

FOR LEASE

+/- 23,800 SF
Available May 2024



115 Hickory Springs Industrial Dr
Holly Springs, GA 30115

Property Overview:

- +/- 23,800 total sqft
- Lot Size: 2.0 Usable Acres
- Zoned: LI
- NNN
- 2 Floors of Office: +/- 8,300 sqft
- Warehouse: +/- 15,500 sqft

Property Highlights:

- Locally Owned & Managed
- 2 Loading Dock Doors
- 4 Drive in Doors
- 1.2 miles HWY 575 Access
- Modern Construction, Built in 2022

Property available for lease now! Spacious industrial area, perfect for manufacturing, warehousing, distribution, or for company headquarters. Excellent location just off Hickory Rd and close to HWY 575. Very upscale office buildout with second floor mezzanine, plus clear span warehouse.

For More Information Contact:

Gabe Hrib Jr. | jrghrib@cobbindustrialinc.com | 404-771-9167

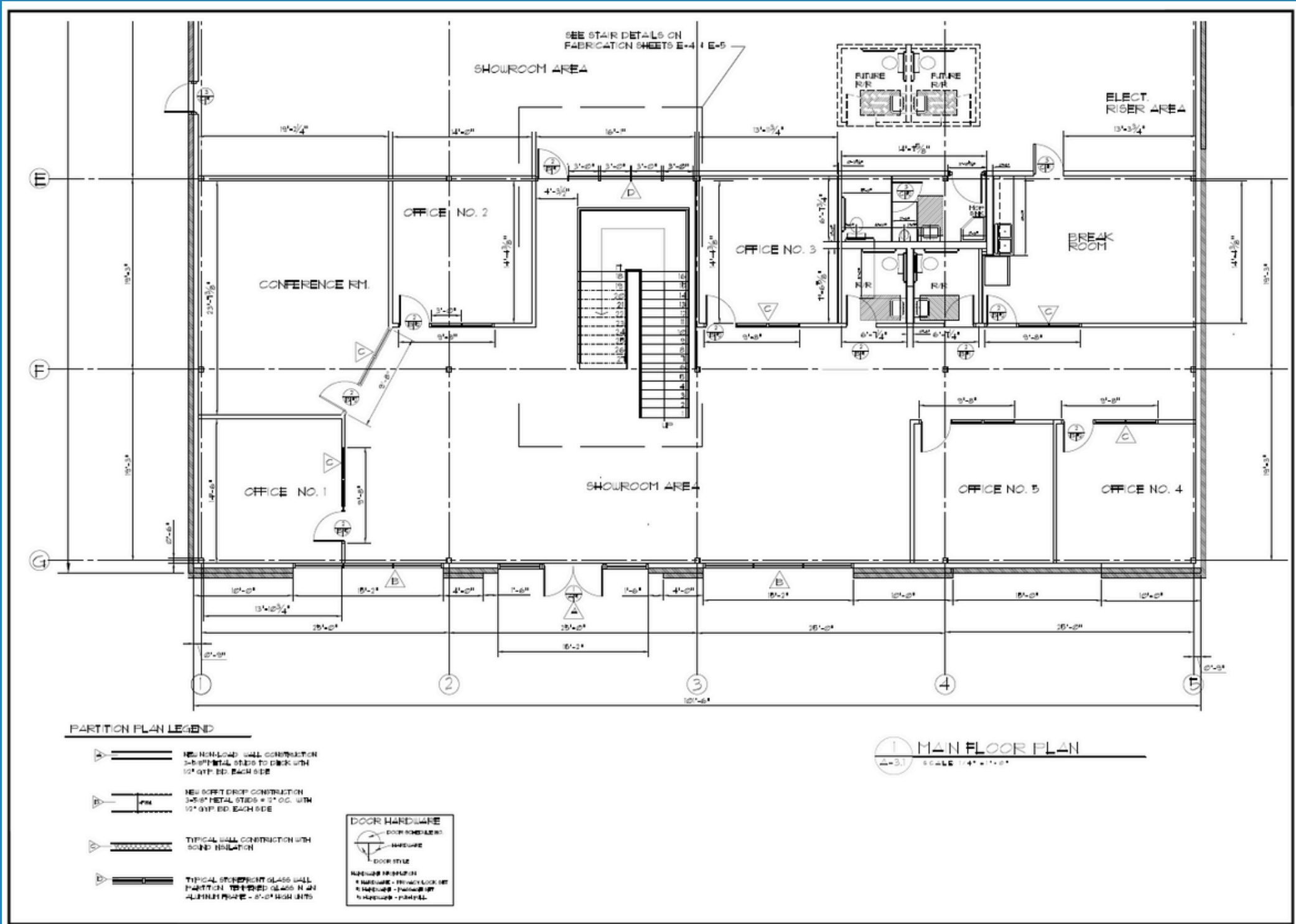
Property Photos:



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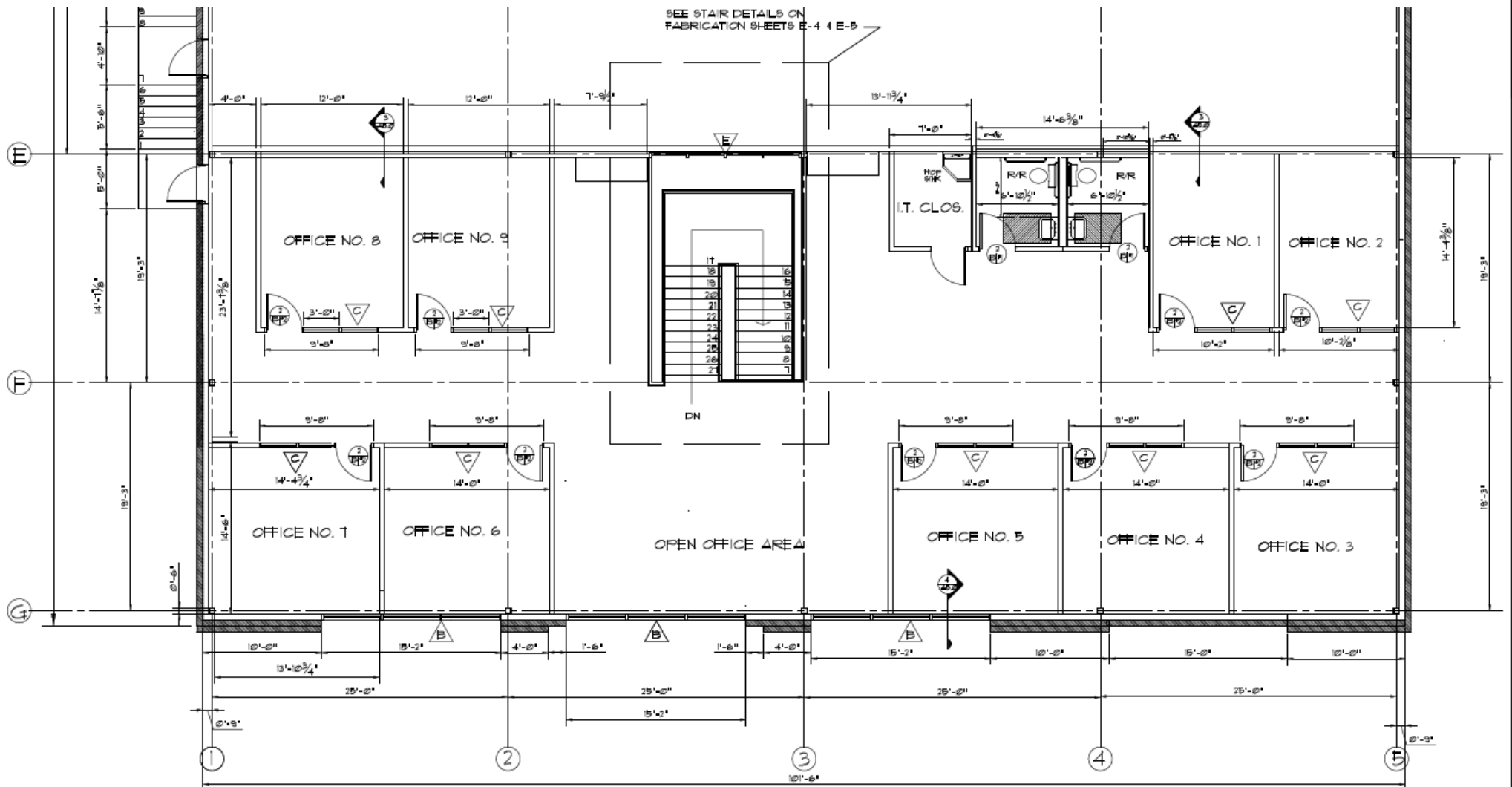
Main Floor Office



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Mezzanine Floor Office



PARTITION PLAN LEGEND

- NEW NON-LOAD WALL CONSTRUCTION
3-5/8" METAL STUDS TO DECK WITH
1/2" GYP. BD. EACH SIDE
- NEW OFFSET DROP CONSTRUCTION
3-5/8" METAL STUDS @ 12" O.C. WITH
1/2" GYP. BD. EACH SIDE
- TYPICAL WALL CONSTRUCTION WITH
SOUND INSULATION
- TYPICAL STOREFRONT GLASS WALL
PARTITION, TEMPERED GLASS IN AN
ALUMINUM FRAME - 8'-0" HIGH UNITS

DOOR HARDWARE	
	DOOR SCHEDULE NO.
	HARDWARE
	DOOR STYLE
HARDWARE INFORMATION	
1	HARDWARE - PRIVACY LOCK SET
2	HARDWARE - PASSAGE SET
3	HARDWARE - PUSH/PULL


MEZZANINE FLOOR PLAN
SCALE 1/4" = 1'-0"


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Contact Info:

Gabe Hrib Jr.
Director of Real Estate


 678-581-2622 (office)
404-771-9167 (cell)

 jrghrib@cobbindustrialinc.com

 120 Hickory Springs Industrial
Dr Holly Springs, GA 30115



Gabe Hrib Jr.
Director of Real Estate

 678-909-8000 (office)
404-771-9167 (cell)

 jrghrib@gmcapitalllc.com

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