



# 116 Bethea Road Suite 320

Fayetteville, GA 30214

**FOR  
LEASE**

**14,953 SF  
AVAILABLE**

**12,619 SF  
WAREHOUSE  
2,334 SF  
OFFICE**



## FEATURES

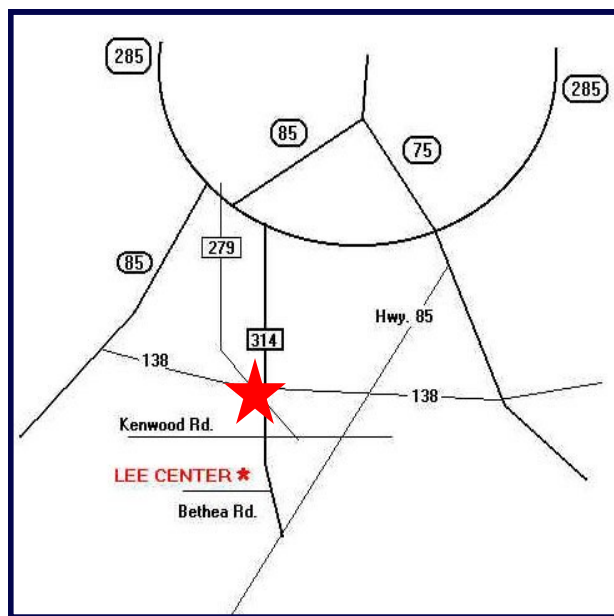
Available Space Total:	14,953 SF
Office SF:	2,334 SF (8 Offices)
Mezzanine Storage:	2,334 SF
Docks	5 - 10' x 10' Dock Doors
Drive-in Door	1 - 12'x14' Drive-in Door
Ceiling Height:	18'-25'
Depth of Building	120 Ft.
Power:	3 phase
Large Truck Court	
Telephone	ATT, Comcast
Gas	Tenant's Gas Marketer
Power	Coweta Fayette EMC

**Lease Rate: \$9.50 Per Sq. Ft**

**Operating Expenses: \$1.50 Per Sq. Ft**

**Total Monthly Expense: \$13,710**

Includes lease rate and operating expenses (water, sewer, common area maintenance, taxes, and insurance)



**FOR MORE  
INFORMATION  
CONTACT**

**Jeremiah Lee**

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770-461-3817

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**LEE CENTER**  
An Affordable Space for your Business



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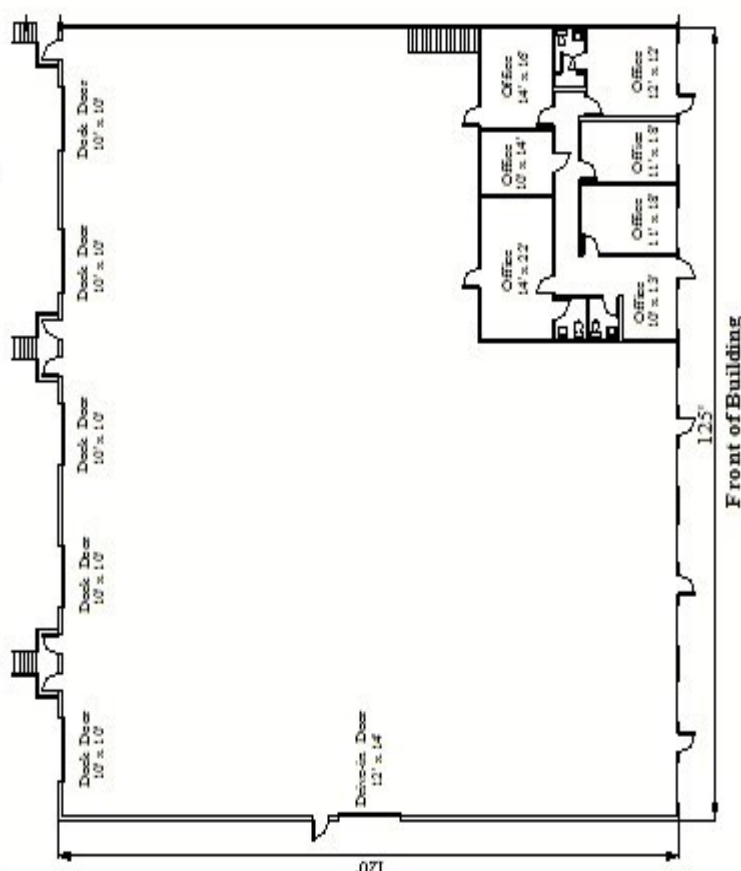
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## Floorplan



## Location Highlights

- 9 Miles South of Atlanta Airport
- Directly off Highway 314
- Easy access to:
  - I-75
  - I-85
  - I-285
- 6 miles to Trilith Studios Atlanta and US Soccer Headquarters
- Convenient to :
  - Atlanta, Fayetteville, Tyrone,
  - Peachtree City, Riverdale, Jonesboro,

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