

# FOR LEASE

I-20 WEST SUBMARKET

59,535 SF AVAILABLE  
7800 THE BLUFFS | SUITE 200  
AUSTELL, GA 30168



**HEAVY POWER**

**59,535 SF  
AVAILABLE**

**THE BLUFFS**





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## SPACE FOR LEASE - INFORMATION

- **2025 MAKE READY COMPLETE**
- **TOTAL SF:** 59,535
- **OFFICE SF:** 6,668
- **DOCK HIGH DOORS:** 7
- **DRIVE IN DOORS:** 1
- **CLEAR HEIGHT:** 24'
- **COLUMN SPACING:** 40' x 40'
- **CONFIGURATION:** REAR LOAD
- **ROOF:** 2021 TPO
- **POWER:** 2,500 AMPS, 480 VOLT, 3 PHASE

## MARKETED BY:

**JOHN GOSNELL**

(404) 563-0608

JGOSNELL@STRATEGICREPARTNERS.COM



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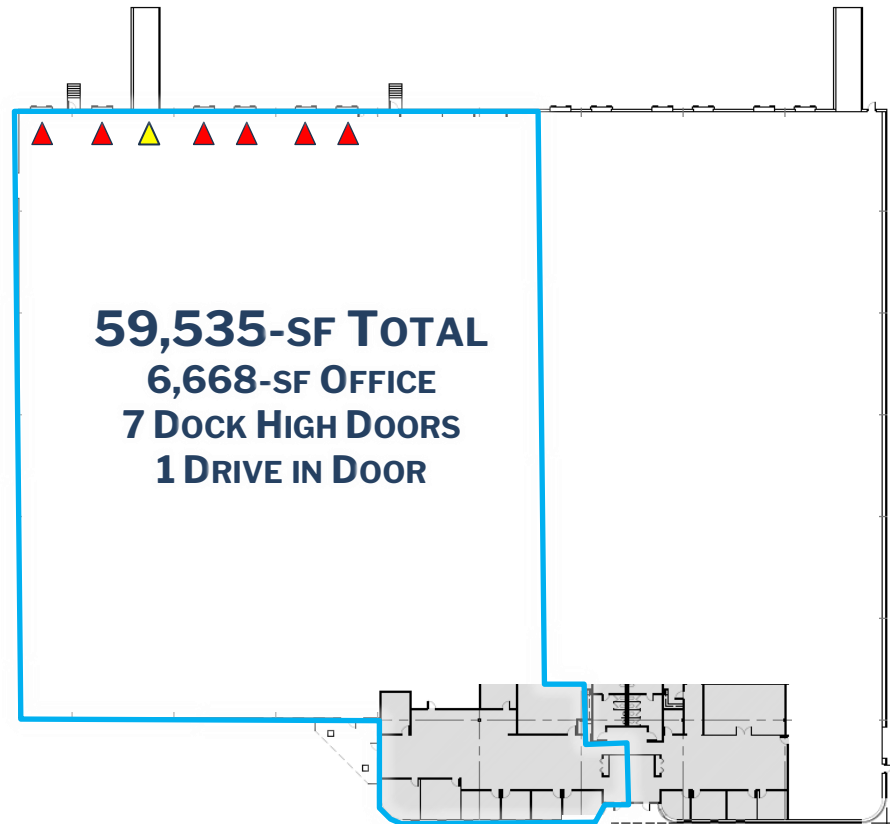
## COMPLETED CAPITAL IMPROVEMENTS

- **NEW TPO ROOF – 20 YEAR WARRANTY**
- **INTERIOR OFFICE MAKE-READY**
- **EXTERIOR BUILDING PAINTING**
- **INTERIOR PAINTING**
- **MILLED AND REPAVED TRUCK COURT AND EMPLOYEE PARKING**

## SUITE INFORMATION

- **59,535-SF SUITE**
- **6,668-SF OFFICE BUILDOUT**
- **SEVEN (7) DOCK HIGH DOORS**
- **ONE (1) DRIVE-IN DOORS**
- **OFFICE AND WAREHOUSE RESTROOMS**

## FLOORPLAN

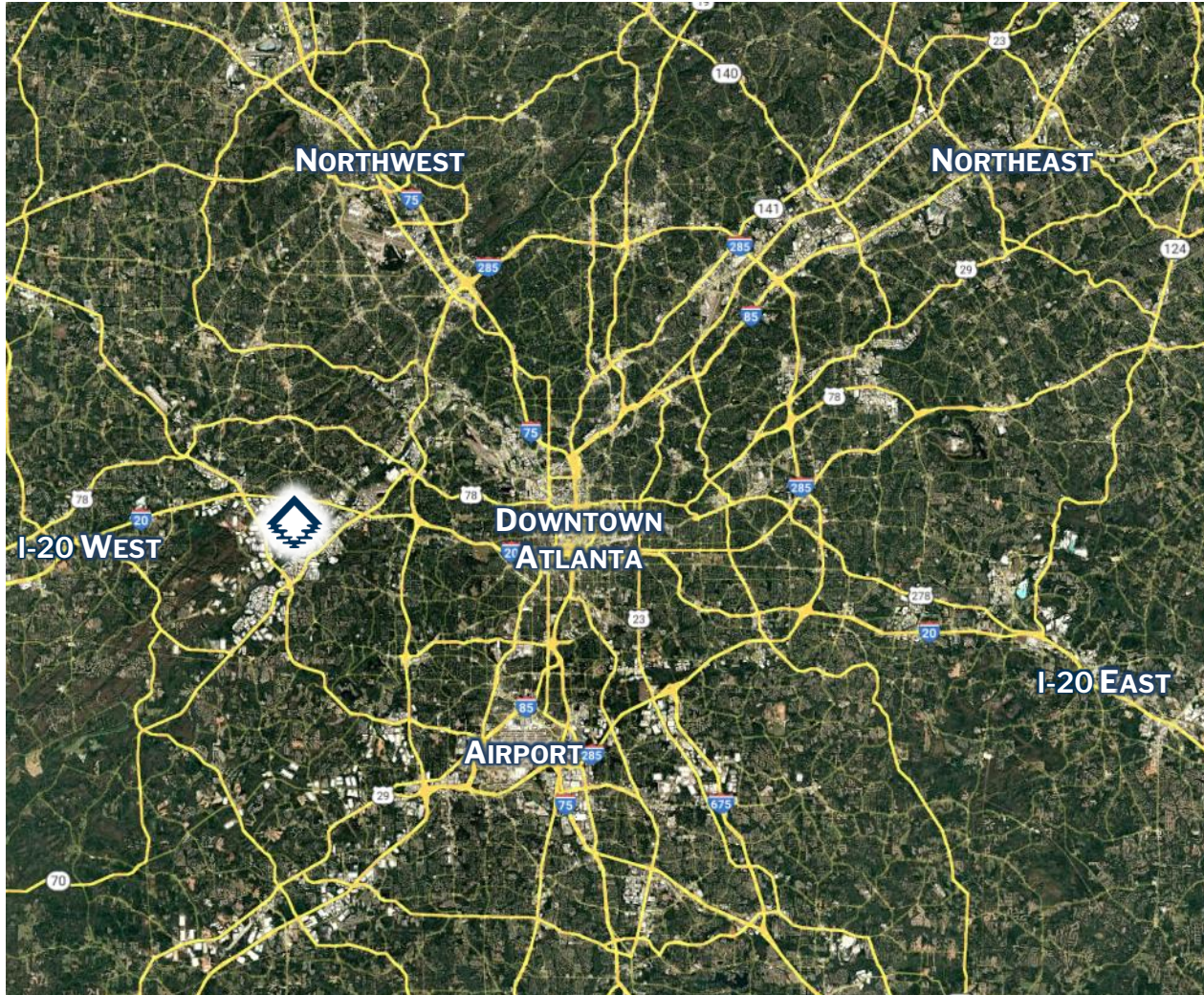




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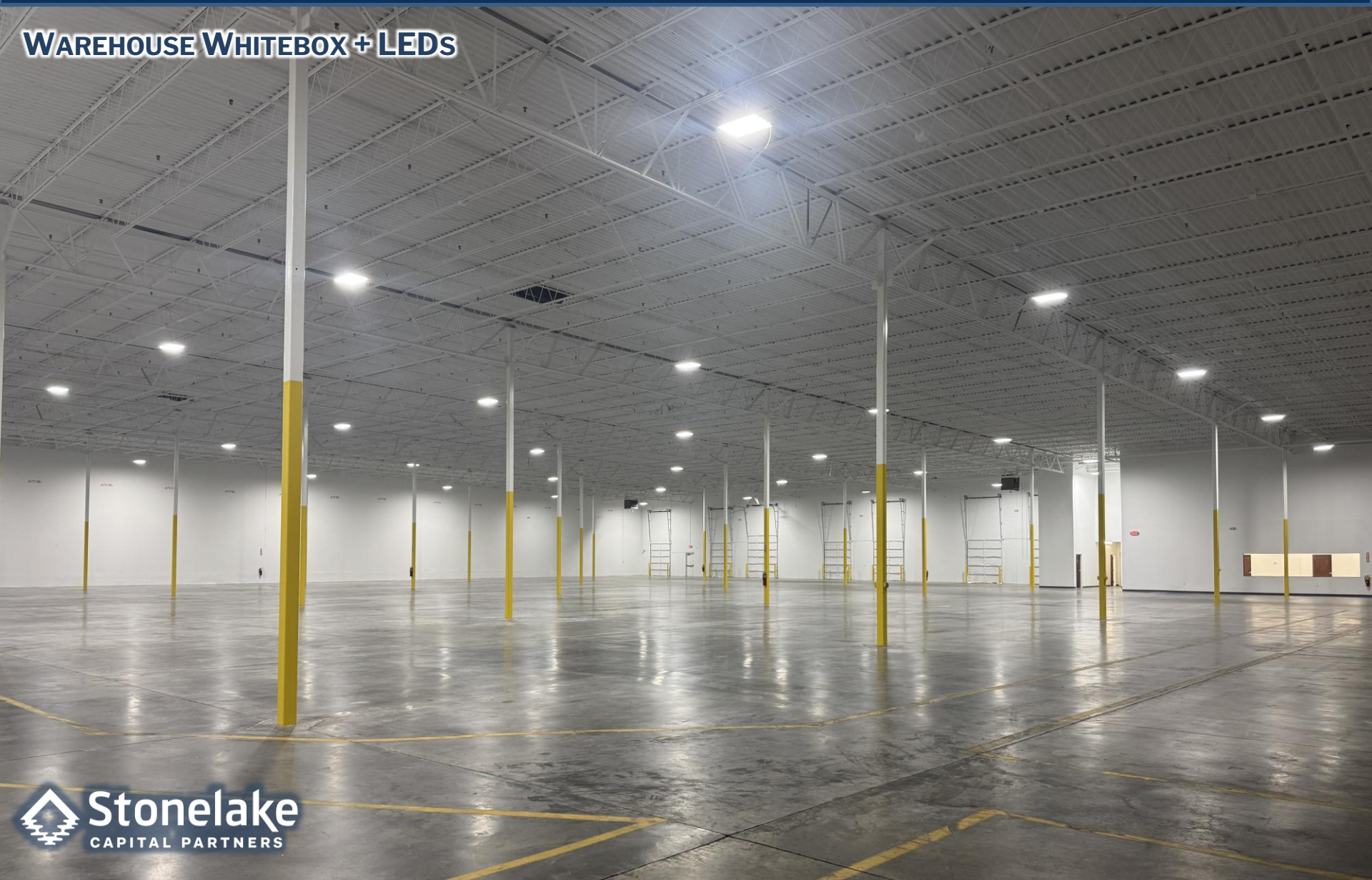
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**WAREHOUSE WHITEBOX + LEDS**



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STRATEGIC  
REAL ESTATE PARTNERS, LLC

OFFICE RENOVATION + LEDS



Stonelake  
CAPITAL PARTNERS



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OFFICE RENOVATION + LEDS





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