



FOR MORE INFORMATION

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Ridgeway Church Rd

Yarbrough Ridgeway Rd

PERFECT LOCATION FOR SK INNOVATION SUPPLIERS

- ◆ FOR LEASE
- ◆ 45,360 SF – 172,130 SF
- ◆ AVAILABLE NOW

- ◆ 45,360 SF – 172,130 SF
- ◆ Located Directly Across I-85 from SK Innovation Plant
- ◆ Part of a 240 Acre Controlled Business Park Environment



- ◆ Surrounding Businesses Include GE, Restaurant Depot, Enchem, Toyota and Ollie's Bargain Outlet
- ◆ Pro-Business City/County/State
- ◆ Entrepreneurial "Get It Done" Ownership

BUILDING SPECIFICATIONS

BUILDING TYPE

Industrial; Rear Load;
Former Pepsi Warehouse

SQUARE FOOTAGE

45,360 SF – 172,130 SF

OFFICE

3,000 SF Existing
(5% on any new office space)

BUILDING DIMENSIONS

210' x 810'

COLUMN BAY SIZES

54' x 50' Column Spacing with
60' Loading Bay (11,340 SF Bays)

BUILDING DESCRIPTION

Tilt-Wall Construction

DOCK DOORS

53 (9' x 10') hi-lift doors

DRIVE-IN DOORS

2; 12' x 14'

CLEAR HEIGHT

32'

TRUCK COURT DEPTH

185'

TRAILER PARKING

64 Spaces or Outside Storage

WAREHOUSE LIGHTING

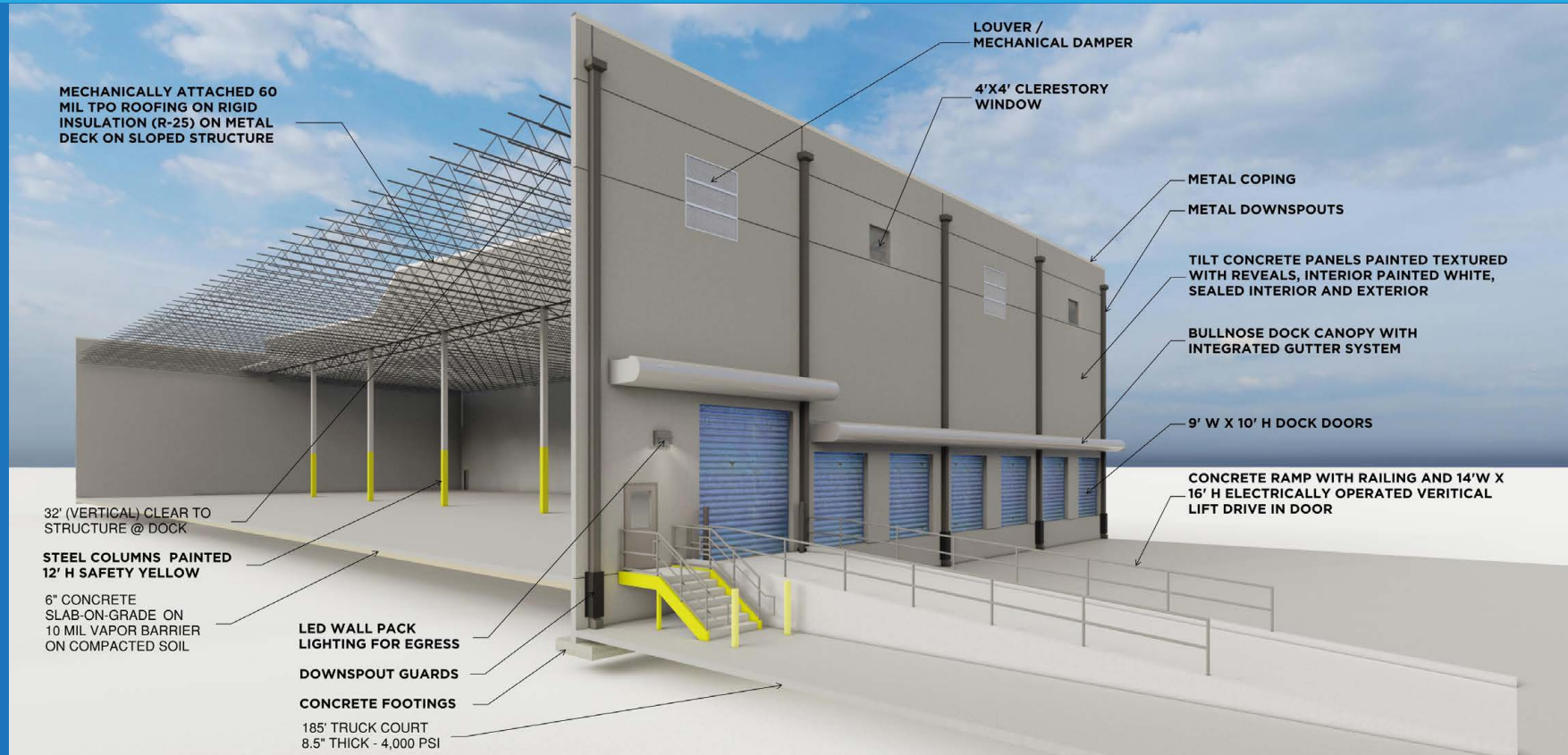
LED Fixtures

FIRE PROTECTION

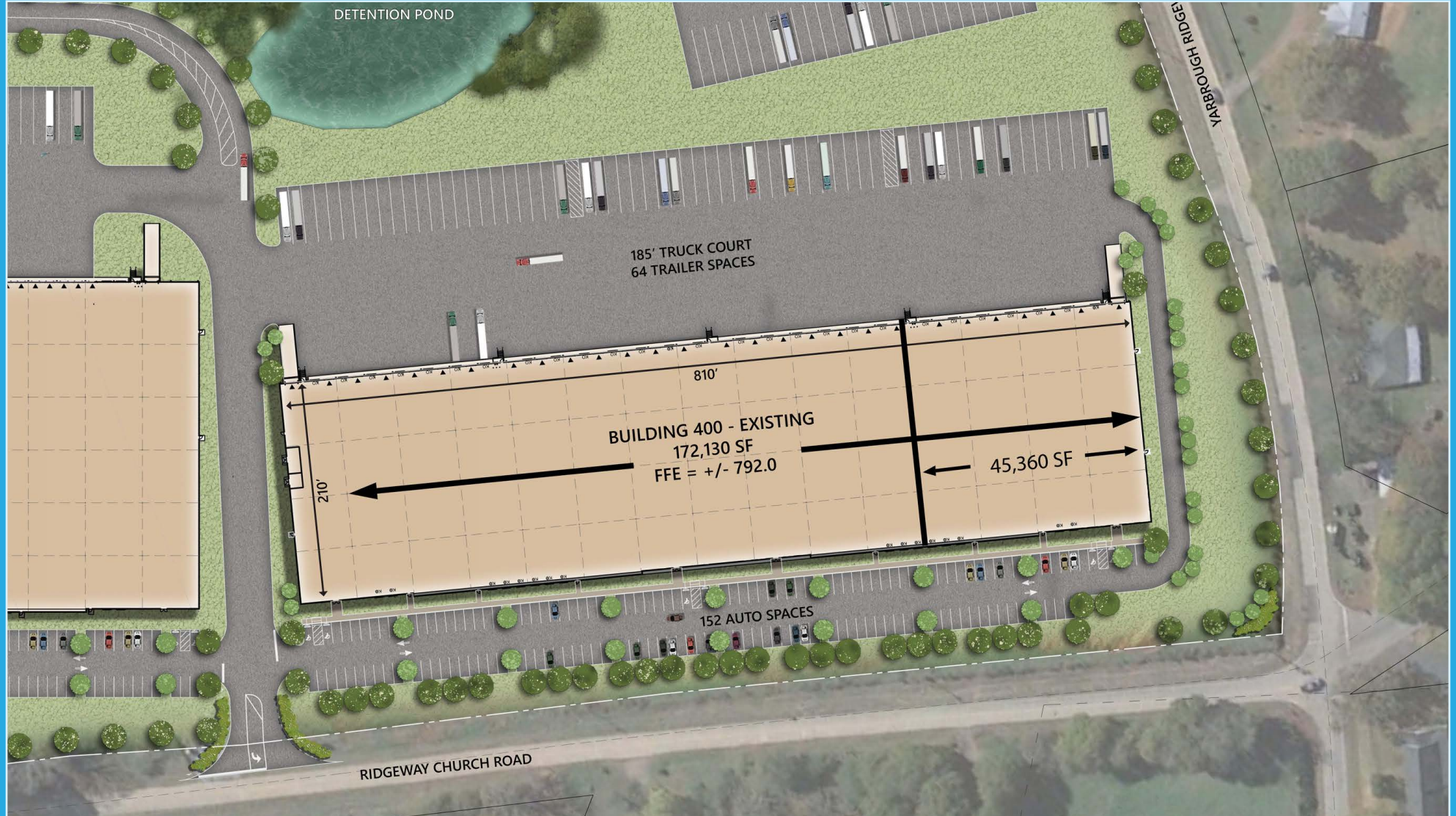
ESFR Sprinkler

POWER

1600 amps 480/277V 3PH



BUILDING 400



PAD SITES



BUILDING 400

- » BUILDING SF: 172,130 SF
- » DOCK DOORS: 53 (9' X 10') HI-LIFT DOORS; 25 WITH EQUIPMENT
- » 15 RITE HITE DOCK PACKAGES (4 ADDITIONAL PENDING FOR 19 TOTAL)
 - HYDRAULIC LEVELERS 40K CAPACITY
 - DOCK SHELTERS
 - HOOK DOK LOK RESTRAINTS
 - DOCK COMMAND CONTROL PANELS
 - FLEX NECK LED DOCK LIGHTS
 - PITMASTER UNDER LEVELER SEALS
 - 5 PULL CHAIN PIT LEVELERS 40K WITH PITMASTER UL AND DOCK SHELTER
 - 10 EDGE OF DOCK LEVELERS 30K
- » SECURED TRUCK COURT FOR UP TO 120 TRAILERS
- » PARKING SPACES PROVIDED: 152
- » 28 BATTERY CHARGING STATIONS FOR FORK LIFT/ELECTRIC PALLET JACKS
- » 5 BIG ASS FANS IN SPEEDWAY
- » PERIMETER ANGLE IRON THROUGHOUT FOR FOOD GRADE USERS

Favorably located in Commerce, GA just 50 minutes from the Atlanta perimeter

Truck drive distance to/from Atlanta:

Commerce, GA.....	62 MI
Columbus, GA	77 MI
Savannah, GA.....	254 MI
Brunswick, GA	318 MI
Birmingham, AL	216 MI
Montgomery, AL	230 MI
Nashville, TN.....	304 MI
Memphis, TN	450 MI
Charlotte, NC	77 MI
Greenville, SC	80 MI
Charleston, SC	297 MI
Jacksonville, FL	374 MI
Orlando, FL.....	502 MI
Tampa, FL.....	507 MI
Richmond, VA.....	453 MI
Washington, DC.....	556 MI



Take your place on Interstate 85 at Exit 147

