

FOR LEASE— Phase 2

—Newnan South Business Center

—30 Ellen Sims Court, Newnan GA 30263



Light Industrial/Flex Warehouse Details:

- Phase 2, 30,000sf (Delivery Q1 2025)
- Suites from 3,000-15,000 SF available
- 24' Clear Height
- Column Spacing: 24' (one column down the centerline)
- 125' Bay Depth
- 10 dock high doors
- Drive in ramps available
- Office Space BTS

Location:

- Newnan South Industrial Park
- SR 27: 0.4 miles (1 min)
- I-85: 2.5 Miles (5 min)
- CSX Intermodal: 24.7 Miles (30 min)
- Lagrange: 29.6 Miles (34 min)
- Atlanta Airport: 32.9 Miles (30 min)
- DT Atlanta: 43.2 Miles (45 min)
- Savannah Port: 254 miles (4 hrs 2 min)
- Mobile Port: 292 miles (4 hrs 12 min)

Leasing Contact

Jonathan O'Connor | 678-662-9586 | joconnor@ocdmanagement.net

OCD Management Inc. | www.ocdmanagement.net

1465 Northside Drive, Suite 200, Atlanta, GA 30318

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*Phase I is pictured above (Fully Leased), Phase II will have same architectural design

Light Industrial/Flex Warehouse Development Details:

30,000sf expandable to 50,000sf

Delivery: Q1 2025

Suites from 3,000-15,000 SF available

22,000 SF Outside Storage available

24' Clear Height

Office Space BTS

Zoning: Heavy Industrial

Phase III: 22.7 Acre Light Industrial/Flex Warehouse Development

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