

FOR LEASE

1106 CITIZENS PARKWAY

MORROW, GA 30260

LEASED

169,399 SF | ±2 ACRES OUTDOOR STORAGE | NORFOLK SOUTHERN RAIL SERVED



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Property Summary

BUILDING SIZE

169,399 SF Available
Suite B: 66,218 SF
Suite C: 103,181 SF

OFFICE SF

Suite B: BTS
Suite C: 2,054 SF

CEILING HEIGHT

28' clear

DOCK-HIGH DOORS

2 (12' x 16') with 1 EOD leveler
28 (8' x 10') with 20 EOD levelers

DRIVE-IN DOORS

1 (12' x 16') drive in ramps

SPRINKLER

ESFR

RAIL SERVED

Norfolk Southern
7 rail doors

INCENTIVES

Located in Clayton County, which is a Tier 1 county that allows up to \$3,500 job tax credit per job created

COLUMN SPACING

40'W x 50'D

BUILDING DEPTH

300' deep

POWER SPECIFICATIONS

2,000 amps, 277/480 volt, 3 phase, 4 wire

LIGHTING

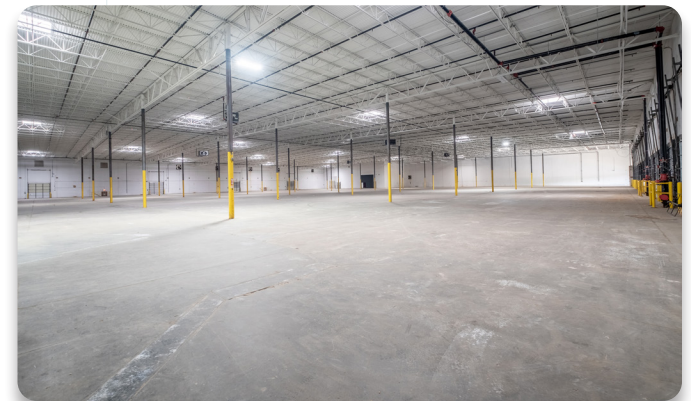
LED lighting in warehouse

DROP LOT

±2 AC Drop Lot
55 trailer parking spots

ACCESS

1.6 miles from I-75 via Jonesboro Rd.
7.5 miles from I-285
8.2 miles from Hartsfield-Jackson Atlanta International Airport



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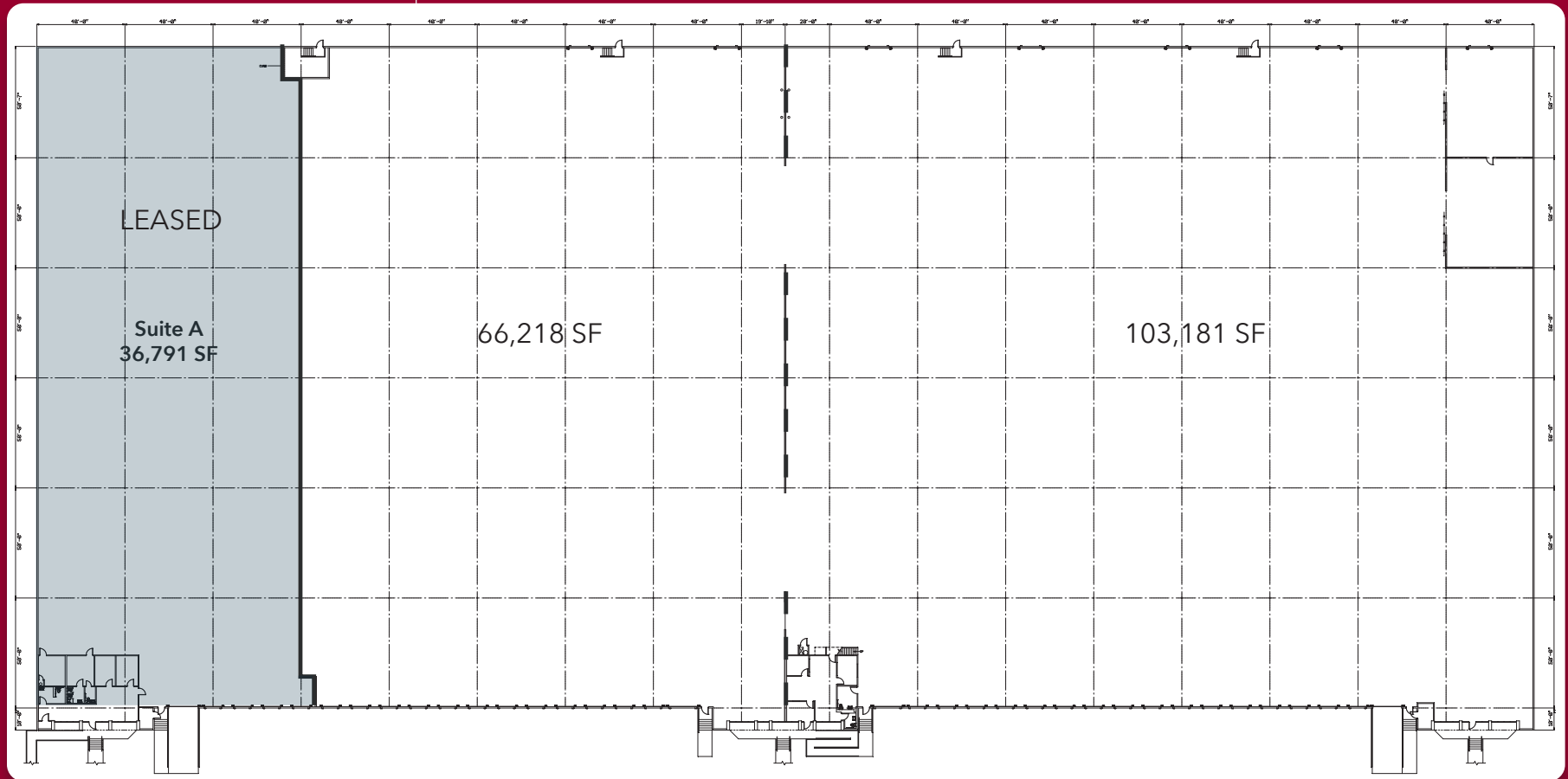
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Property Specs

Notes:

- Landlord will demise to suit
- Configured for ~ 66K SF & 103K SF Tenant
- Parking Configurations for 100K+ SF Tenant (Configurations on following pages)



206,190 SF
TOTAL BUILDING SIZE

±2 ACRES
DROP LOT

RAIL SERVED
NORFOLK SOUTHERN

TAX INCENTIVES
TIER 1 COUNTY

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Parking Option #1

OPTION 1

18

TOTAL PARKING SPOTS

55

TOTAL TRAILER DROPS

6

12 trailers

12

43 trailers



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Property Summary

Property Specifications

Location Highlights

Parking Option #2

OPTION 2

38

TOTAL PARKING SPOTS

43

TOTAL TRAILER DROPS

6

20

12

43 trailers



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Parking Option #3

Property Summary

Property Specifications

Location Highlights



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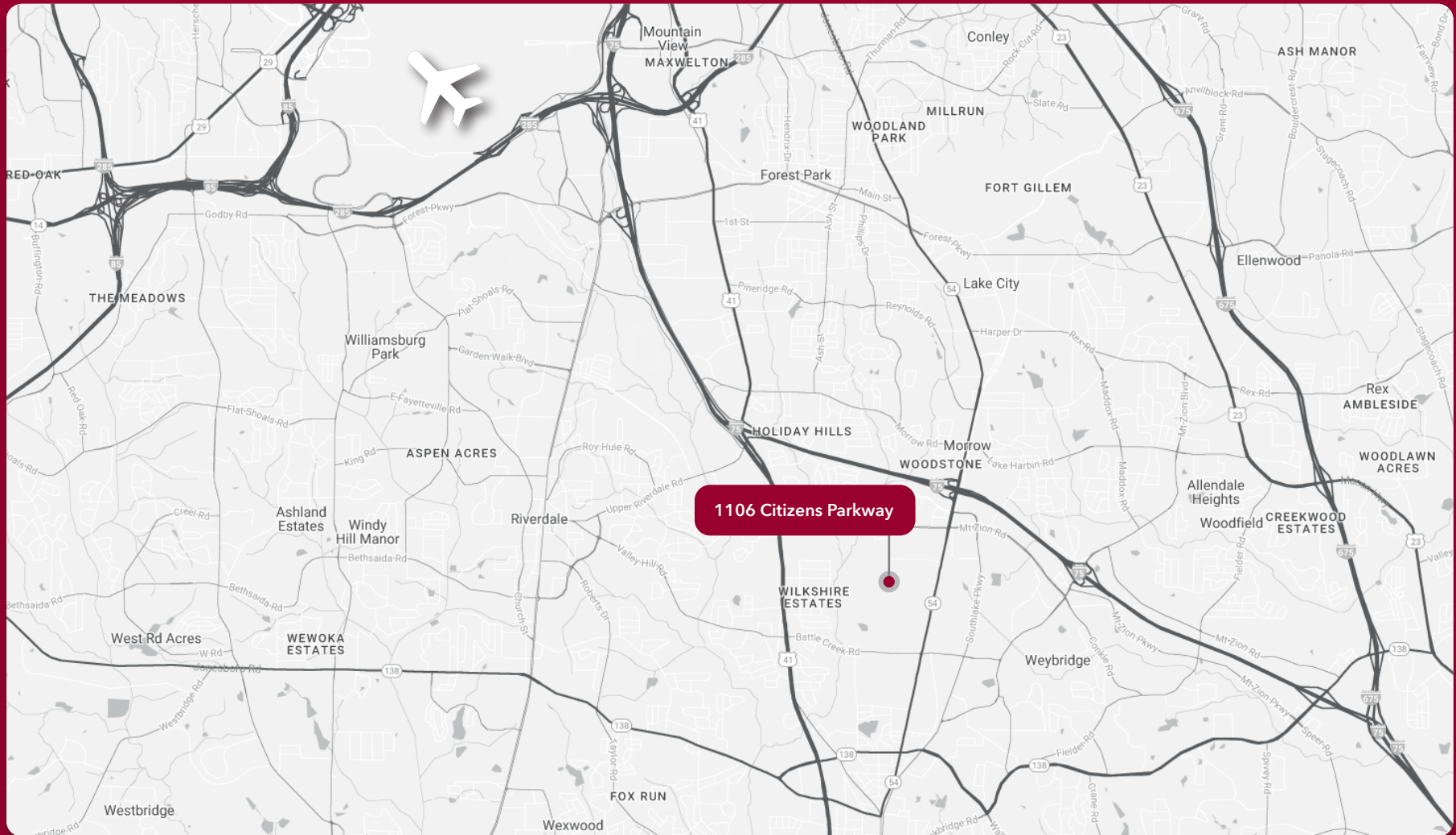
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Location Highlights

Property Summary

Property Specifications

Location Highlights



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