

13 ACRES
with Heavy Power On-Site



**83 HILLWOOD
CIRCLE**

NEWNAN, GEORGIA 30263

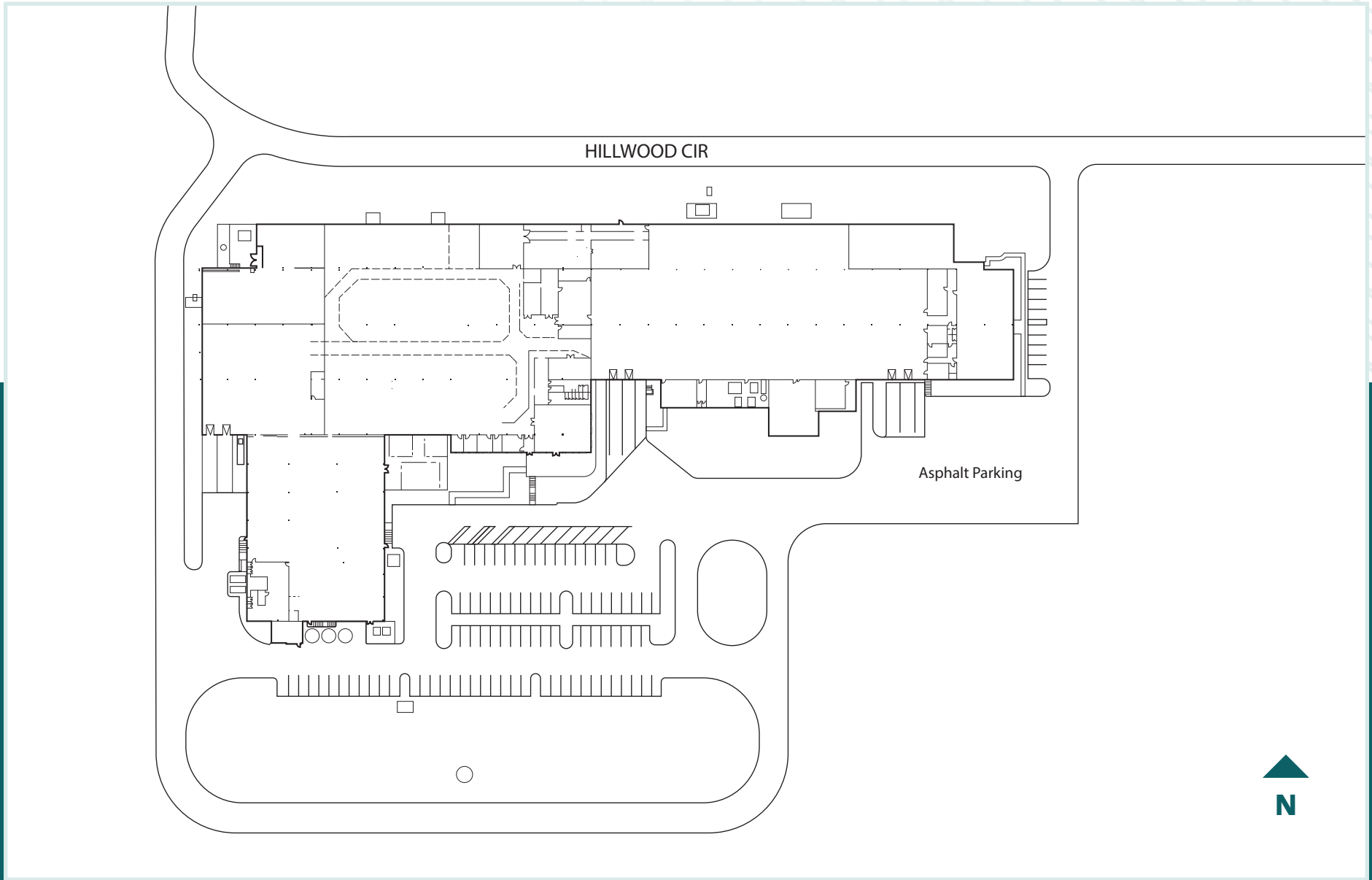


BUILDING SPECIFICATIONS

Total Size	147,464 sf
Warehouse	123,784 sf
Office	23,680 sf (2 - story)
Clear Height	19.5' - 26'
Column Spacing	24' x 48'
Warehouse Lighting	LED (on motion sensors)
Power	5,200 Amp / 480 Volt (4400 kVA)
Fire Protection	Fully Sprinklered
Construction Age	1985 - 2004
Roof	Metal
Dock-Highs	6 (with pit levelers)
Drive-Ins	3 (2 oversized grade level, 1 ramp)
Site	13.22 Acres
Access	Separate car & truck entrances with loop road
Auto Parking	133
Other Attributes	Partially HVAC warehouse and HVLS fans/ Existing racking negotiable. Potential outside storage



FLOOR PLAN



SITE PLAN



STRATEGIC LOCATION

94K

Predicted population increase from 2024 (2,784,586) to 2029 (2,878,538)

1.5M

Daytime workers in 2024 (1,541,992)

Source: CBRE

INTERSTATE

I-85 1.5 Miles

I-285 23 Miles

INTERMODAL

CSX (Fairburn) 15 Miles

AIR

Hartsfield Jackson Atlanta In'l Airport 28 Miles

PORT CITIES

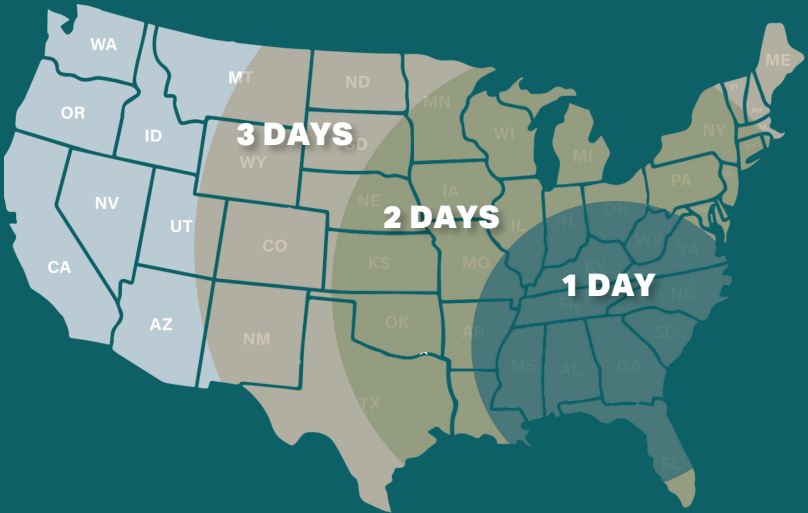
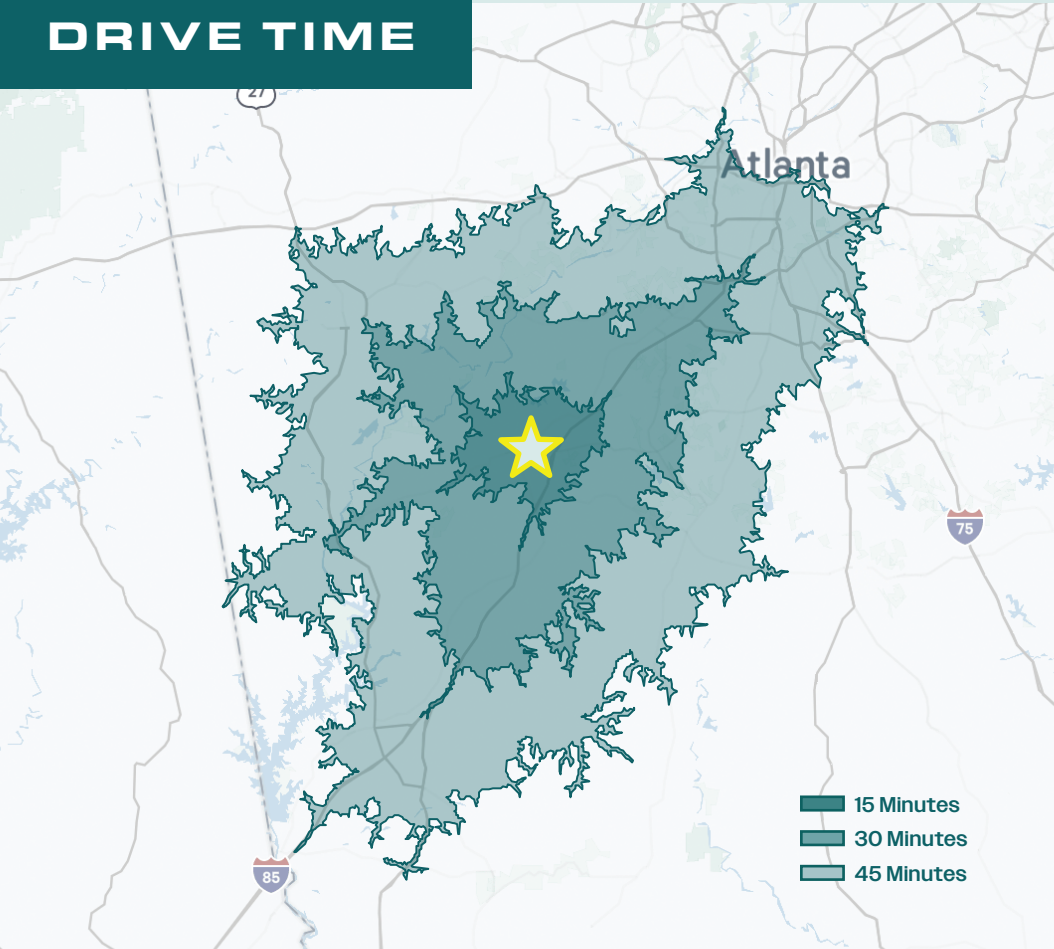
Savannah, GA 269 Miles

Charleston, SC 330 Miles

Bruswick, GA 329 Miles

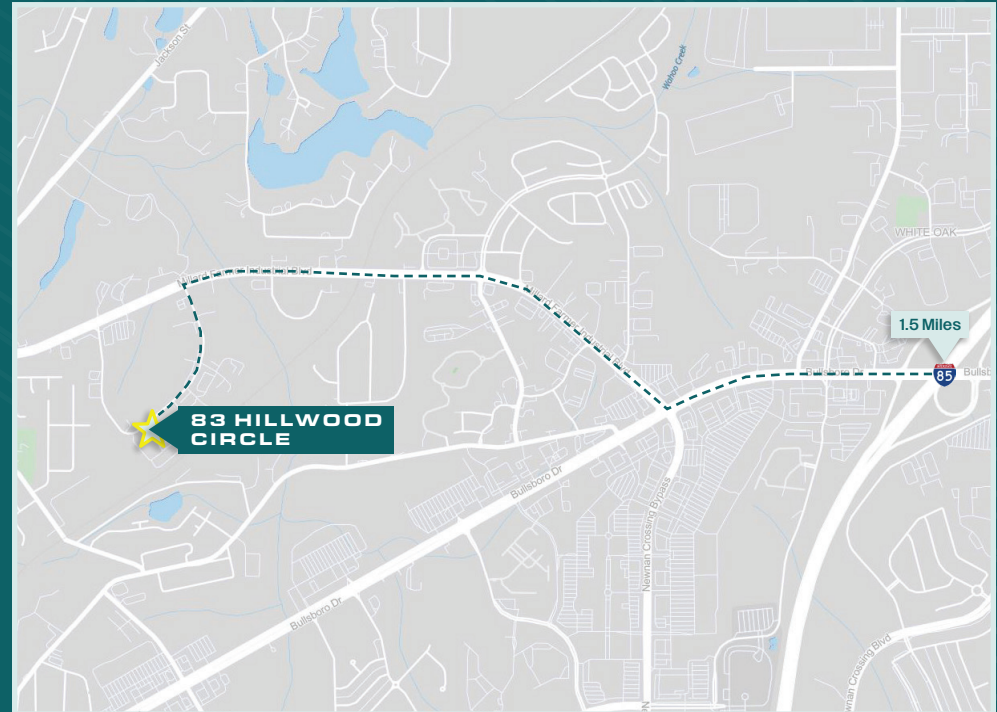
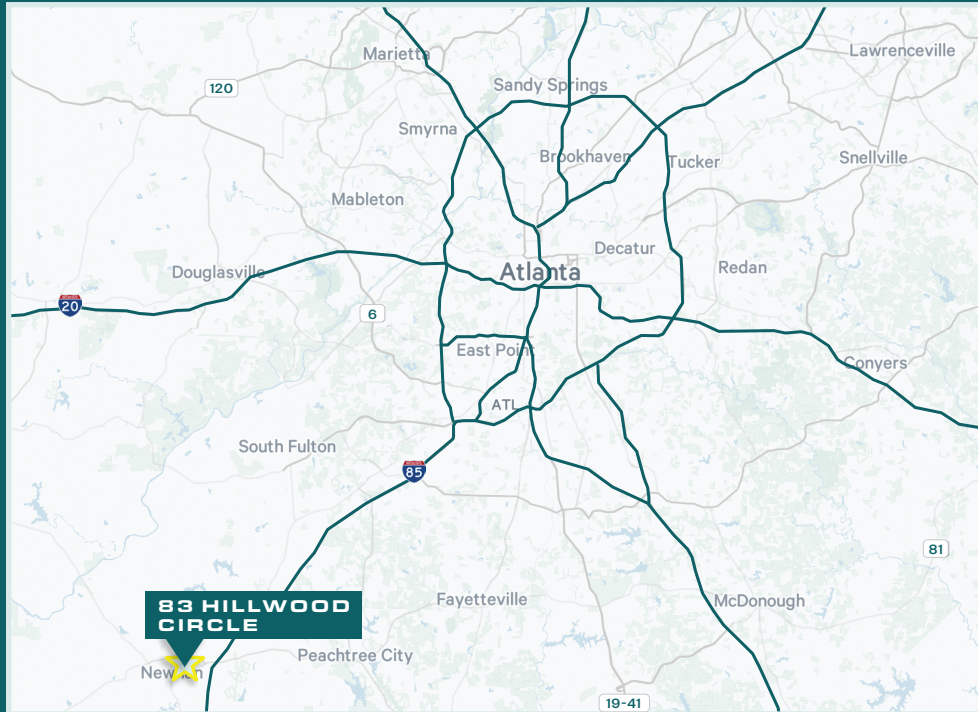
Mobile, AL 296 Miles

DRIVE TIME



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For More Information, Please Contact:

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