



Pearl Springs

CBRE

30,000 - 242,113 SF

765/873 S. Highway 29

Newnan, Georgia 30263



SITE PLAN

BUILDING 1

30,000 - 146,816 SF

BUILDING 2

50,000 - 242,113 SF



BUILDING SPECIFICATIONS

	BUILDING 1	BUILDING 2
ADDRESS:	765 S Hwy 29, Newnan, GA 30263	873 S Hwy 29, Newnan, GA 30263
SITE:	± 15.1 Acres	± 19.6 Acres
BUILDING SQUARE FOOTAGE:	146,816 SF (Divisible)	242,113 SF (Divisible)
SPEC OFFICE:	BTS	BTS
CLEAR CEILING HEIGHT:	36' minimum	36' minimum
BUILDING DEPTH / WIDTH:	200' x 754'	300' x 814'
COLUMN SPACING:	54' x 50' with 60' speed bay	50' x 54' with 60' speed bay
TRUCK COURTS:	185' deep	185' deep
TYPE OF FLOOR:	7" – 4,000 PSI Concrete with dowel baskets at control joints in dock bays, and 15 MIL vapor barrier – FF50/FF35. Joints caulked throughout warehouse.	7" – 4,000 PSI Concrete with dowel baskets at control joints in dock bays, and 15 MIL vapor barrier – FF50/FF35. Joints caulked throughout warehouse.
TYPE OF WALLS:	Concrete tilt wall panels	Concrete tilt wall panels
TYPE OF ROOF:	60 MIL mechanically fastened TPO single ply membrane system. R-25 insulation value over the front bay and R-20 over the warehouse. Roof drains via gutters and downspouts.	60 MIL mechanically fastened TPO single ply membrane system. R-25 insulation value over the front bay and R-20 over the warehouse. Roof drains via gutters and downspouts.
LIGHTING:	Interior lights per tenant improvements, with exterior LED lighting.	Interior lights per tenant improvements, with exterior LED lighting.
POWER	1600 Amps, 480/277 Volts, 3 Phase	2000 Amps, 480/277 Volts, 3 Phase
TYPE OF SPRINKLER:	ESFR	ESFR
HEAT:	MAU roof mounted heating systems	MAU roof mounted heating systems
TRAILER STORAGE:	60 on-site trailer parking spaces	107 on-site trailer parking spaces
CAR PARKING:	92 auto parking spaces	144 auto parking spaces
TRUCK DOCKS / DRIVE-INS:	43 dock doors (9' x 10') and 2 drive in doors (12' x 14')	46 dock doors (9' x 10') and 2 drive in doors (12' x 14')



Less Developed Census Tract (LDCT)

Eligible businesses can receive a \$3,500 per job, per year tax credit for qualified job creation through the Georgia Job Tax Credit Program

STRATEGIC LOCATION

INTERSTATE

I-85	1.5 Miles
I-285	23 Miles

INTERMODAL

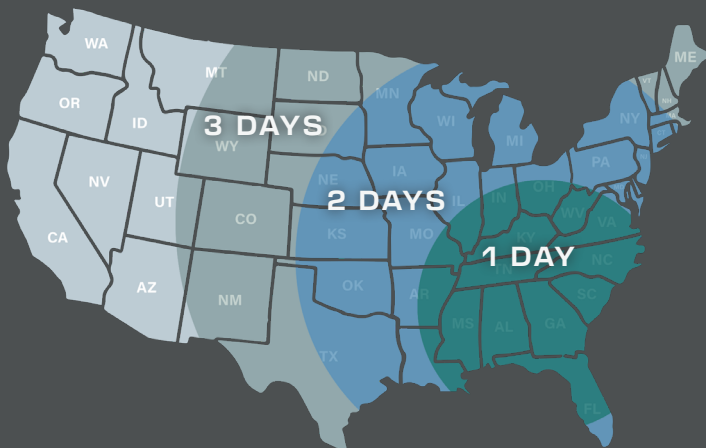
CSX (FAIRBURN)	15 Miles
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AIR

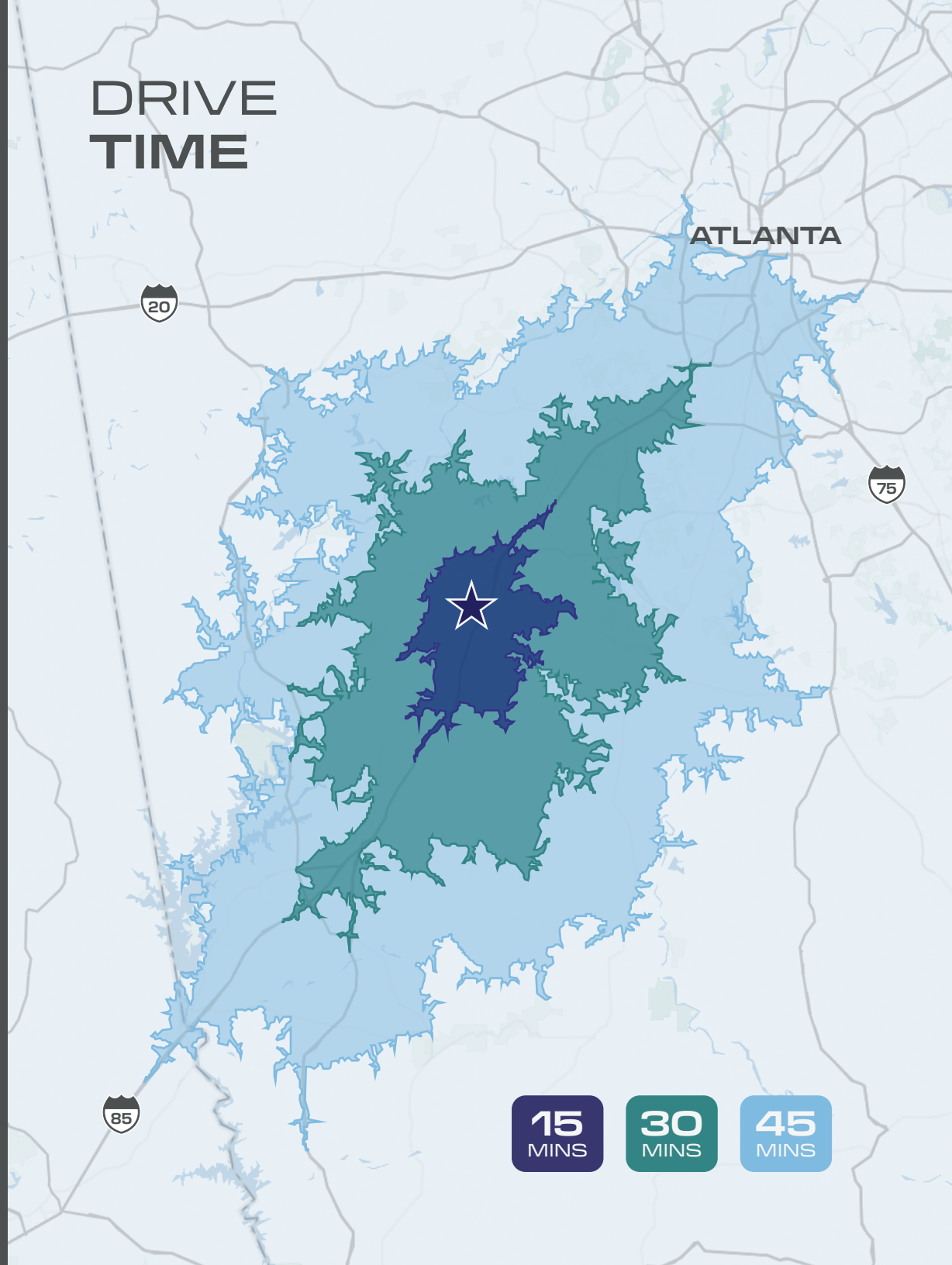
HARTSFIELD JACKSON ATLANTA IN'L AIRPORT	28 Miles
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PORT CITIES

SAVANNAH, GA	269 Miles
CHARLESTON, SC	330 Miles
BRUNSWICK, GA	329 Miles
MOBILE, AL	296 Miles

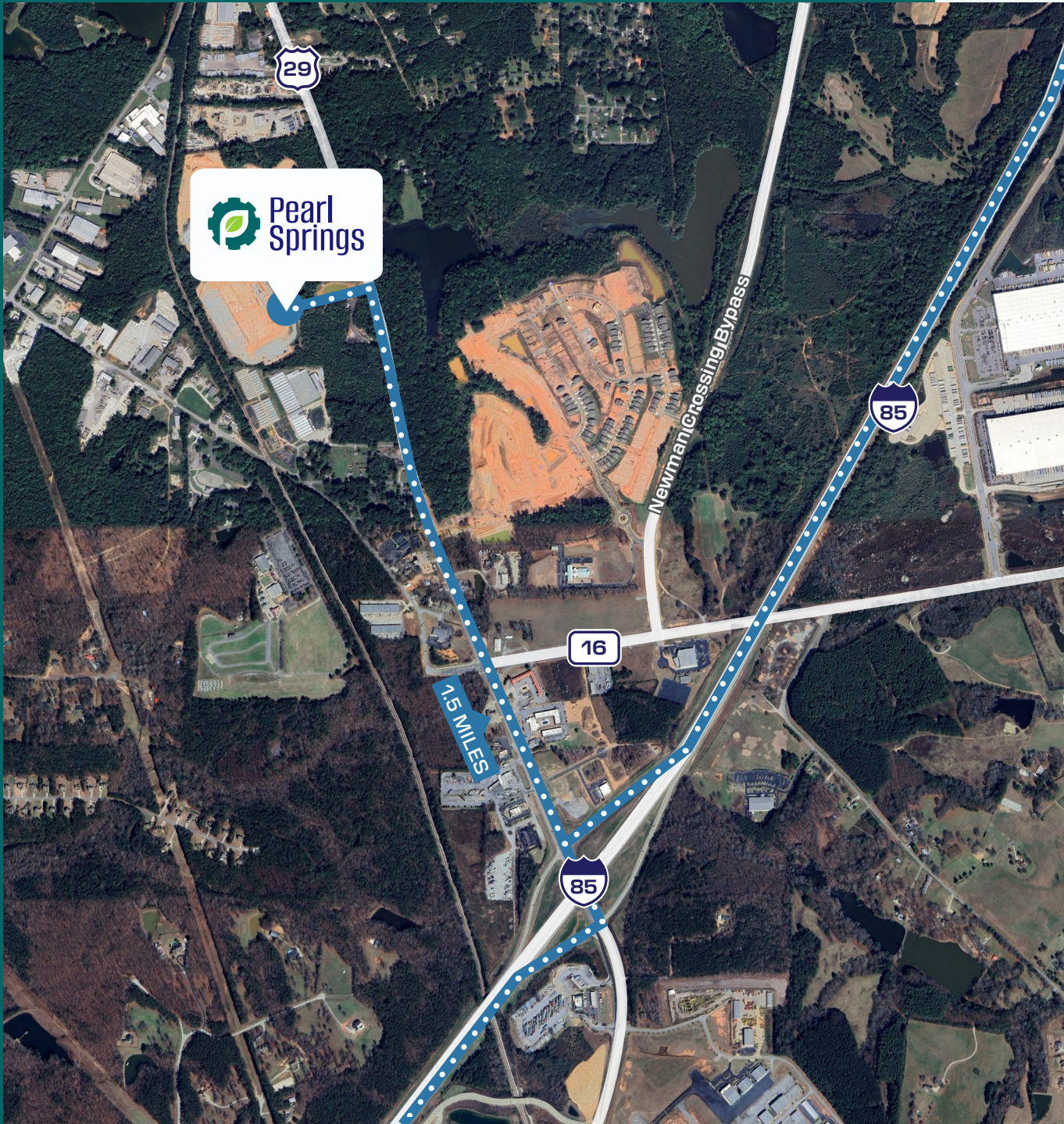


DRIVE TIME



SURROUNDING TENANTS





FOR MORE LEASING
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**KNOLL TOP
DEVELOPMENT**

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