

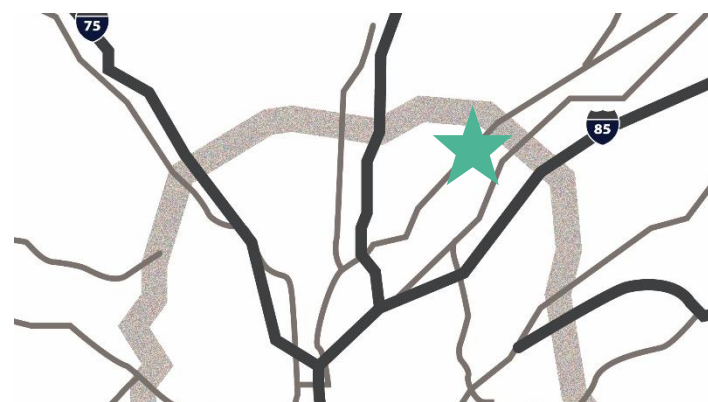


3394 Catalina Dr, Suite 100, Chamblee, GA 30341

Opportunity

- 33,969 sf available
- BTS office space
- 84,689 total building size
- 32' clear height
- 52' x 50' bay size
- 160' Bldg. Depth
- 9 (9'x10') DH, 1 Ramp
- ESFR Sprinkler system
- 170' shared Truck Court

Location



24 Miles to
Airport



3 Miles to
I-85



3 Miles to
I-285

**For further
information**

Chet Koenig
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Building Specifications

Zoning:	IT-Industrial Transitional	Sanitary Line:	6" Sanitary stubbed up at future office locations
Store Fronts:	Aluminum Storefront System with 1" Low-E Tinted Insulated	Gas Services:	Include to supply gas fired unit heaters for freeze protection
Electrical Service:	477/280V 1200 Amps	Fiber/Telecom:	Empty conduit provided for future data
Interior Painting:	Interior column paint only	Fire Protection:	ESFR Sprinklers
Interior Floor Slab:	7" thick non-reinforced 4,000 psi on 6" stone base with 10 mil vapor barrier	Roof System:	60 mil TPO with R-25 Insulation over future office area and R-15 over warehouse space
Floor Sealer:	Ashford Sealer	Warehouse Ventilation:	Exhaust Fan with wall mounted Intake Louver Code minimum air changes per hour
Lighting:	Code minimum for unoccupied space – lighting to be installed as part of the tenant upfit	Canopy:	Cantilevered entry canopies and bullnose dock canopies
Water Distribution:	2" Domestic Water	Bumpers:	Dock bumpers included

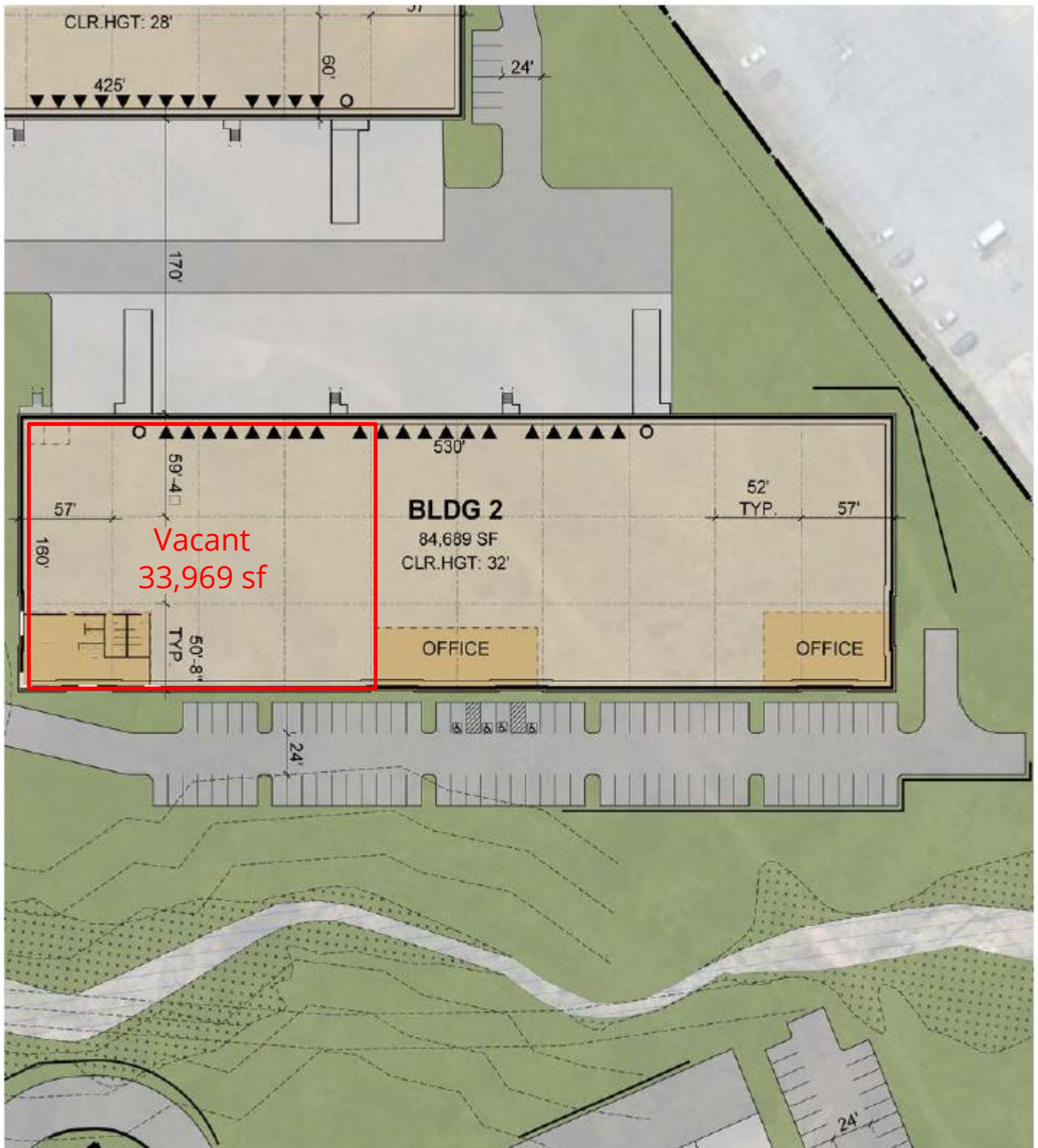


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Industrial For Lease

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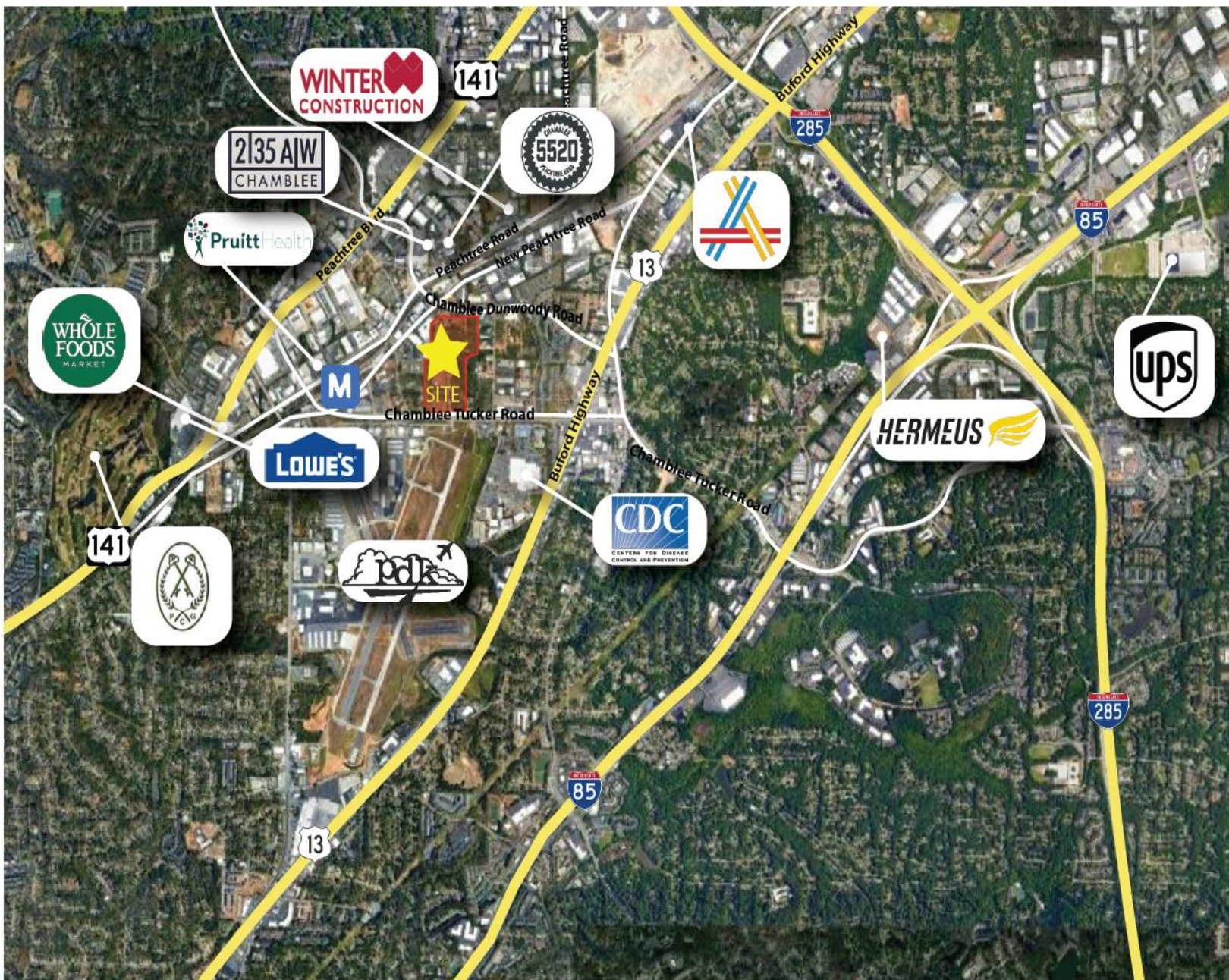
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