

FOR LEASE

I-20 WEST SUBMARKET

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



HEAVY POWER

59,535 SF
AVAILABLE



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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

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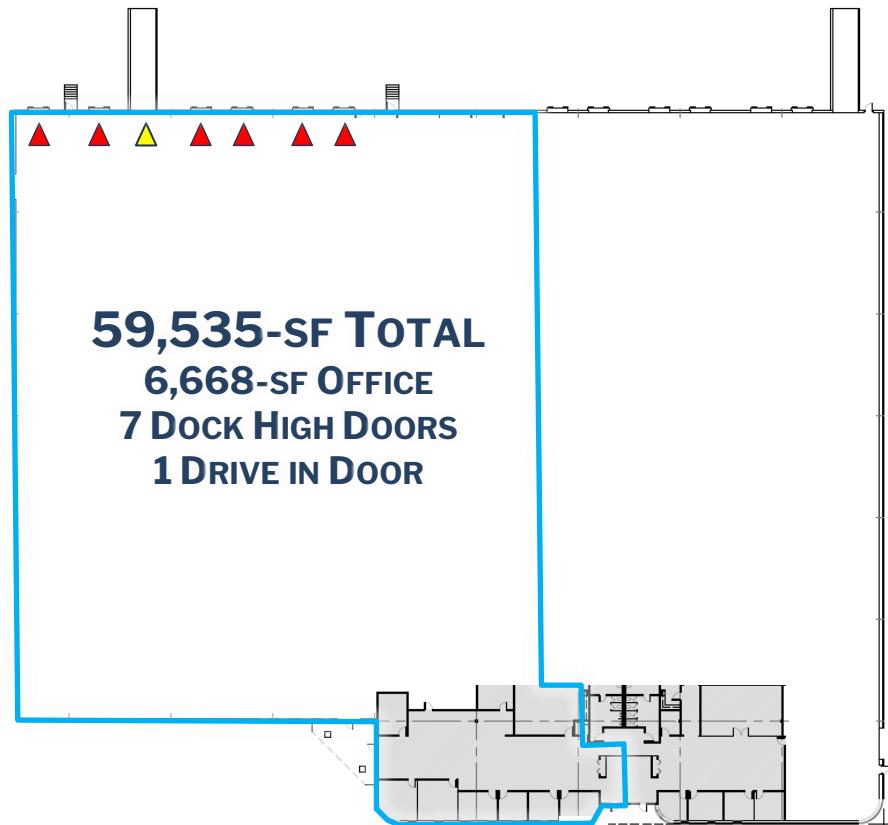
COMPLETED CAPITAL IMPROVEMENTS

- 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

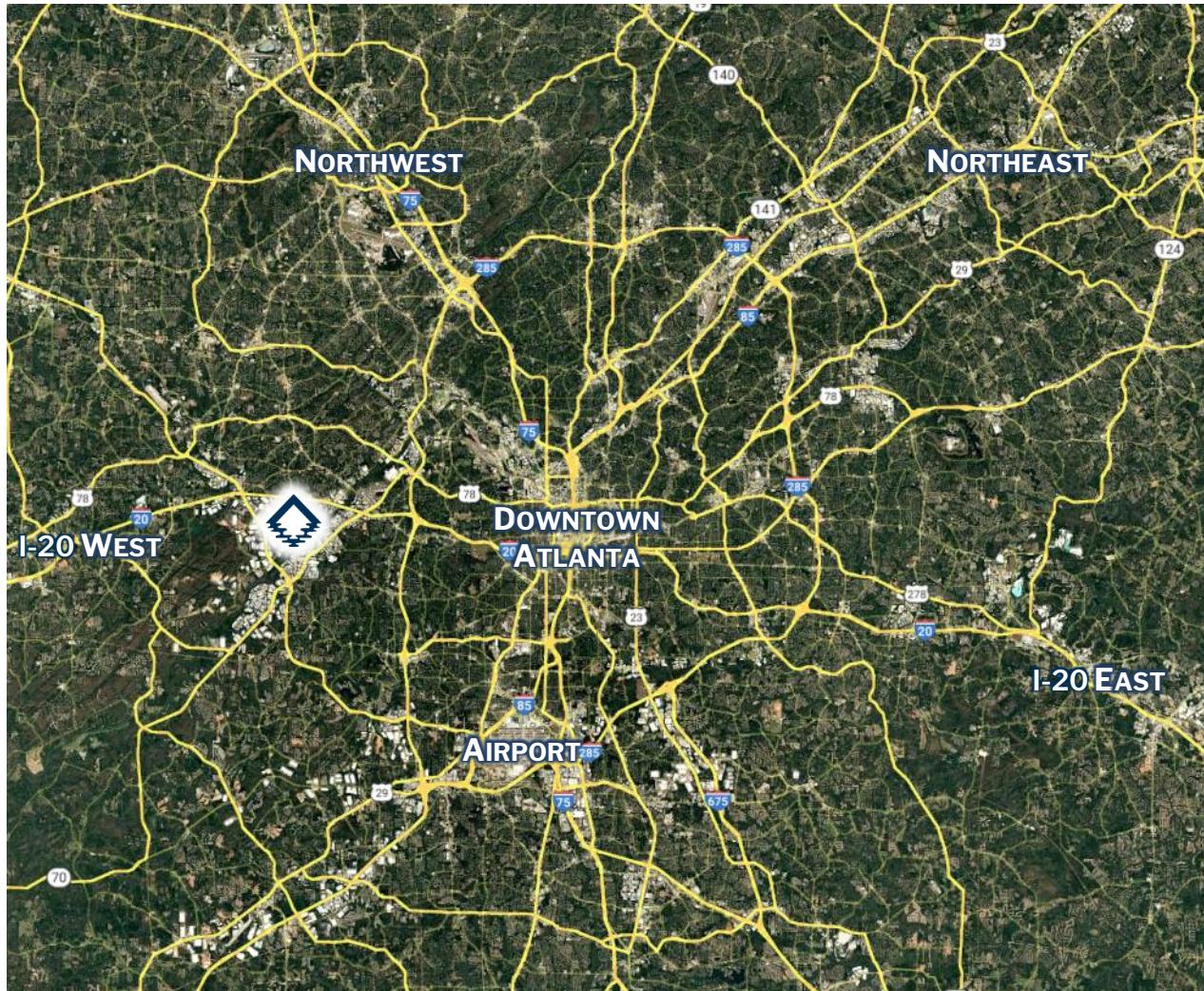
FLOORPLAN



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WAREHOUSE WHITEBOX + LEDs



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OFFICE RENOVATION + LEDs



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STRATEGIC
REAL ESTATE PARTNERS, LLC

OFFICE RENOVATION + LEDs



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