

FOR LEASE

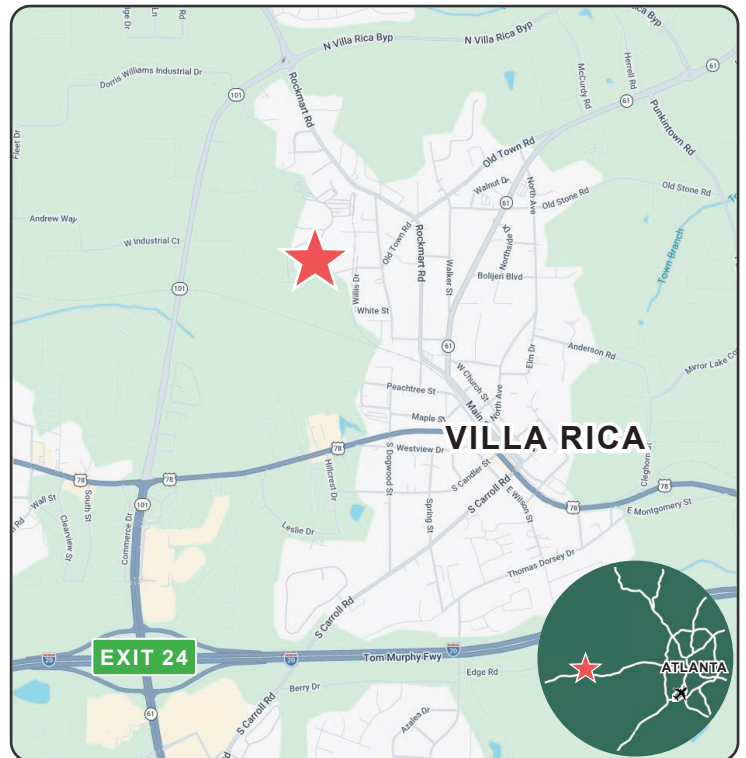
34 E INDUSTRIAL COURT, VILLA RICA, GA 30180

HEAVY POWER
±6,600 AMPS



PROPERTY HIGHLIGHTS

BUILDING SIZE	±357,000 SF
AVAILABLE SPACE	<ul style="list-style-type: none">• Suite 100: ±130,000 SF Rate: \$5.50 NNN• Suite 300: ±177,000 SF Rate: \$3.95 NNN
OUTDOOR STORAGE	Potential ±2.8 AC of Fenced IOS
FIRE PROTECTION	Sprinklered
RECENT IMPROVEMENTS	<ul style="list-style-type: none">• New Asphalt• New Exterior Paint
KEY DISTANCES	<ul style="list-style-type: none">• ±1.7 mi to I-20 (Exit 24)• ±28 mi to I-285



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Mason Marsteller | 404-790-9615 | mason@hughes-cre.com

Elliott Stroud | 912-580-1617 | elliot@hughes-cre.com

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SITE LAYOUT



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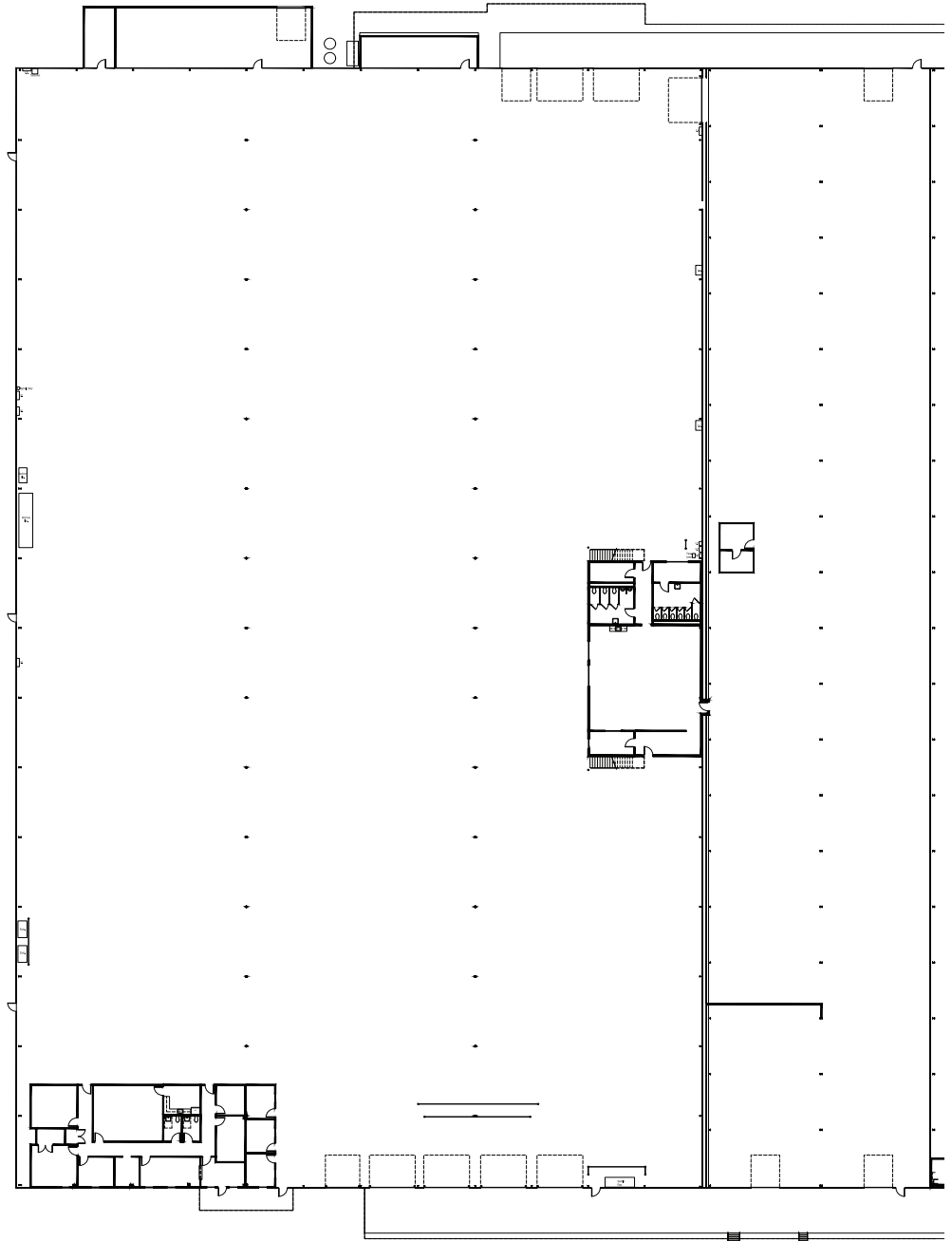
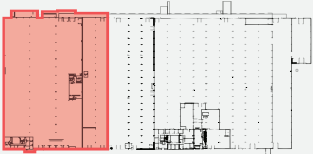
SUITE 100 FLOOR PLAN

**AVAILABLE
Q4 2026**

SUITE 100 HIGHLIGHTS

- ±130,000 SF Total
- ±5,900 SF Office
- ±124,100 SF Warehouse
- **4,200 Amps of Power at 480-277 V, 3 Phase**
- Dock Platform w/ 11 Doors
 - Four (4) 16' x14' Doors
 - Four (4) 9' x10' Doors
 - Two (2) 16' x16' Doors
 - One (1) 9' x10' Door
- 1 Drive-In Door
- ±20' - 28' Clear Height
- Sprinklered

KEY PLAN



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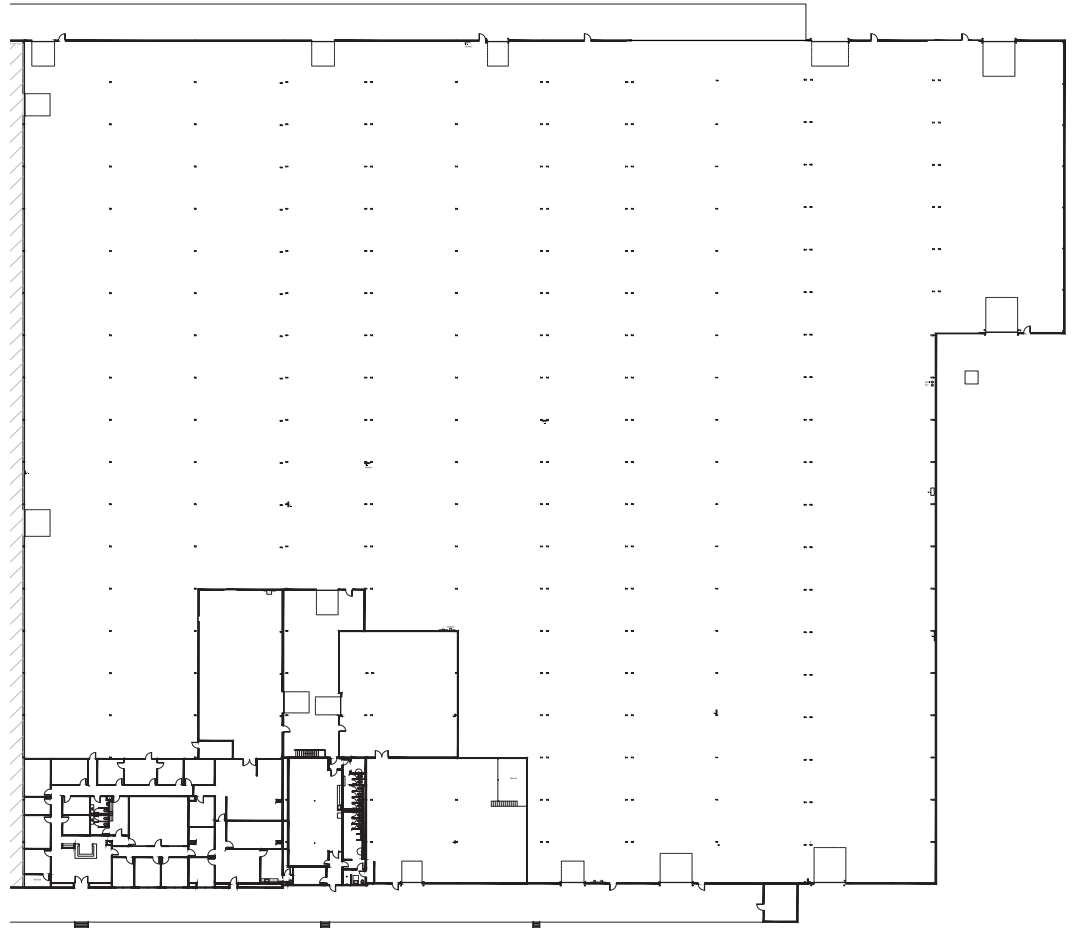
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SUITE 300 FLOOR PLAN

SUITE 300 HIGHLIGHTS

- ±177,000 SF Total
- ±6,500 SF Office
- ±170,500 SF Warehouse
- **1,200 Amps of Power at 480-277 V, 3 Phase***
**Ability to Upgrade to 2,400 Amps*
- Dock Platform w/ 3 Doors
 - Expandable to 12 Doors
- 4 Drive-In Doors Total
 - Two (2) 16' x 16' Doors
 - Two (2) 14' x 14' Doors
- ±14' - 18' Clear Height in ±138,500 SF
- ±24' Clear Height in ±32,000 SF
- Sprinklered
- LED Motion-Sensor Lighting



KEY PLAN



AVAILABLE IMMEDIATELY

±2.8 ACRES

OUTDOOR STORAGE

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