

MCDONOUGH COMMERCE CENTER

McDonough, GA
714,560 SF



PREMIER VISIBILITY AND PROXIMITY TO INTERSTATE 75

Class A Bulk Distribution Building

OWNERSHIP:



www.fhrcapital.com

LEASING:



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MCDONOUGH COMMERCE CENTER

McDonough, GA

SITE INFORMATION

Location:	2085 Avalon Parkway
County:	Henry
City:	McDonough
Building Size:	714,560 SF Cross-Dock
Construction:	Pre-Cast, Concrete Tilt Wall

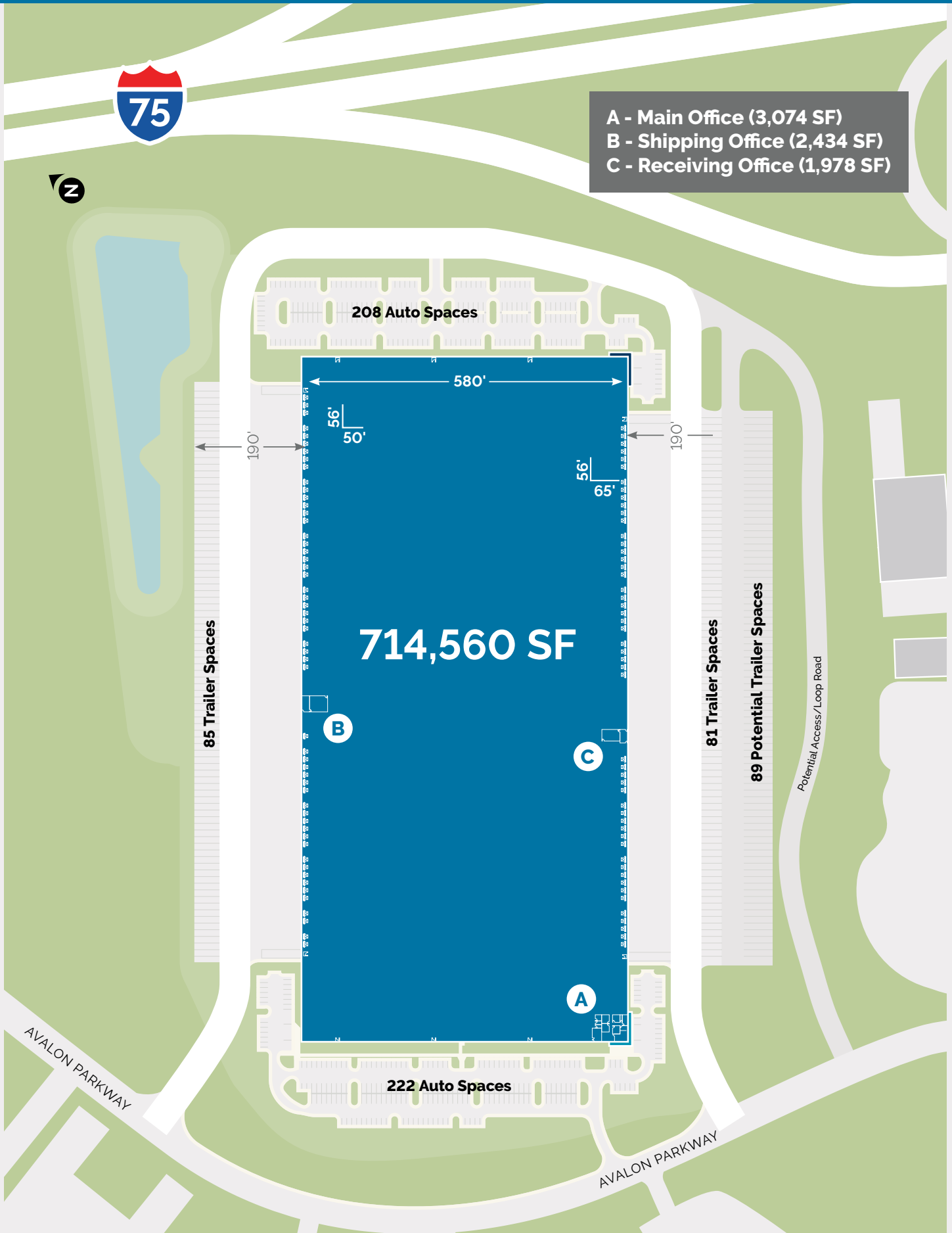


BUILDING SPECS

Available:	714,560 SF
Construction:	Tilt-up concrete, site-cast
Loading Configuration:	Cross-Dock
Office Size:	7,459 SF
Clear Height:	36'
Building Depth:	580'
Truck Court Depth:	190' (full concrete)
Dock Doors:	120 (52 EOD Levelers and 46 Pit Levelers)
Drive-in Doors:	4
Lighting:	LED
Bay Size:	50' x 56' Typical
Speed Bay Size:	65' wide
Trailer Parking:	166 spots (expandable)
Power:	Two (2) 2,000 Amp services; 277/480 V 3 phase
Fire Protection:	ESFR
Roof:	45 mil TPO
Slab:	7.25" concrete, 4,000 PSI
Auto Parking:	430 spots



SITE PLAN





DRIVE TIMES

Interstate 75:	2 min.
Interstate 85:	1 hour
Interstate 285:	50 min.
Hartsfield-Jackson Int'l Airport:	1 hr. 10 min.

Joseph Kriss
678.904.1910
josephk@seefriedproperties.com

Tripp Ausband
770.825.3391 Direct
tausband@seefriedproperties.com

Doug Smith
678.904.1919
dougs@seefriedproperties.com

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