



# 65,550 SF FOR LEASE

2555 LANTRAC COURT, DECATUR, GA 30035

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# 2555 LANTRAC COURT

DECATUR, GA 30035

## PROPERTY INFORMATION

### PROPERTY HIGHLIGHTS

- » ±65,550 SF Total
- » ±65,550 SF Available
- » ±2,592 SF Office Space
- » Built in 1974
- » 22' Clear Height
- » 40' x 40' Column Spacing
- » Wet Sprinkler System
- » 1,600 Amps | 208/120V - 3 Phase Power
- » (1) Grade Level Door (10' x12')
- » (15) Dock High Doors (8' x10')
  - » 9 With Pit Levelers
- » Fenced Truck Court
- » 70 Auto Parking Spaces



### LOCATION | KEY DISTANCES



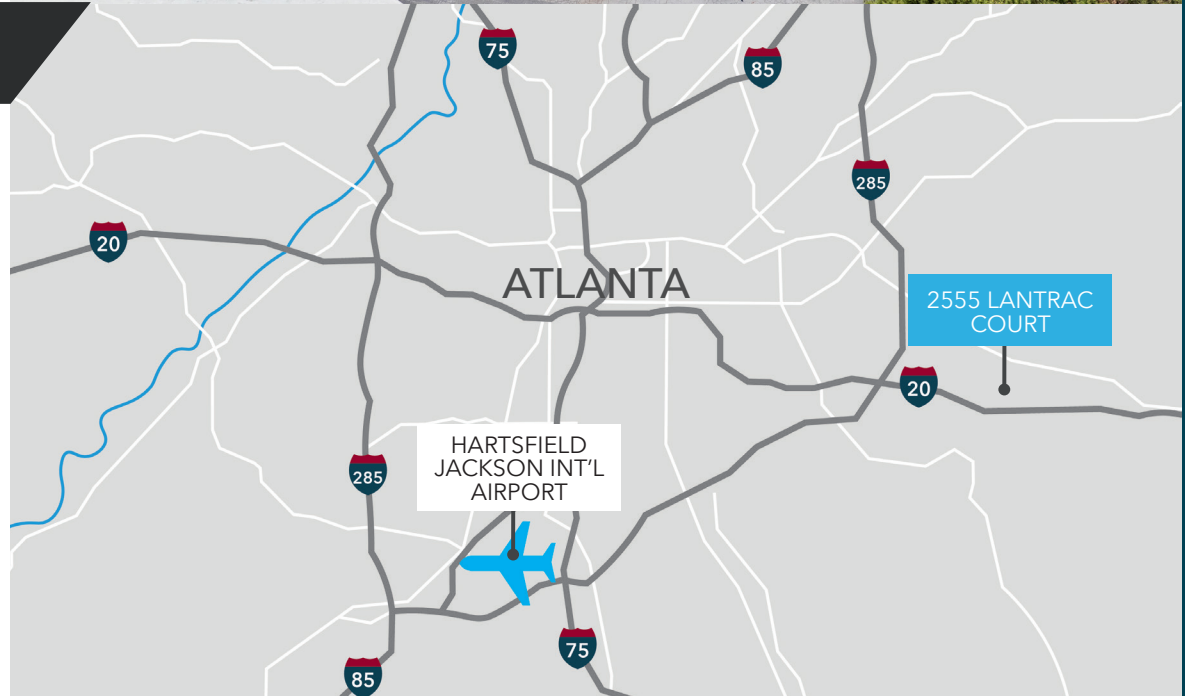
- » Interstate 20 | 0.9 mile
- » Interstate 285 | 5.0 miles
- » Covington Highway (Hwy 278) | 1.6 miles
- » Panola Road | 0.6 mile



- » Hartsfield-Jackson INT'L Airport | 23 miles
- » DeKalb-Peachtree Airport | 19.9 miles



- » FedEx Ship Center | 5.4 miles
- » UPS Customer Center | 18.7 miles





**2555 LANTRAC COURT**  
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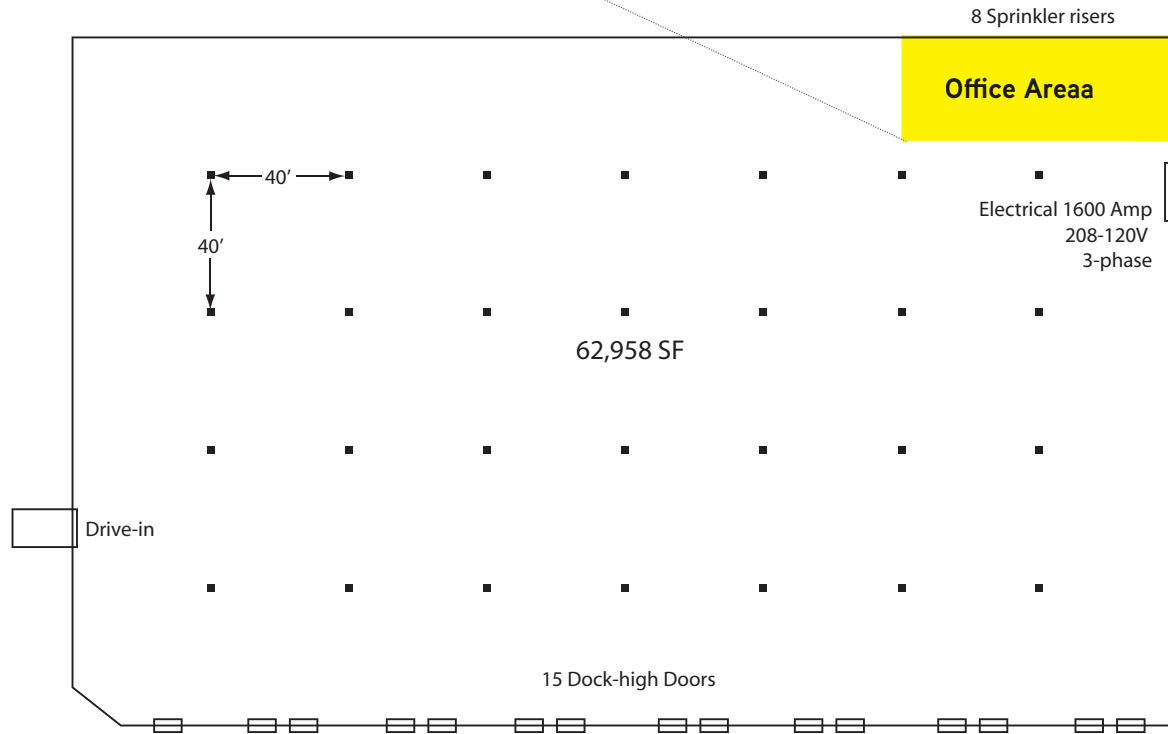
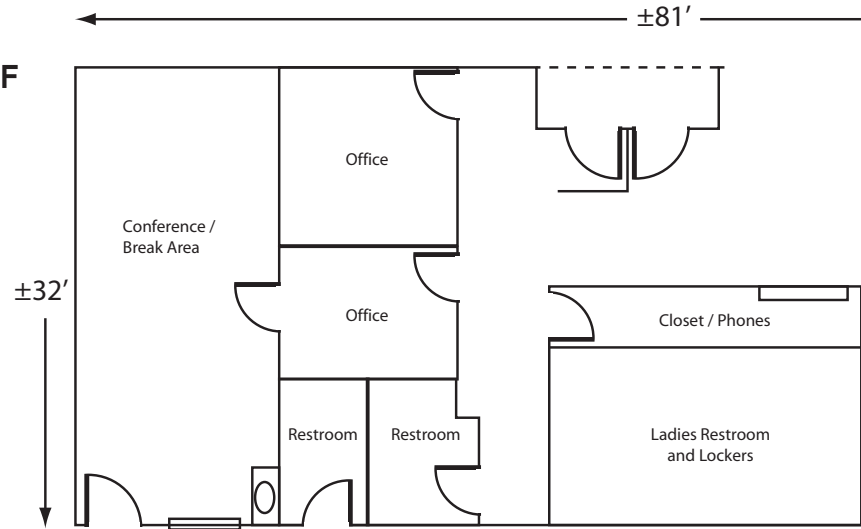
**ADDITIONAL PHOTOS**





**FLOOR PLAN**

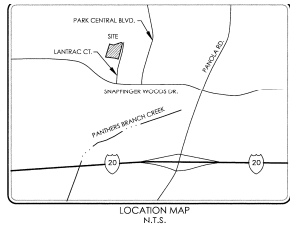
Office: ±2,592 SF



# 2555 LANTRAC COURT

## DECATUR, GA 30035

# PROPERTY SURVEY



**ADDRESS**  
2555 LANTRAC COURT  
DECATUR, GEORGIA, 30035

**PARKING SPACES**  
PARKING SPACES: 47  
HC SPACES: 1  
TOTAL: 48

**PARKING SPACE REQ.**  
65,629 / 2000 = 32.81  
(BASED ON INDUSTRIAL USE)

**TOTAL SITE AREA**  
143,897 SQ. FT.  
3.743 ACRES

- BOUNDARY REFERENCES:**
- SUBJECT DEED BOOK 6089, PAGE 594
  - ALT/ACSM LAND TITLE SURVEY FOR LANTRAC ASSOCIATES, LP, WACHOVIA BANK, N.A. & CHICAGO TITLE INSURANCE COMPANY.
  - CORRECTIVE WARRANTY DEED BOOK 20849, PAGE 519-521

**ZONING: M**

MINIMUM LOT WIDTH: 100 FEET  
MINIMUM LOT AREA: 30,000 SQ. FT.  
MINIMUM SETBACKS:  
FRONT: 75  
SIDE: 20  
REAR: 20  
INTERIOR: 20  
REAR: 20  
MAXIMUM LOT COVERAGE: 80%  
MAX. BUILDING HEIGHT: 5 STORIES  
PARKING REQUIREMENT: 1 SPACE PER 2000 SQUARE FEET

**TITLE COMMITMENT**  
COMMITMENT NO. 2-21281 (MJI)

**EFFECTIVE DATE:** MARCH 11, 2015 @ 8PM SCHEDULE B - SECTION 2

3. (I) RESTRICTIVE COVENANTS AND EASEMENTS AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM RINGIER AND ASSOCIATES, INC. A DELAWARE CORPORATION DATED DECEMBER 11, 1973, FILED FOR RECORD DECEMBER 14, 1973, FILED FOR RECORD DECEMBER 17, 1973 AT 11:53 AM, RECORDED IN DEED BOOK 3116, PAGE 195, RECORDS OF DEKALB COUNTY, GEORGIA.
- (II) RESTRICTIVE COVENANTS FOR SHANNING WOODS HOUSING PARK BY PIPPLAND COMPANY, INC., A DELAWARE CORPORATION DATED DECEMBER 11, 1973, FILED FOR RECORD DECEMBER 11, 1973, RECORDED IN DEED BOOK 3116, PAGE 195, RECORDS OF DEKALB COUNTY, GEORGIA AS AMENDED BY THAT CERTAIN AFFIDAVIT OF AUTHORITY BY ROBERT S. BUCKNER, JR. DATED 03/21/1974, FILED FOR RECORD MARCH 24, 1974 AT 9:48 AM, RECORDED IN DEED BOOK 3333, PAGE 363, AFFIDAVIT RECORDS AND ZONING ORDINANCE OF DEKALB COUNTY, GEORGIA INCORPORATED, AND DEEDS FROM PROPERTIES, INCORPORATED, A DELAWARE CORPORATION, DATED DECEMBER 8, 1993, FILED FOR RECORD DECEMBER 8, 1993 AT 4:25 PM, RECORDED IN DEED BOOK 7953, PAGE 131, AFFIDAVIT RECORDS.
- (III) EASEMENT FROM LANTRAC, INC. TO GEORGIA POWER COMPANY, DATED JUNE 15, 1974, FILED FOR RECORD JUNE 14, 1974 AT 9:00 AM, RECORDED IN DEED BOOK 3201, PAGE 21, AFFIDAVIT RECORDS.
- (IV) EASEMENT FROM LANTRAC, INC. TO GEORGIA POWER COMPANY, DATED SEPTEMBER 27, 1974, FILED FOR RECORD OCTOBER 27, 1974 AT 2:49 PM, RECORDED IN DEED BOOK 3233, PAGE 27, AFFIDAVIT RECORDS.
- (V) EASEMENT FROM LANTRAC, INC. TO GEORGIA POWER COMPANY, DATED OCTOBER 17, 1974, FILED FOR RECORD JANUARY 4, 1974 AT 1:12 AM, RECORDED IN DEED BOOK 3281, PAGE 31, AFFIDAVIT RECORDS.
- (VI) EASEMENT AS REFERRED IN THAT CERTAIN LIMITED WARRANTY DEED FROM RINGIER PROPERTIES, INC. A DELAWARE CORPORATION TO LANTRAC ASSOCIATES, LP, A GEORGIA LIMITED PARTNERSHIP DATED FEBRUARY 14, 1994, FILED FOR RECORD MARCH 4, 1994 AT 11:01 PM, RECORDED IN DEED BOOK 7185, PAGE 34, AFFIDAVIT RECORDS AND IN THAT CERTAIN GUARANTEE DEED FROM RINGIER PROPERTIES, INC. A DELAWARE CORPORATION TO LANTRAC ASSOCIATES, LP, A GEORGIA LIMITED PARTNERSHIP DATED MARCH 14, 1994, FILED FOR RECORD MARCH 4, 1994 AT 11:01 PM, RECORDED IN DEED BOOK 808, PAGE 80, AFFIDAVIT RECORDS.
- (VII) DECLARATION OF RECORDING EASEMENT AGREEMENT BY LANTRAC ASSOCIATES, LP, A GEORGIA LIMITED PARTNERSHIP, DATED MARCH 15, 1994, FILED FOR RECORD MARCH 18, 1994 AT 11:33 AM, RECORDED IN DEED BOOK 808, PAGE 81, AFFIDAVIT RECORDS.

AS SHOWN (SETBACKS) & NOT PLOTTABLE (INDUSTRIAL PARK COVENANTS - ENHANCED)

AS SHOWN & NOT PLOTTABLE (INDUSTRIAL PARK COVENANTS - ENHANCED)

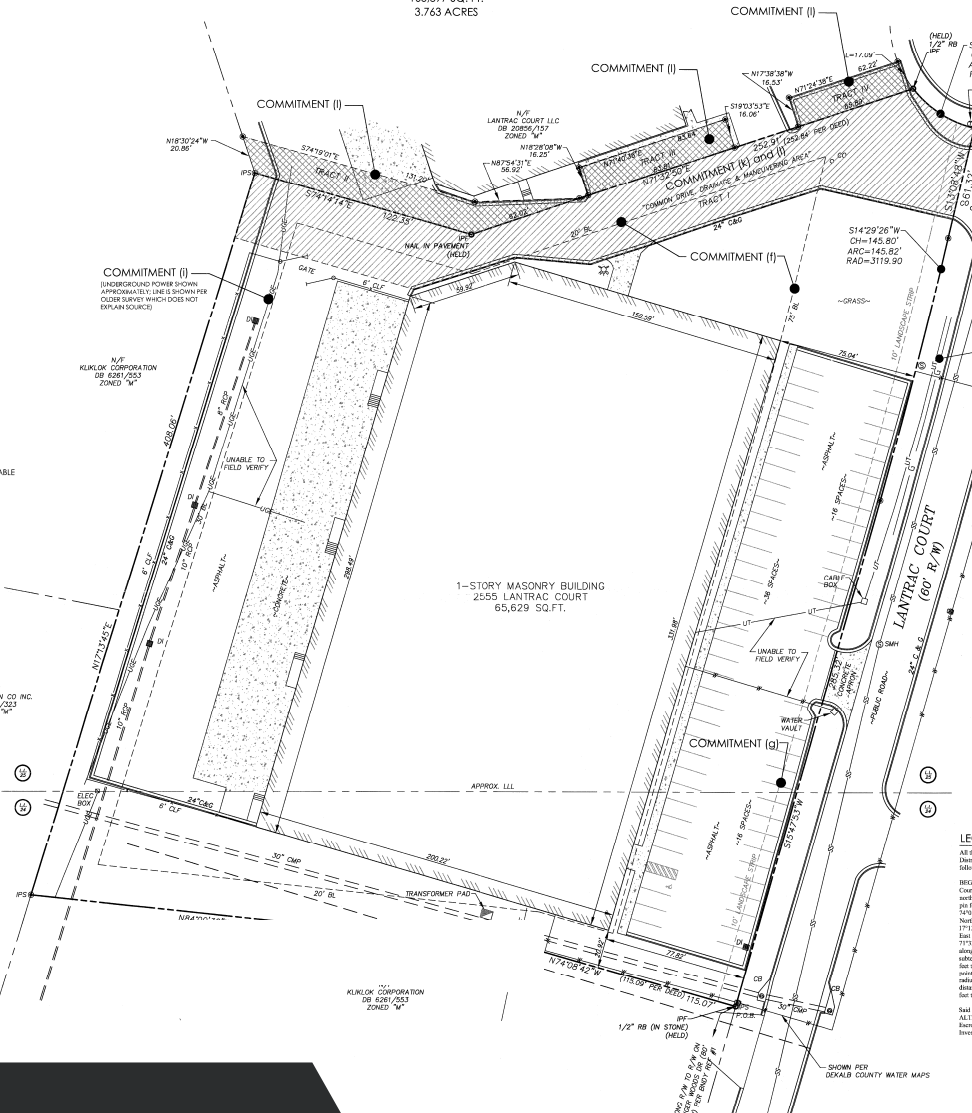
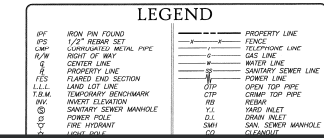
NOT PLOTTABLE (POWER LINE ACCESS & MAINTENANCE)

AS SHOWN (UNDERGROUND POWER LINE)

N/A (RELATES TO 2525 LANTRAC CT.)

AS SHOWN (COMMON DRIVE DRAINAGE & JUNCTIONS ARE AS SHOWN (DIMENSIONS PROVIDED)) THE WOODMAN CO. INC. DEED DB 6261/253 ZONED "M"

AS SHOWN (COMMON DRIVE DRAINAGE & JUNCTIONS ARE AS SHOWN (DIMENSIONS PROVIDED))



**SURVEYOR'S CERTIFICATE**

With respect to the survey shown herein, prepared by the undersigned, the undersigned does hereby certify and represent to: CALDWAY TITLE AND ESCROW, L.L.C., REPUBLIC TITLE OF TEXAS, INC., HOLLINGSWORTH CAPITAL PARTNERS, INVESTMENTS, LLC AND PRINCIPLE BANK. The survey was actually made on the ground, shown field measurement and the record description of the land and correctly shows the square footage and the location of all buildings, structures, and other improvements situated on the land, the location and bearing of all boundaries and easements and the location of all water courses or water bodies, but lines and easements, except as shown on this survey, there are no visible easements, benefits or burdens of the premises, or any encroachments on the land and any other statements or rights of way which the undersigned has been advised, no party walls, no encroachments on adjoining premises, streets or alleys to any of the land or any encroachments from adjoining premises by buildings, structures or other improvements situated on adjoining premises except as shown.

The Land does not fall within a Federally Designated Flood Hazard Area.

3. All easements and appurtenances from said premises are shown and are provided to the best of the surveyor's knowledge, municipal storm sewers, municipal sanitary, sewer and private electric gas and telephone facilities and connections are situated in the locations indicated on the survey.

Dated this 23rd day of April, 2015

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in and Lot 24 and 25 of the 14th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at a point located on the north westerly right of way of Lantrac Court and the westerly right of way of Shallegers Branch Drive, running thence westerly along right of way of Lantrac Court a distance of 254.73 feet to an iron 2 1/2" pipe and 1/2" iron pipe at the POINT OF BEGINNING, running thence South 84° 50' 00" West a distance of 115.07 feet to an iron pipe found 17" away; thence South 84° 50' 00" West a distance of 754.11 feet to an iron pipe; thence South 7° 12' 11" West a distance of 811.07 feet to an iron pipe; thence South 7° 12' 11" West a distance of 823.33 feet to an iron pipe found (4) feet from the POINT OF BEGINNING; thence along a curve to the left, an arc distance of 48.34 feet having a radius of 69.89 feet as defined by a chord bearing South 71° 17' 11" East and a chord distance of 79.39 feet to an iron pipe; thence South 71° 17' 11" West a distance of 41.32 feet to an iron pipe; thence along a curve to the left, an arc distance of 143.42 feet having a radius of 311.90 feet subtended by a chord bearing South 14° 29' 58" West a distance of 162.80 feet to a point where the bearing is 19° 12' 11" West a distance of 238.32 feet to an iron pipe found and the POINT OF BEGINNING.

Said tract contains 165.897 square feet or 3.743 acres as shown on an ALT/ACSM Land Title Survey by Michael Conners for Calway Title and Escrow, L.L.C., Republic Title of Texas, Inc., Hollingsworth Capital Partners - Investments, L.L.C. and Principle Bank.



AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP GWINNETT COUNTY COMBINED PANEL NO. 13130C, DATED 8/29/2006, THE PROPERTY IS IN AN AREA AVOIDING SPECIAL FLOOD HAZARDS.

THE SEE COPIES WITHIN "ONE" (1). THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND EVIDENT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS LINES, GAS LINES, WATERLINES, SEWER LINES, ETC.

NEUTRALITY USED TO CORRECT 8000 SERIES PLATE (FOR CORRECT) WORK PERFORMED ON MARCH 31, 2015.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED AND CHECKED AND WAS FOUND TO BE ACCURATE WITHIN THE TOLERANCES SET FORTH IN THE FIELD DATA WHICH THIS PLAT IS BASED UPON. A CORRECTION OF ONE FOOT IN 41,433 FEET AND AN ANGLE ERROR OF 2.72 FEET ANGLE AND WAS ADJUSTED BY COMPASS RULE.



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