

# FLEX & WAREHOUSE SPACES AVAILABLE

110 & 114 THOMPSON RD, HIRAM, GA 30141

NEWMARK





84,513  
TOTAL SF

SWIRL STUDIOS

STAGE 2	←	SUITE 101	→
STAGE 1	←	SUITE 102	→
MILL	→	SUITE 103	→
WARDROBE	→	CATERING	←
CREW PARKING	→	EXTRAS	→
BACKLOT	←	ART DEPT	

PROPERTY OVERVIEW

Built in 2012



Wet Sprinkler System



Light Industrial Zoning



Heavy Power - 3,600 amp 4 Phase



LED Lighting



Outdoor Storage Available



On-Site Security Cameras



Electric Charging Car Stations



Gated at Night



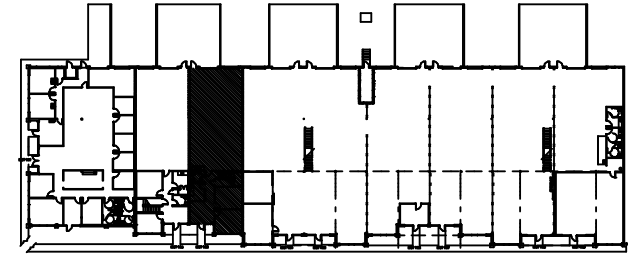
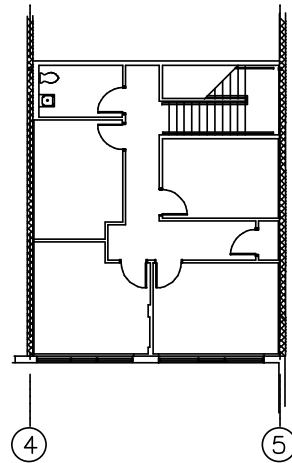
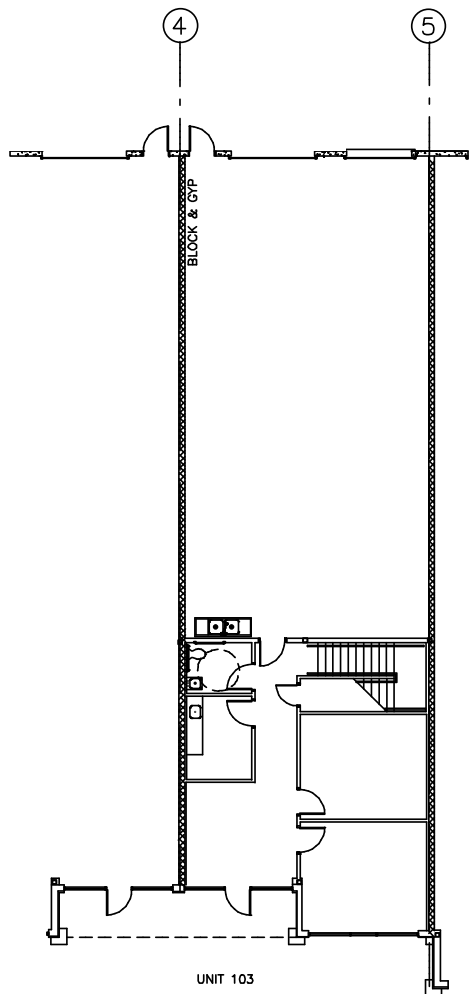
# BLDG 100 SUITE 103

PENDING SPEC SUITE

**3,911 RSF**

OFFICE | 1,944 RSF

WAREHOUSE | 1,967 RSF



(1) 8'X10' DOCK HIGH DOOR  
(1) 10'X12' DRIVE-IN DOOR  
AVERAGE BUILDING HEIGHT: 23'-0"  
SPRINKLERED

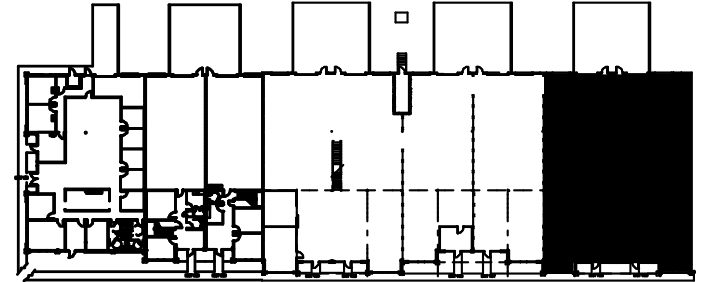
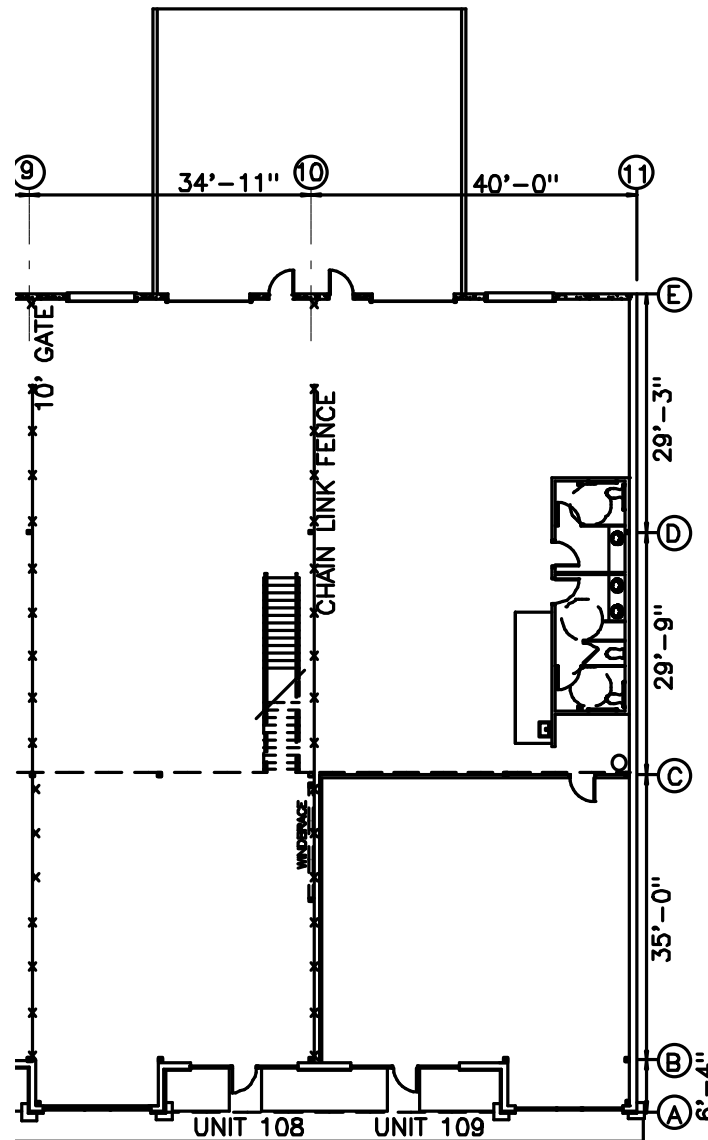
# BLDG 100 SUITE 108

**9,953 RSF**

GROUND FLOOR | 7,107 RSF

MEZZANINE | 2,846 RSF

2 DH & 2 RAMP

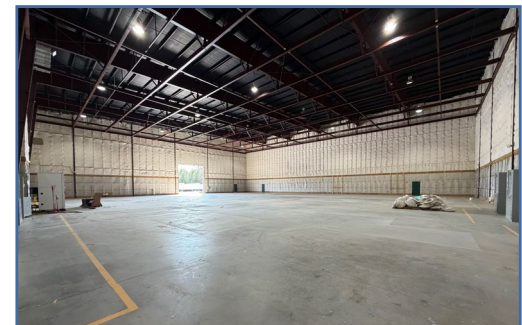
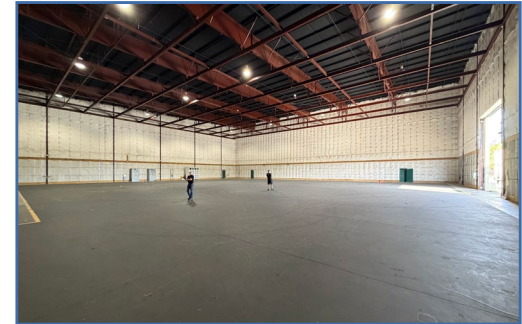


# BLDG 200

**STAGE ONE** TOTAL | 20,250 RSF

**STAGE TWO** TOTAL | 20,250 RSF

*FULLY INSULATED AND SOUND PROOF*





## Food & Dining

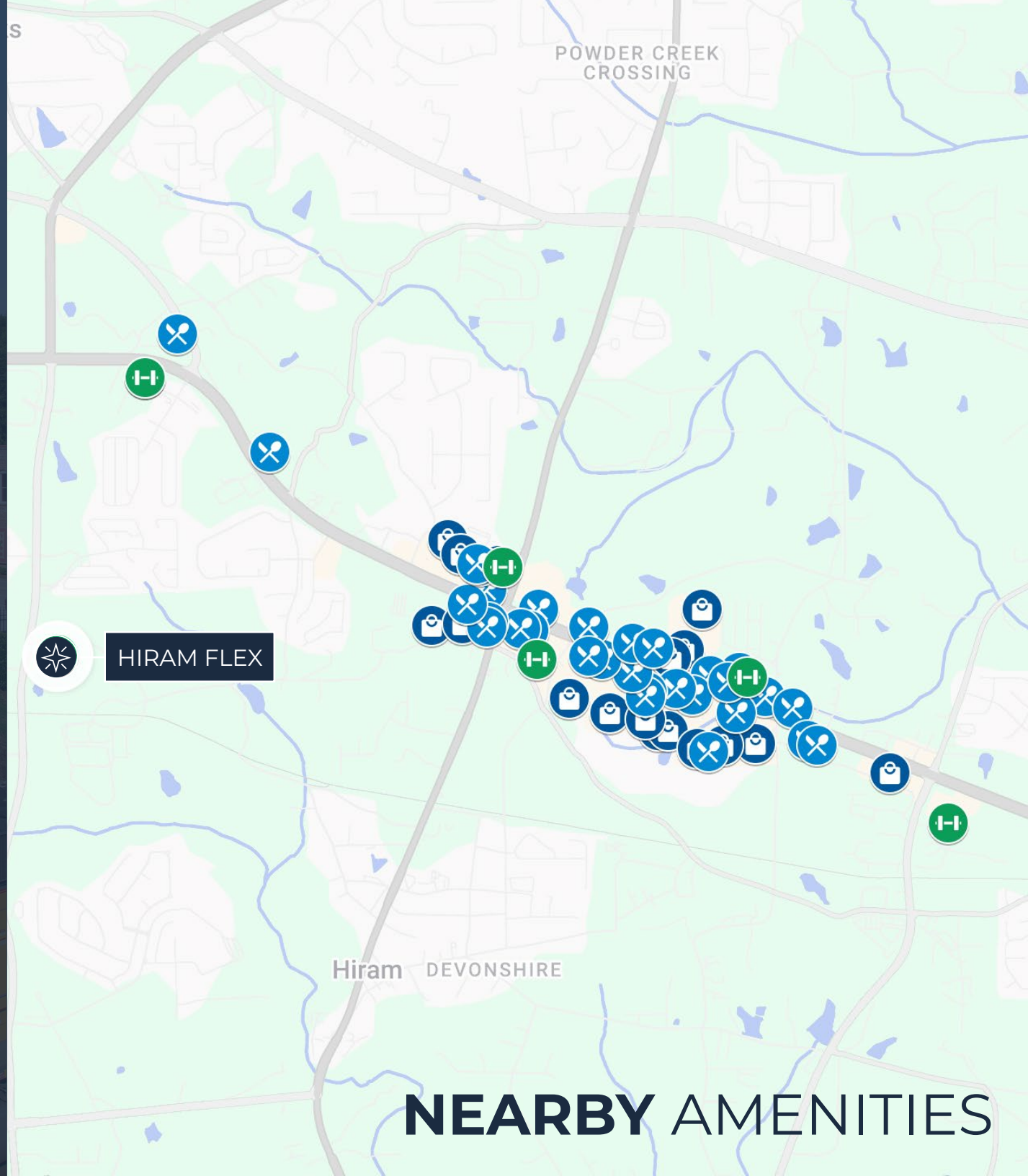
- |                      |                    |
|----------------------|--------------------|
| Chick-fil-A          | Firehouse Subs     |
| Mellow Mushroom      | Panda Express      |
| Cheeseburger Bobby's | Bojangles          |
| Chili's              | IHOP               |
| Crumbl               | Taco Bell          |
| Buffalo Wild Wings   | Chipotle           |
| Jim N' Nicks         | Dunkin'            |
| Popeyes              | Jersey Mike's Subs |
| Buffalo's Cafe       | Johnny's Pizza     |
| Huey Luey's          | Jimmy John's       |
| Starbucks            | McDonald's         |
| Tequila Mexican      | Stevi B's Pizza    |
| Taki Japanese        | Blended Smoothies  |
| Longhorn             | Dairy Queen        |
| Wendy's              | Marco's Pizza      |

## Retail

- Academy Sports
- Tractor Supply Co.
- Sam's Club
- Walmart Superstore
- JCPenny
- Best Buy
- Miniso
- ALDI
- Discount Tire
- The Home Depot
- Michaels
- PetSmart
- HomeGoods
- Target
- AT&T Store
- Hobby Lobby
- Burlington
- Old Navy

## Gyms

- Workout Anytime
- Crunch Fitness
- Paulding Gymnastics
- Planet Fitness
- Burn Boot Camp
- Universal Fitness



# NEARBY AMENITIES

# NEWMARK



## 110 & 114 THOMPSON ROAD HIRAM, GA 30141

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