



ORCHARD HILLS

Business Park

237,885 SF

660 East Highway 16 | Newnan, Georgia 30263

CK
Childress
Klein

CBRE

70 Trailer Spaces

10' DOLLY STRIP

40'
10'
75'
60'
188'-0"

RAMP WITH SIDE WALLS

RAMP WITH SIDE WALLS

60' Speed Bay

52'-0"

60'-0"

45'-0"

Warehouse / Distribution
237,885 SF

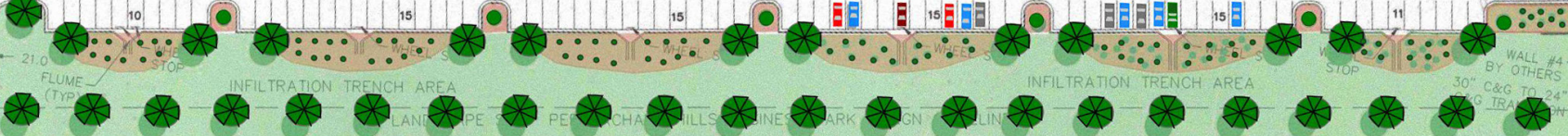
2,811 SF OF
SPEC OFFICE



159 Car Parking Spaces

WHEEL STOP
PB100/PG55
135' SETBACK FROM CENTERLINE

PB100/PG55
135' SETBACK FROM CENTERLINE



HIGHWAY 16 EAST

Site
Plan



Orchard Hills Business Park

3.2 MILES
I-85 VIA
THE NEWNAN
CROSSING BYPASS

GOOD YEAR

Kellogg's

1.7 MILES TO I-85
VIA GA-16

ORCHARD HILLS
Business Park

EXIT 41

shopify

amazon

BUILDING SIZE	237,885 SF (divisible)
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

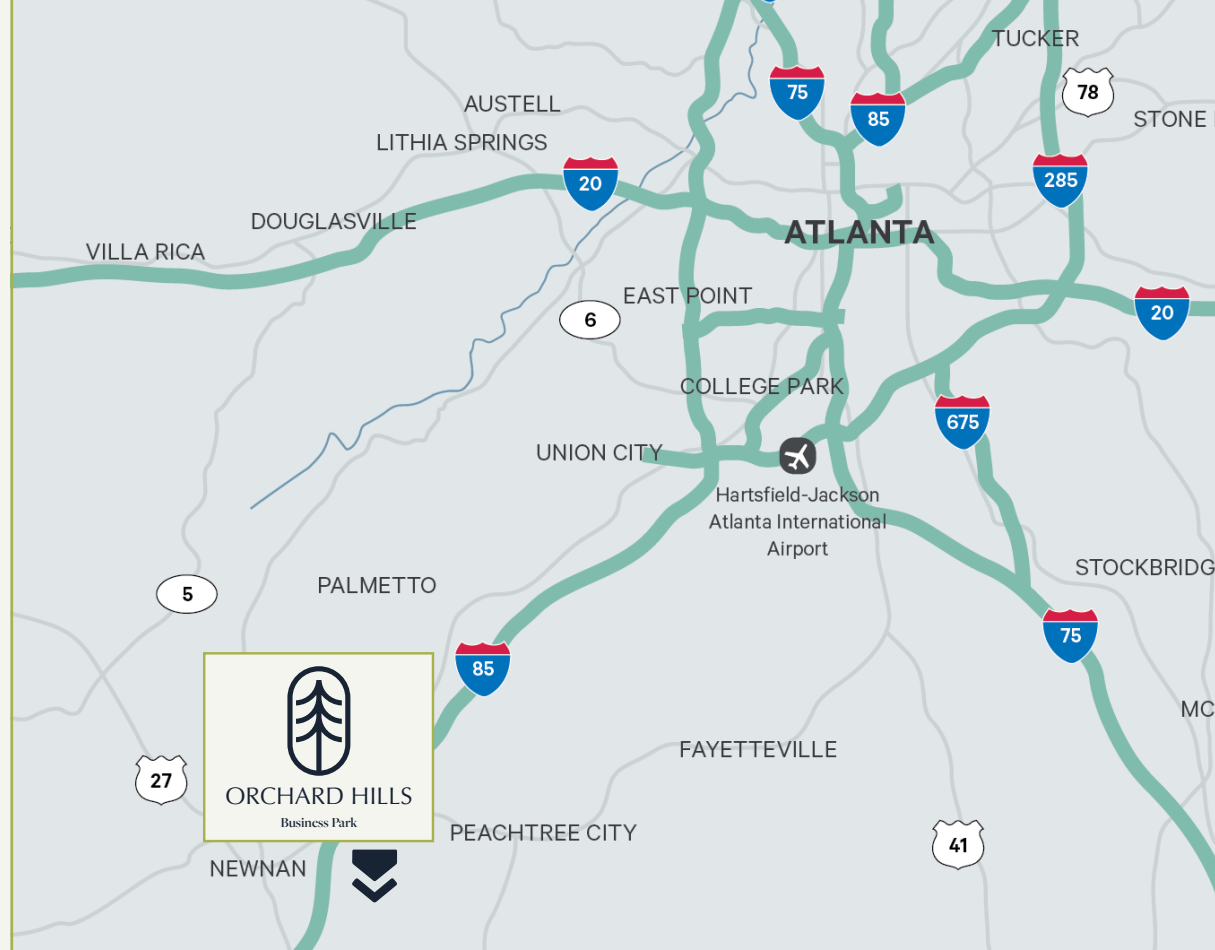
Hartsfield Jackson Atlanta International Airport	32.7 MILES
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INTERMODAL

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

PORT CITIES

PORT OF SAVANNAH	251 MILES
PORT OF BRUNSWICK	277 MILES



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