# POWDER SPRINGS

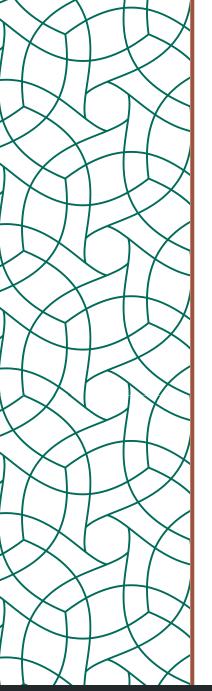
**Business Center** 

## BUILD TO SUIT OPPORTUNITY

6 OD

4775 INNOVATIVE WAY POWDER SPRINGS, GA 30127 DEVELOPED BY

LEASED BY



### PROPERTY HIGHLIGHTS



- + Tilt wall concrete construction
- Ŧ
- + Rear load distribution configuration
- + 160' depth x 378' width
- + 19 9'x10' dock doors



- + 2 12'x14' drive in doors
- + 63 parking spaces



+ 120' deep truck court

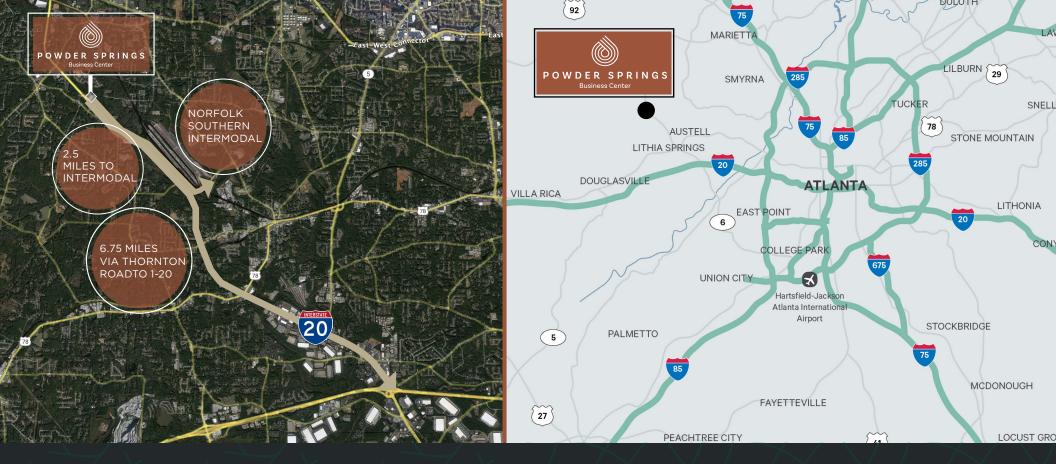


+ White TPO Roof – Mechanically Fastened, R20, 45 Mil (15 Year Warranty)

### BUILDING SPECIFICATIONS



### SITE PLAN



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### POWDER SPRINGS Business Center



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