

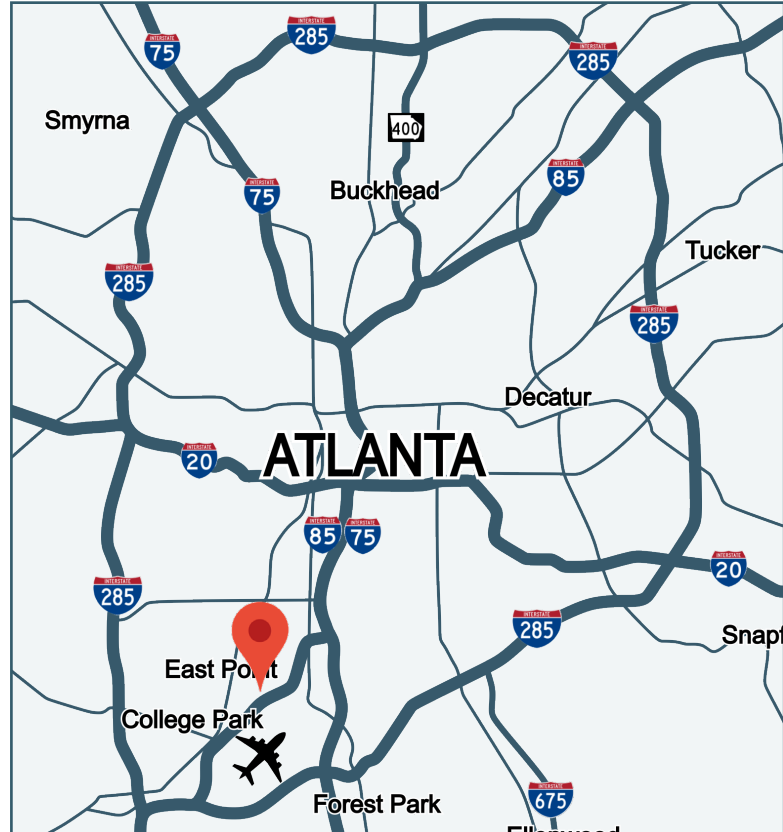
FOR LEASE

1305 WILLINGHAM DRIVE
EAST POINT, GA 30344



PROPERTY INFORMATION

- ±0.65 Acres of Land
- Zoned Light Industrial (I-1) by the City of East Point
- Includes Building Pad
- ±0.41 Acres (±18,000 SF) of Outside Storage
- ±380 Feet of Road Frontage
- ±1 Mile to I-85
- Prime location in the South Atlanta / Airport Submarket in close proximity to Hartsfield Jackson International Airport & convenient access to Metro Atlanta



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Bo Hammack
404-998-3307
bo@hughes-cre.com

FOR LEASE

1305 WILLINGHAM DRIVE
EAST POINT, GA 30344

PROPERTY SURVEY

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WLB ASSOCIATES, INC.

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This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

SURVEY NOTES:

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH ALLEGA TOTAL STATION 12 AND A 100 FOOT TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,838 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1:93,617
4. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
5. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND THIS FIRM MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
6. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THIS FIRM WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSONS NAMED IN THE TITLE BLOCK.

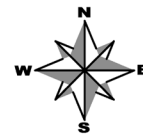
Site Address:
1305 Willingham Drive
East Point, Ga 30344

Zoning: I-1 (LIGHT INDUSTRIAL)
Front Yard: 8'
Side Yard: 8'
Rear Yard: 30'

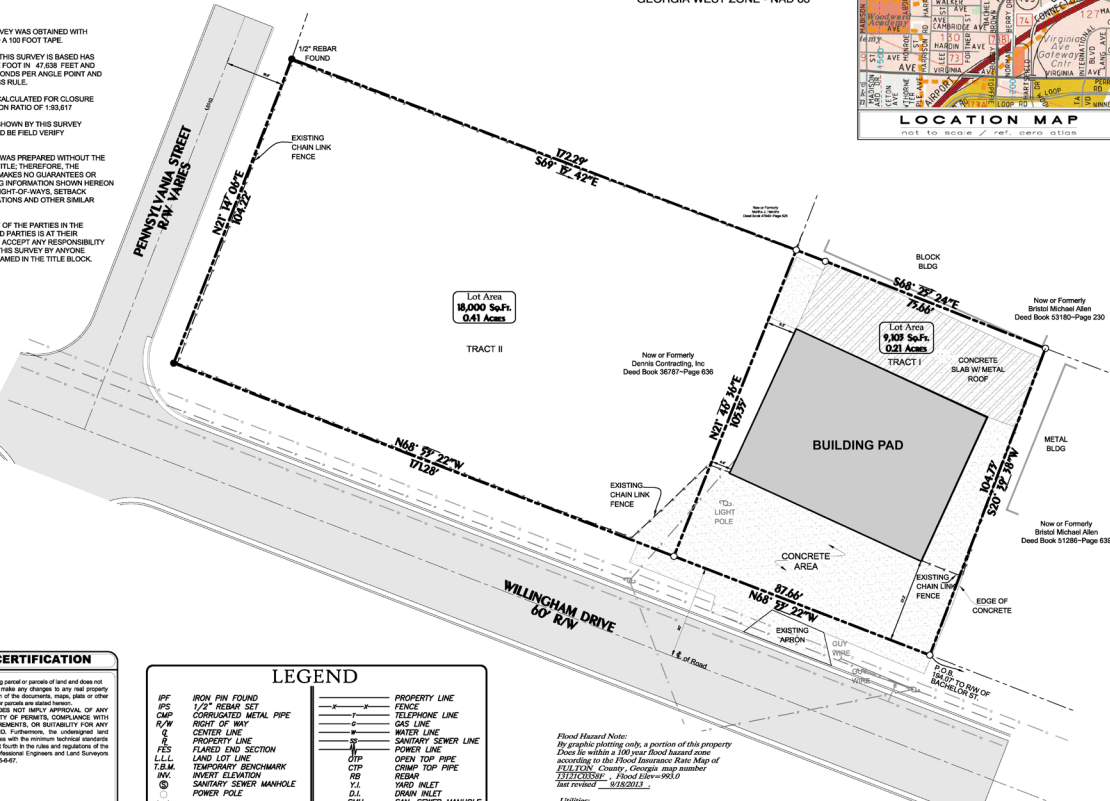
The surveyor in no way intends to interpret or make conclusions regarding the zoning designation shown hereon. This information is reported from public information obtained from: FULTON County records on 10/3/2018.

Area Summary: 0.21 acres

GRID NORTH



GEORGIA WEST ZONE - NAD 83



SURVEYORS CERTIFICATION

This plat is a statement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any change to any real property boundaries. The resulting information of the location, area, lines or other instruments which created the parcel or parcels are stated hereon. REPRODUCTION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned and surveyor certify that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Examiners for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 19-4-67.

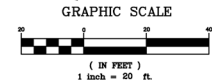
WLB ASSOCIATES, INC.
 No. 3770
 PROFESSIONAL
 LAND SURVEYOR
 State of Georgia
 Date: 04/18/2018

LEGEND

IPF	IRON PIN FOUND	---	PROPERTY LINE
IPS	1/2" REBAR SET	---	FENCE
CMP	CORRUGATED METAL PIPE	---	TELEPHONE LINE
R/W	RIGHT OF WAY	---	COG LINE
C	CENTER LINE	---	WATER LINE
P	PROPERTY LINE	---	SAWTOOTH SEWER LINE
FES	FLARED END SECTION	---	POWER LINE
L.L.	LAND LOT LINE	---	OPEN TOP PIPE
OTF	TEMPORARY BENCHMARK	---	CRIMP TOP PIPE
RB	REBAR	---	REBAR
Y.I.	YARD INLET	---	YARD INLET
D.I.	DRAIN INLET	---	SAW SEWER MANHOLE
SMH	SEWER MANHOLE	---	CLEANOUT
CO	CLEANOUT	---	WATER METER
WM	WATER METER	---	WATER VALVE
DVG	DRAIN VALVE	---	CUT WIRE
AC	AIR CONDITIONER	---	NEW OR FORMERLY
RVF	RAILROAD VALVE	---	PERC. TEST (BORSHOLE)
PT	PERC. TEST (BORSHOLE)	---	4-4 TRANSFORMER
TRT	RAILROAD TIE WALL	---	

Flood Hazard Note:
 By graphic plotting only, a portion of this property does lie within a 100 year flood hazard zone according to the Flood Insurance Rate Map of FULTON County, Georgia map number 133730001. Flood Elev=993.0
 last revised 5/18/2018

Utilities:
 Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.



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 Tel (678) 743-4685 Fax (678) 298-9871
 WWW.WLBASSOCIATES.COM

SURVEY OF:
 1305 Willingham Drive
 FOR:
 James S. (Rusty) Dennis, Jr.



DATE: OCTOBER 16, 2018
 SCALE: 1" = 20'

LAND LOTS:	131
TRACT:	1
SECTION:	10A
COUNTY:	FULTON
SURVEYED BY:	WLB
DRAWN BY:	WLB

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HUGHES
 COMMERCIAL REAL ESTATE

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