

Warehouse Space For Lease

**1310 White Street SW, Atlanta, GA 30310**



### Industrial Warehouse With Outside Storage For Lease

#### Building Specifications:

Total Building SF: 18,160 SF Freestanding Building

Total Available Warehouse SF: 11,800 SF

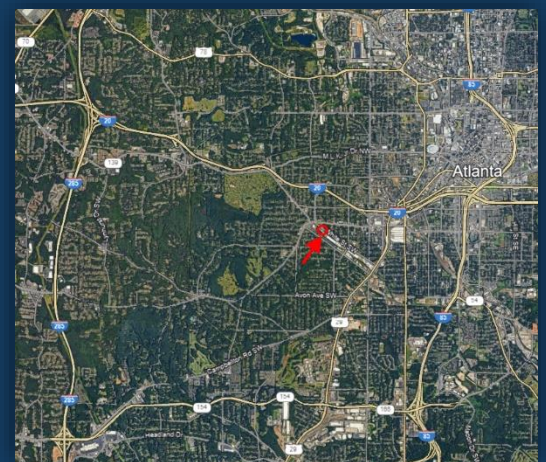
Dock Doors: 3 Dock-High Doors

Drive-Ins: 1 Oversized Drive-In Door (12'x16')

Clear Height: 18' Clear Height

Acreage: ± 1.33 Acres

Building Features:     Light Industrial  
                                  CNC Router On-Site  
                                  Adjacent to Westside Beltline Trail  
                                  <1 mile to I-20 | 3 miles to I-85 | 4 miles to I-285

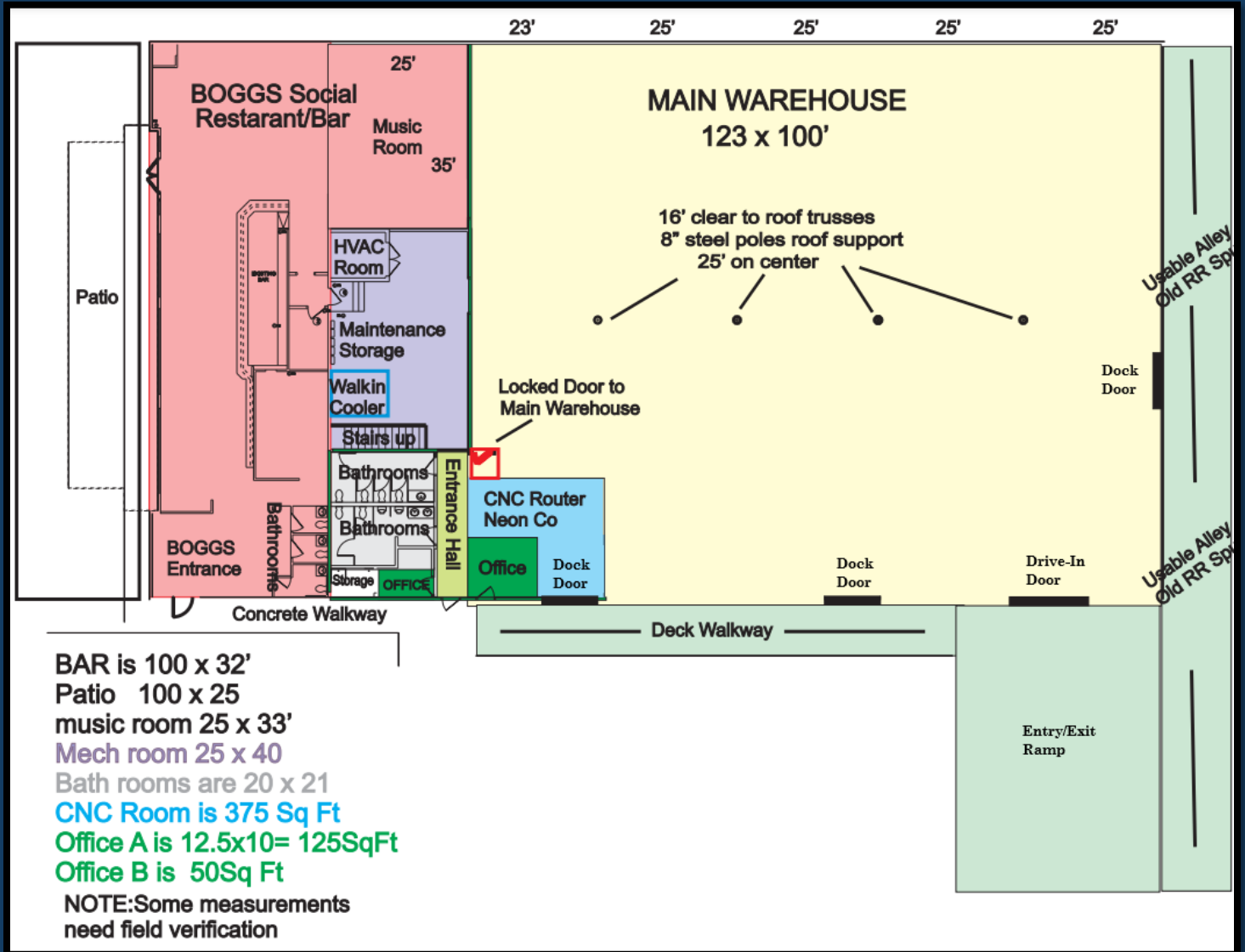




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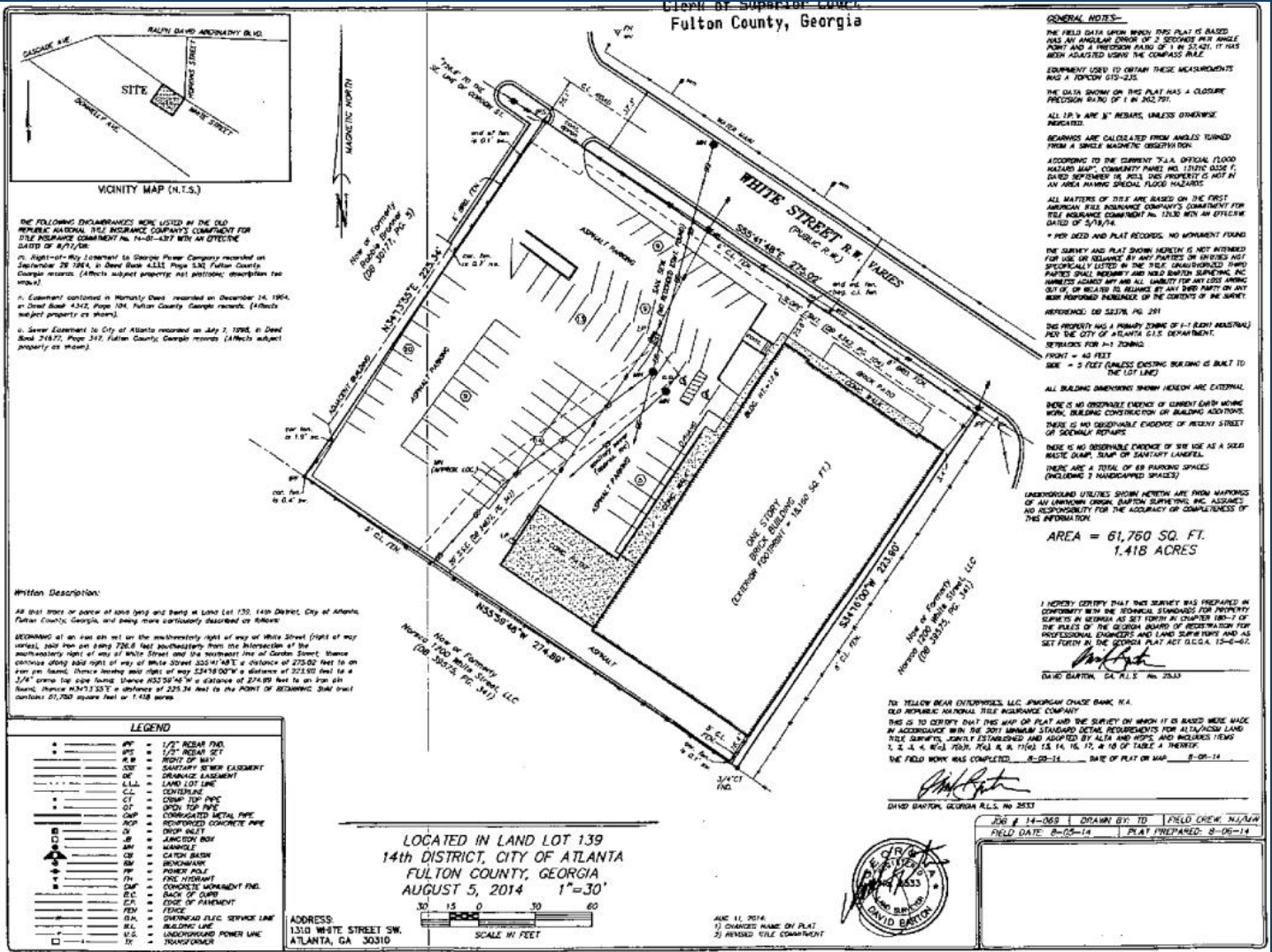
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Checked by Superior Council  
Fulton County, Georgia



**GENERAL NOTES:**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN ANGULAR SYSTEM OF 2 SECTIONS IN AN ANGLE POINT AND A PRECISION RATIO OF 1 IN 55,421. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-2215.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 302,791.

ALL 1/2" & ARE IN' REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT "F.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY PANEL NO. 1310E DASH F. DATED SEPTEMBER 14, 2011, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF THIS ARE BASED ON THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 12130 WITH AN EFFECTIVE DATE OF 5/17/74.

\* FOR DEED AND PLAT RECORDS, NO INSTRUMENT FILING THE SURVEY AND PLAT SHOWN HEREIN IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR INTERESTS NOT SPECIFICALLY LISTED IN THE FOREGOING. THIRD PARTIES SHALL INDEMNIFY AND HOLD DAVID EASTON SURVEYING, INC. HARMLESS AGAINST AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF OR RELATING TO THIS SURVEY SHALL BE THE SOLE RESPONSIBILITY OF THE PARTY OR PARTIES WHOSE INSTRUMENTS WERE FILED.

REFERENCE: DB 52276, PG. 291

THIS PROPERTY HAS A PRIMARY ZONE OF 3-1 (BOTH INDUSTRIAL) FROM THE CITY OF ATLANTA O.I.S. DEPARTMENT.

DETAILS FOR 3-1 ZONING:

FRONT = 40 FEET

SIDE = 5 FEET (EXCEPT EXISTING BUILDING IS BUILT TO THE LOT LINE)

ALL BUILDING DIMENSIONS SHOWN HEREIN ARE EXTERNAL.

THERE IS NO OBSERVABLE EVIDENCE OF CURRENT OR PAST WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SEED WASTE DUMP, SLUMP OF SANITARY LANEWAY.

THERE ARE A TOTAL OF 88 PARKING SPACES (INCLUDING 2 HANDICAPPED SPACES).

UNDERGROUND UTILITIES SHOWN HEREIN ARE FROM MAPS OF AN UNKNOWN ORIGIN. DAVID EASTON SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

**AREA = 61,760 SQ. FT.  
1.418 ACRES**

**VICINITY MAP (N.T.S.)**

THE FOLLOWING ENCUMBRANCES WERE LISTED BY THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 14-81-837 WITH AN EFFECTIVE DATE OF 8/7/76:

1. Right-of-Way Easement to Georgia Power Company recorded on September 29, 1954, in Deed Book 4311, Page 132, Fulton County, Georgia records. (Affects subject property and portions of adjacent lots to show.)
2. Easement contained in Mortuary Deed recorded on December 14, 1964, in Deed Book 4342, Page 104, Fulton County, Georgia records. (Affects subject property as shown.)
3. Sewer Easement to City of Atlanta recorded on July 2, 1956, in Deed Book 27477, Page 342, Fulton County, Georgia records. (Affects subject property as shown.)

**Written Description:**

All that more or less of lots 1 and 2 and a strip in Lot 130, 14th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

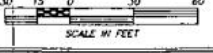
BEGINNING at an iron pin set on the westerly right of way of White Street (right of way center, said pin set being 226.6 feet southerly from the intersection of the westerly right of way of White Street and the southwest line of Gordon Street, thence southerly along said right of way of White Street 255.61 feet to a distance of 275.00 feet to an iron pin found, thence bearing and distance of 224°18'00"W a distance of 221.00 feet to a 1/2" iron pin set on the fence, thence bearing and distance of 274.89 feet to an iron pin found, thence bearing and distance of 225.34 feet to the POINT OF BEGINNING, said tract contains 61,760 square feet or 1.418 acres.

**LEGEND**

1/2" REBAR PIN	1/2" REBAR SET
1/2" REBAR SET	RIGHT OF WAY
RIGHT OF WAY	SANITARY SEWER EASEMENT
SANITARY SEWER EASEMENT	DRAINAGE EASEMENT
DRAINAGE EASEMENT	LAND LOT LINE
LAND LOT LINE	CENTERLINE
CENTERLINE	CORNER TOP PIN
CORNER TOP PIN	OPEN TOP PIPE
OPEN TOP PIPE	REINFORCED METAL PIPE
REINFORCED METAL PIPE	REINFORCED CONCRETE PIPE
REINFORCED CONCRETE PIPE	DRAIN HOLE
DRAIN HOLE	JUNCTION BOX
JUNCTION BOX	MANHOLE
MANHOLE	CATCH BASIN
CATCH BASIN	BRICKWORK
BRICKWORK	POWER POLE
POWER POLE	FIRE HYDRANT
FIRE HYDRANT	CONCRETE MONUMENT PIN
CONCRETE MONUMENT PIN	BACK OF CURB
BACK OF CURB	EDGE OF PAVEMENT
EDGE OF PAVEMENT	FENCE
FENCE	UNDERGROUND UTILITY SERVICE LINE
UNDERGROUND UTILITY SERVICE LINE	BUILDING LINE
BUILDING LINE	UNDERGROUND POWER LINE
UNDERGROUND POWER LINE	TROUGH CURB

LOCATED IN LAND LOT 139  
14th DISTRICT, CITY OF ATLANTA  
FULTON COUNTY, GEORGIA  
AUGUST 5, 2014 1"=30'

ADDRESS:  
1310 WHITE STREET SW,  
ATLANTA, GA 30310



AUG 11, 2014  
1) CHANGED NAME ON PLAT  
2) REVISED TITLE COMMITMENT



JOB # 14-089 | DRAWN BY: TD | FIELD CREW: MJA/WR  
FIELD DATE: 8-05-14 | PLAT PREPARED: 8-06-14