

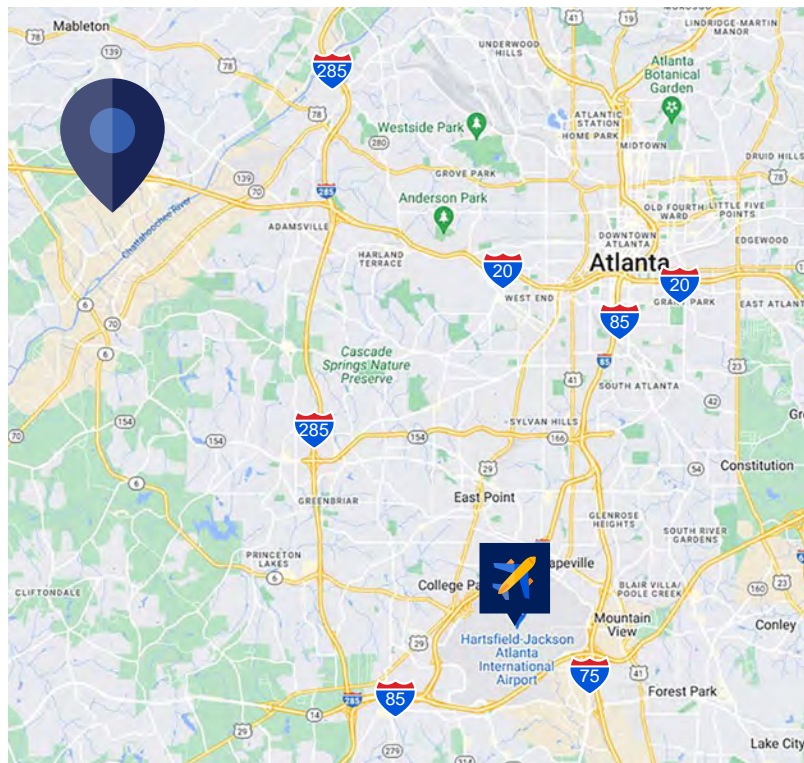
Sublease

200,000–468,827 SF Available

545 Lake Careco Rd
Austell, GA 30168

Features

- Available immediately
- Master Lease expires 8.31.2027
- 468,827 SF, Front Load Building (350' x 1,321')
- 40' clear height
- Improvements include:
 - ±4,000 SF finished office space expandable to 14,800 SF
 - 2 finished remote warehouse restrooms
 - Unfinished 2,100 SF shipping office
 - 25 f.c. LED warehouse lighting with motion sensors
- 56' column spacing with 70' speed bay
- ESFR fire sprinkler system
- Power: 277/480 volt, 3 phase, 4 wire, 3,500 amp
- 83 dock doors (21 doors equipped with pit levelers, seals, fans, lights, and locks)
- 2 (14' x 18') drive-in doors, ramped
- Full concrete truck court (187' x 242' depth)
- 115 trailer parking spaces (expandable to 162)
- 245 car parking spaces
- **Cobb County tax abatement benefits run thru the term of the lease**
- **Total operating expense in Year 1 is estimated to be \$0.44**



Contact:

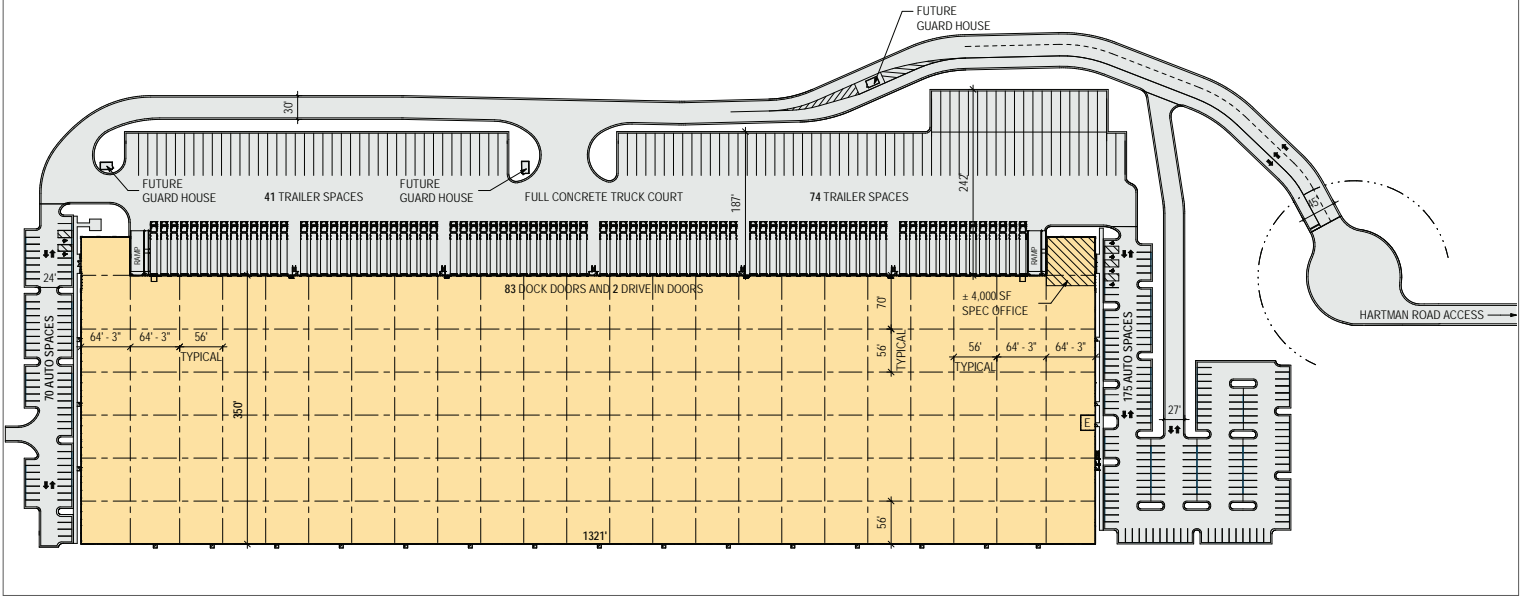


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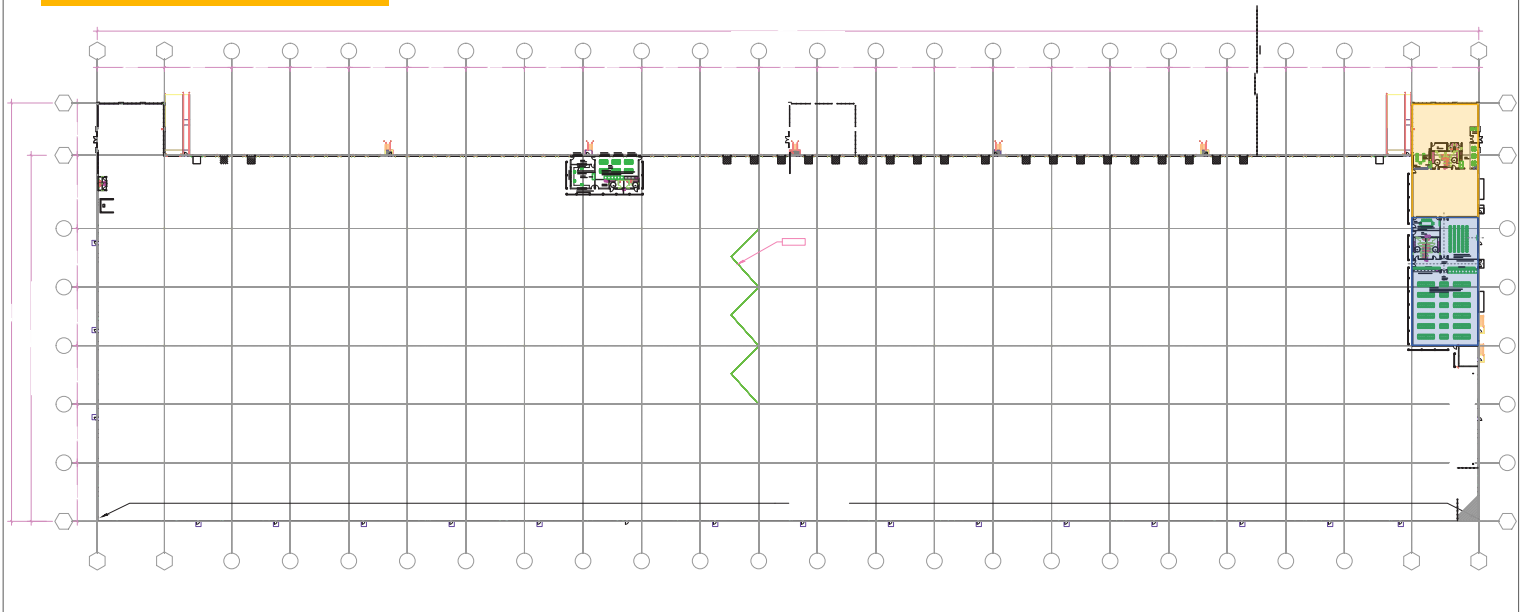


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Site Plan



Floor Plan



Warehouse Labor Overview (Pickers & Packers)

Drive Time	Within 15 Minutes	Within 30 Minutes	Within 45 Minutes
Average Wage Rate	\$15.41/hour	\$15.67/hour	\$15.35/hour
Labor Force	125,441	919,054	1,676,266
5 Year Population Growth	1.34%	2.79%	3.21%

