



ORCHARD HILLS

Business Park

± 59,000 - 237,885 SF

660 East Highway 16 | Newnan, Georgia 30263

CK
Childress
Klein

CBRE

70 Trailer Spaces

60' Speed Bay

Warehouse / Distribution
237,885 SF

2,811 SF OF
SPEC OFFICE

159 Car Parking Spaces

HIGHWAY 16 EAST

Site
Plan



Orchard Hills Business Park

3.2 MILES
I-85 VIA
THE NEWMAN
CROSSING BYPASS

GOODYEAR

Kellogg's

1.7 MILES TO I-85
VIA GA-16



EXIT 41

shopify

amazon

BUILDING SIZE	237,885 SF (divisible by +/-59,000 SF)
SPEC OFFICE	2,811 SF
CLEAR HEIGHT	32' Clear
BUILDING DIMENSIONS	285' x 835'
COLUMN SPACING	52' W x 45' D (60' speed bays)
TRUCK COURT	185' deep
FLOOR	7" slab with 4000psi and 10mil vapor barrier
DOCK DOORS	53 (9' x 10') dock doors 2 (12' x 14') ramped doors
DOCK LEVELERS	Eighteen (18) 40,000 lb air powered
LIGHTING	LED lighting to suit
INSULATION	R25 over office area, R15 throughout the warehouse
SPRINKLER	ESFR
HEATING	Heating by gas units for freeze protection
TRAILER SPACES	70 spaces based on 12' width of stall (expandable)
AUTO SPACES	159 regular spaces and 8 HC (expandable)
POWER	2,000 amp, 277/480-volt

Location Story

INTERSTATE

INTERSTATE 85	1.7 MILES
INTERSTATE 285	30 MILES
INTERSTATE 20	33.8 MILES

AIR

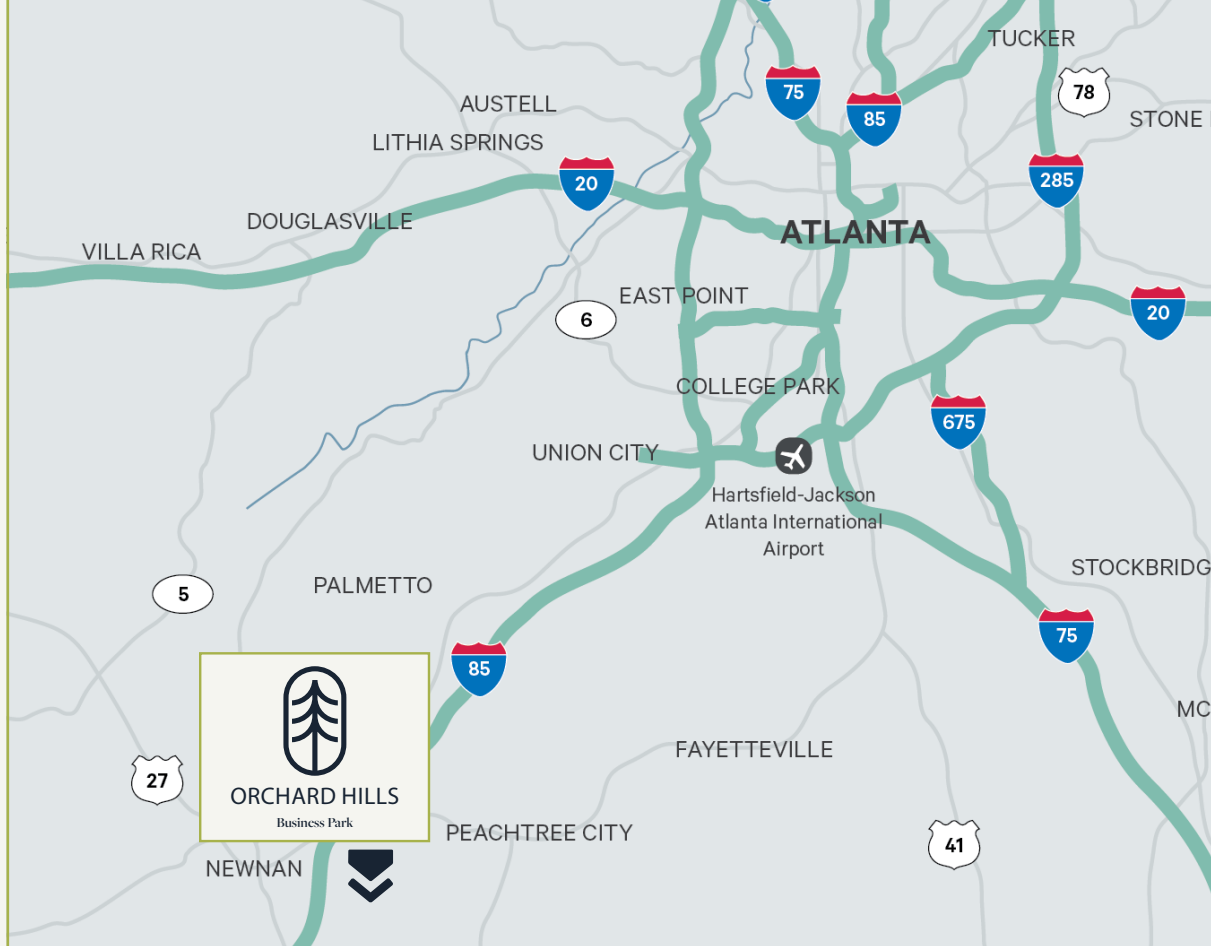
Hartsfield Jackson Atlanta International Airport	32.7 MILES
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INTERMODAL

CSX Intermodal - Fairburn	23.8 MILES
Norfolk Southern Intermodal- Austell	50 MILES

PORT CITIES

PORT OF SAVANNAH	251 MILES
PORT OF BRUNSWICK	277 MILES



FOR MORE INFORMATION, PLEASE CONTACT:

MARK HAWKS, SIOR

Senior Vice President
+1 404 504 5978 office
+1 404 580 4694 cell
mark.hawks@cbre.com

TODD BARTON, SIOR

Senior Vice President
+1 404 923 1435 office
+1 770 596 3182 cell
todd.barton@cbre.com

JOANNA BLAESING, SIOR

First Vice President
+1 404 812 5021 office
+1 404 314 7376 cell
joanna.blaesing@cbre.com

MATT HIGGINS

Associate
+1 404 895 0483 office
+1 404 923 1521 cell
matt.higgins@cbre.com

CBRE, INC.

+1 404 504 7900
www.cbre.com/atlanta



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