



Turnkey Freezer/Cooler Ready for Occupancy

For Sublease | 7895 Third Flag Parkway | Austell, GA

*134,164 SF Freezer & Cooler
Cold Buildout Complete!*

Contact Us:

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7895 Third Flag Parkway | Austell, GA
Turnkey Cold Storage

Cold Pick & Pack



Racked Frozen Storage



Employee Break Area



Total SF Available	134,164 SF
Freezer SF	±23,395 SF
Cooler SF	±17,381 SF cold storage (34 °F) ±44,792 SF pick & pack (35 °F)
Cold Dock	±12,117 SF and ±11,598 SF
Ambient SF	±17,083 SF
Office SF	±7,626 SF; fully renovated 2021
Ceiling Heights	27' 7" to 30'
Dock Doors	20 dock high 1 drive-in
Temperatures	-10° F freezer 34° F cooler
Sprinkler System	Dry & Wet
Lighting	LED Motion Sensor
Parking	50+ auto spaces 18 trailer spaces

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Turnkey Cold Storage

New Refrigeration Units



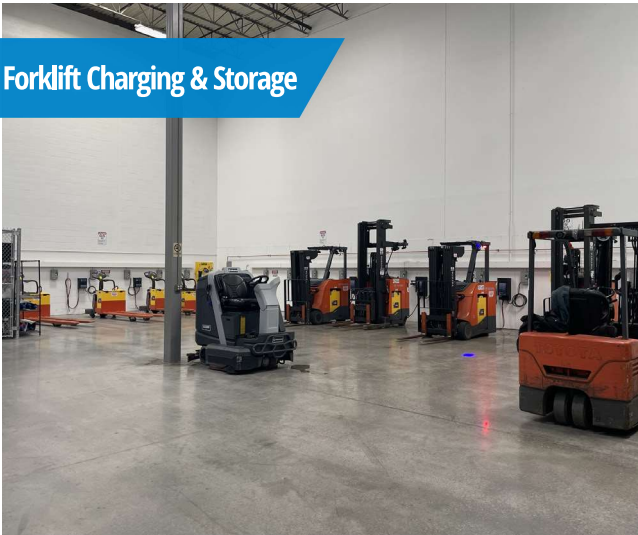
Refrigerated Dock Area



Racked 34 °F Cooler



Forklift Charging & Storage



Employee Locker Area

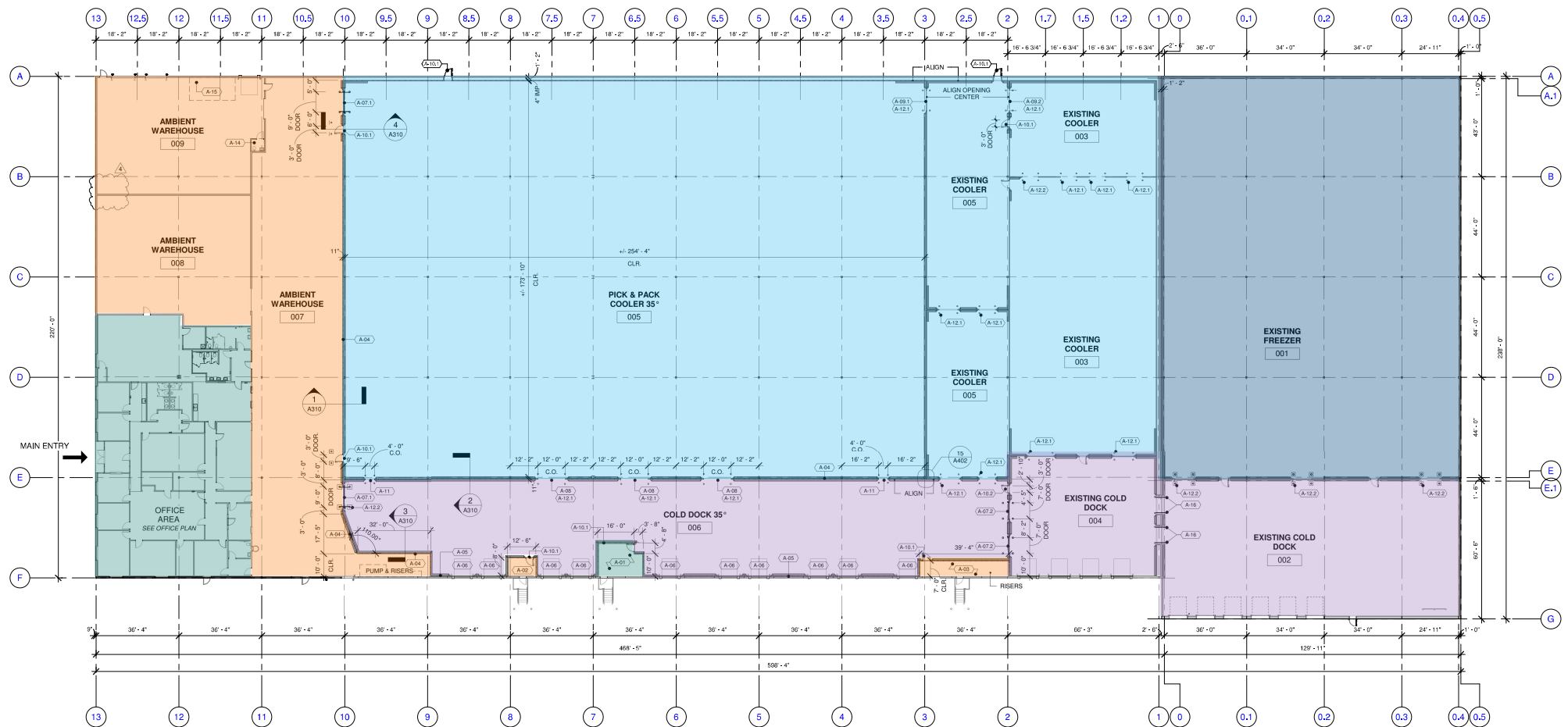


Employee Training Room



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Turnkey Cold Storage



Legend	Type	SF
	Cooler	±62,173 SF
	Freezer	±23,395 SF
	Ambient	±17,083 SF
	Cold dock	±23,715 SF
	Office	±7,626 SF

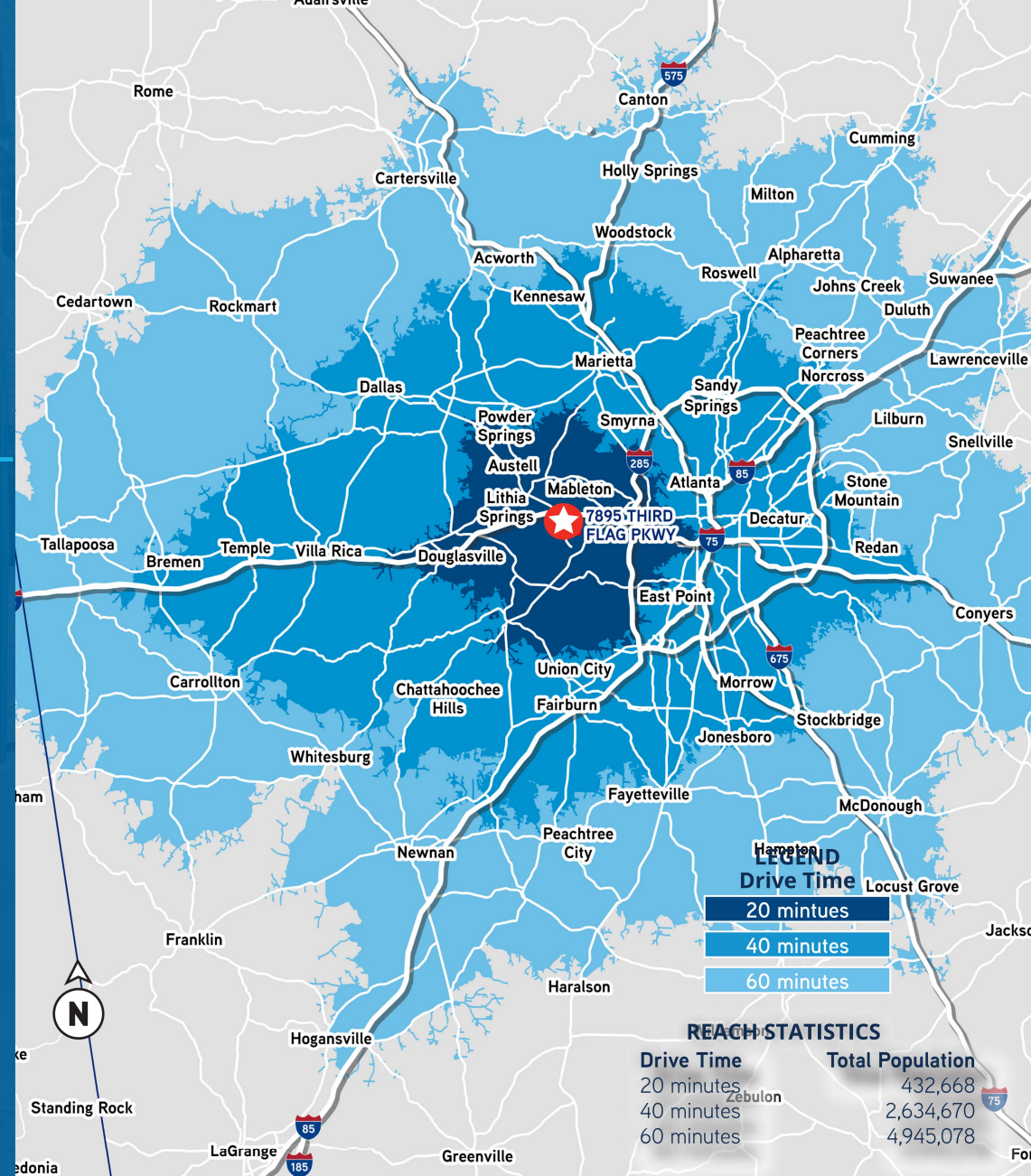
*SF's are not exact and subject to change

Location, Location, Location

- 1.3 miles to I-20
- 6.6 miles to I-285
- 1.3 miles to FedEx Ground
- 4.2 miles to UPS
- 17 miles to Hartsfield-Jackson Int'l Airport
- Population of ± 5,000,000 within 1 hour drive-time

2021 Renovations

- New ± 44,792 SF pick and pack cooler (34°F; 27'7" clear)
- New ± 12,117 SF cold dock (35°F)
- New 4" IMP walls and ceiling in new cold areas
- New HSRU doors in new cold areas
- Concrete curbs protecting IMP walls (6" up to 44")
- Steel goalpost protectors at openings into & out of cooler/freezer areas
- New refrigeration control system
- Full renovation of office area; LED lights; fire/life safety upgrades; interior painting



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