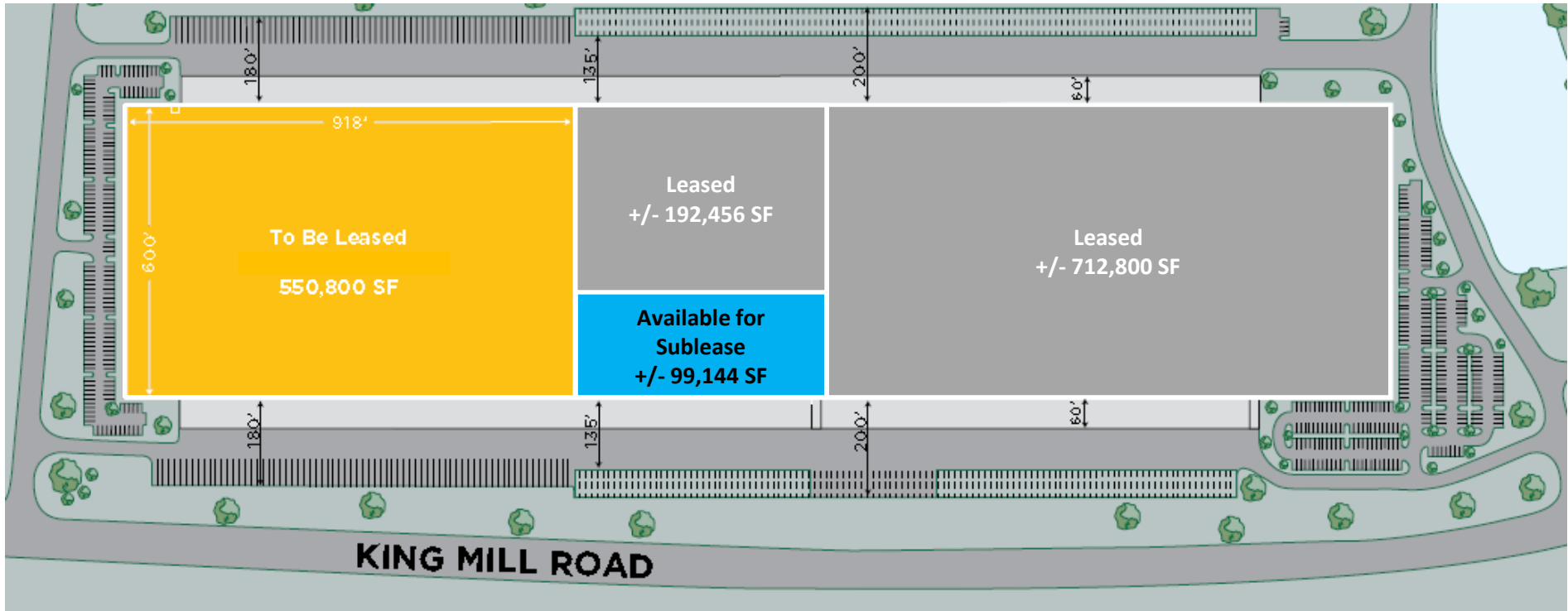
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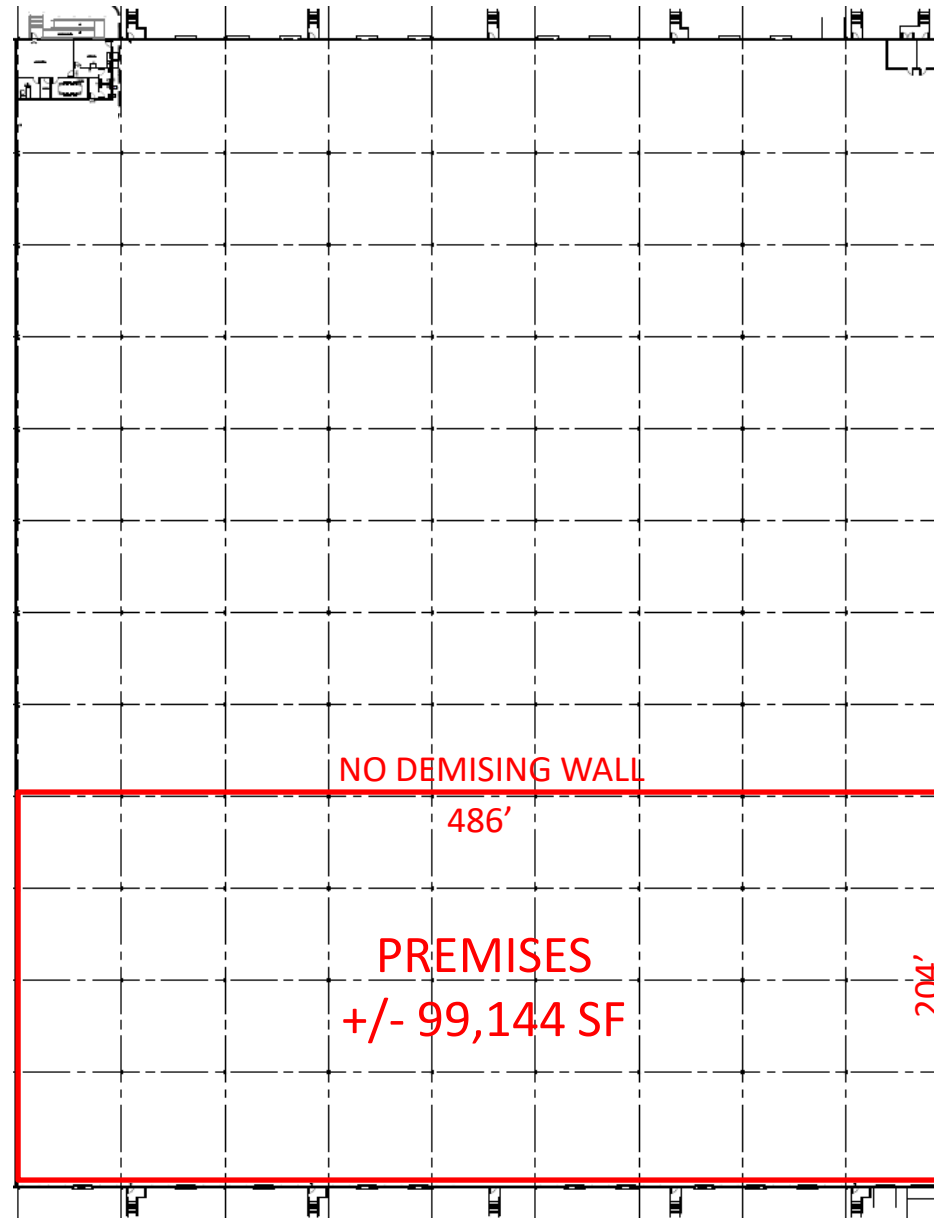
Year Built:	2018	Building Type:	Concrete tilt-up / cross-dock configuration
Total Building SF:	1,555,200	Floor Slab:	7" unreinforced 4,000 psi on 6" GAB
Contiguous SF Range:	99,144 SF	Sprinkler:	ESFR
Office SF:	0	Truck Court:	135', 60' concrete apron
Building Depth:	600'	Dock Equipment:	40,000 lb. hydraulic levelers, locks, seals and lights
Column Spacing:	54' x 48', 60' at first column line	Warehouse Lighting:	LED w/ motion sensors
Clear Height:	36'	Roof:	60 mil white TPO with R-28 insulation
Dock High Doors:	13 (9 with levelers)	Power:	277/480 volt, 3-phase electrical service
Drive-in Doors	None	Zoning:	M-1, Henry County

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