

212 BURLINGTON ROAD SHANNON, GA

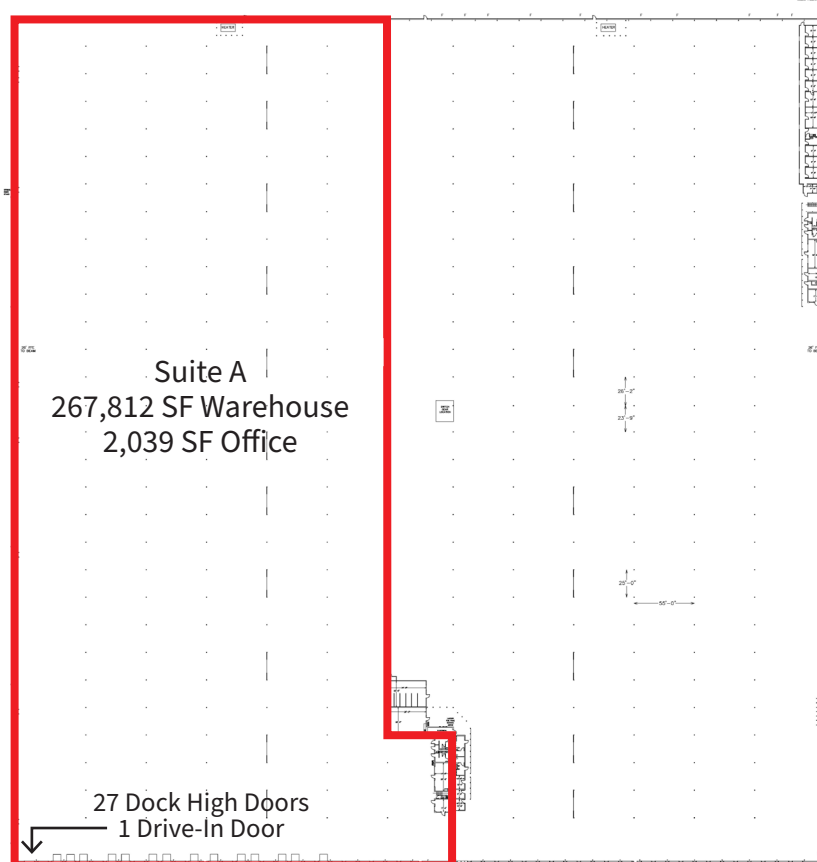


267,812 SF AVAILABLE DECEMBER 2024

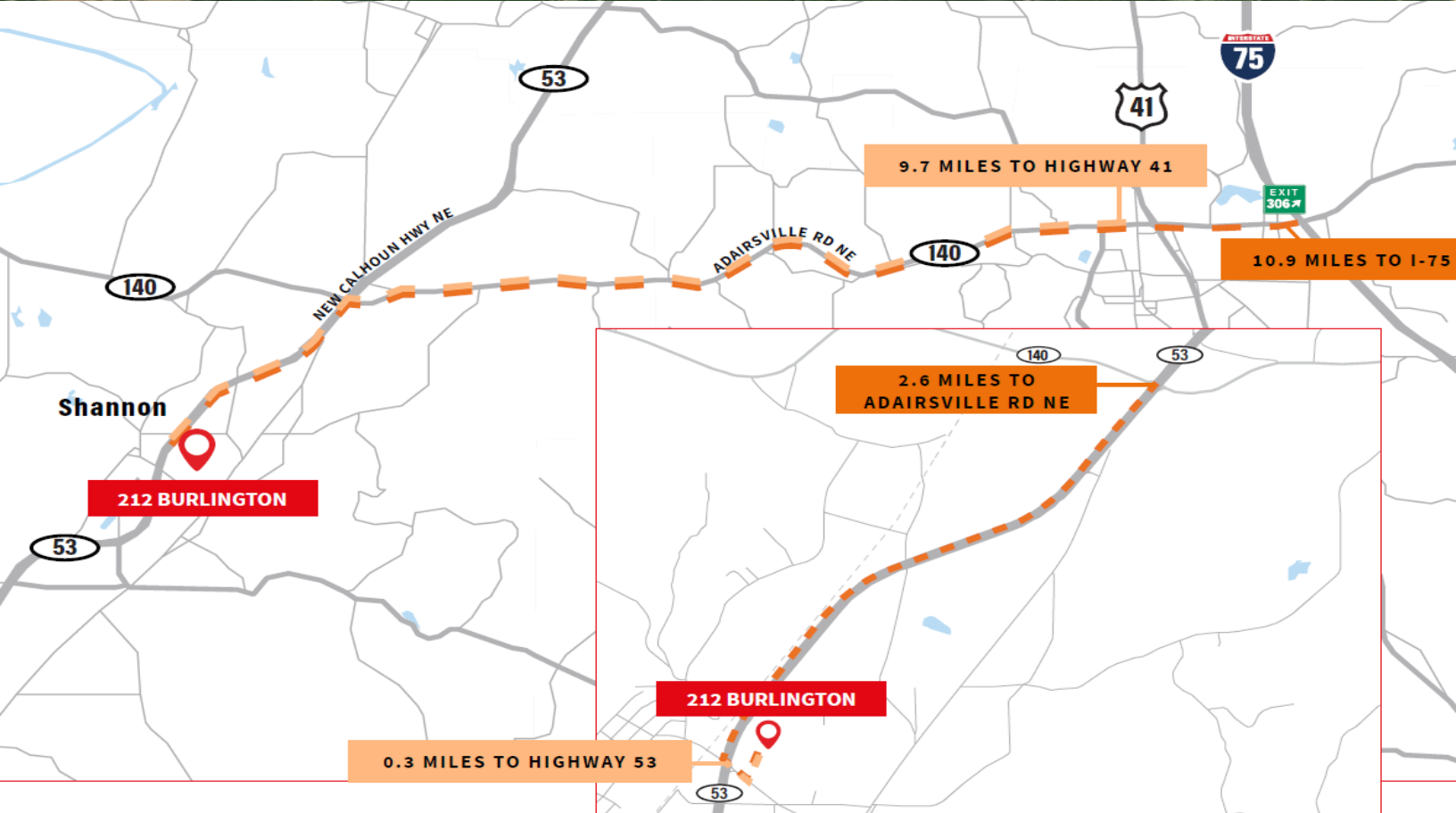
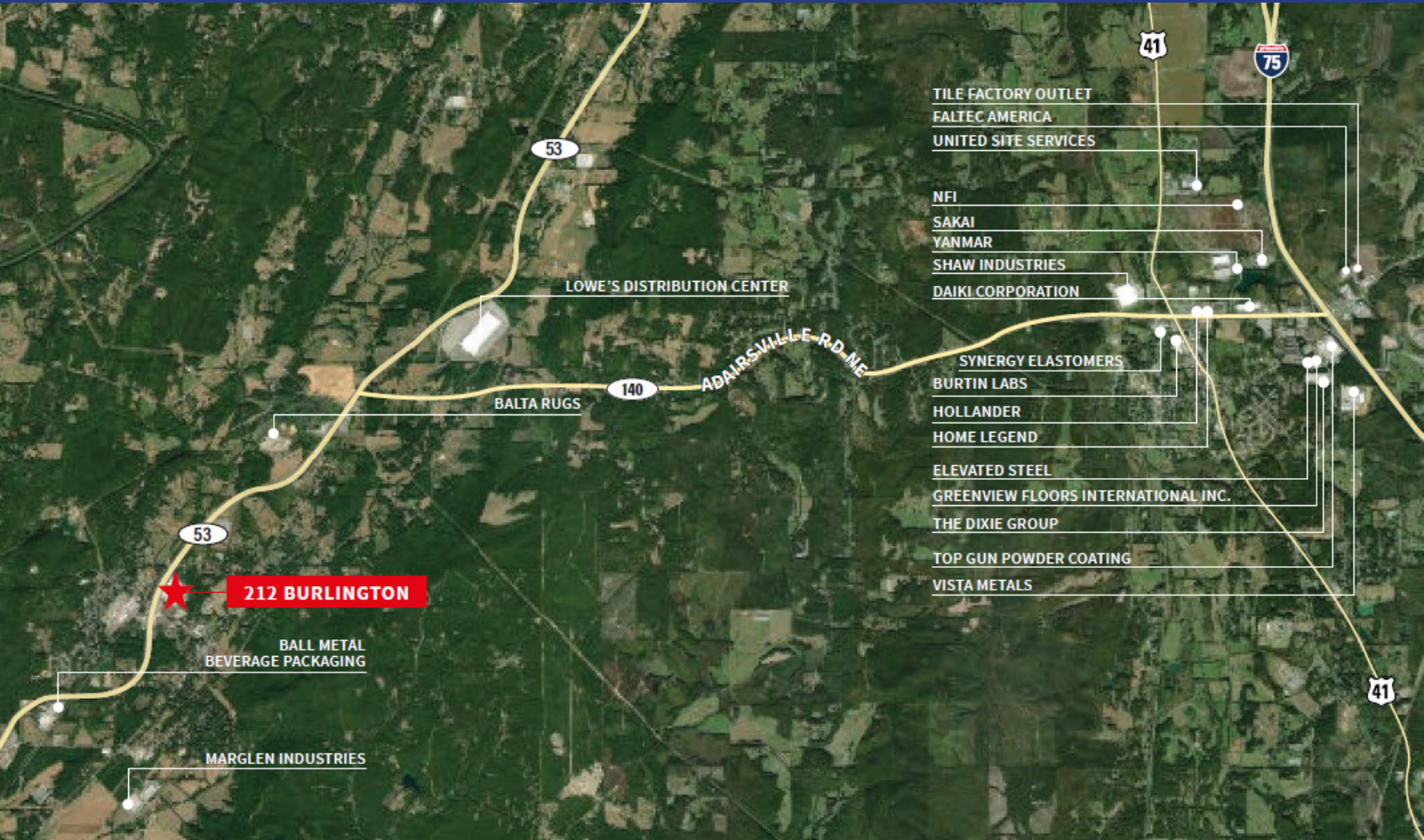


BUILDING & SITE PLAN

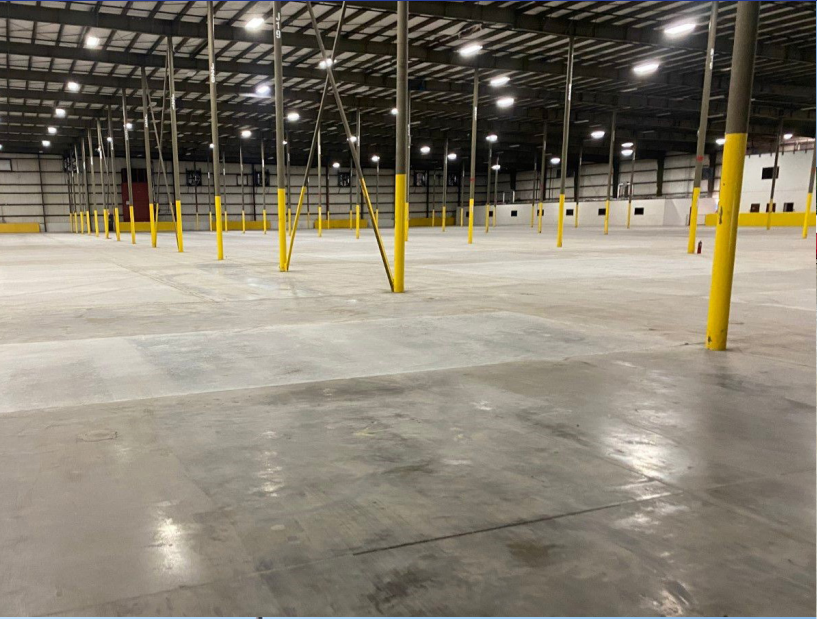
- » Building square footage 568,516 SF ($\pm 770' \times 740'$) on 46.5 acres
- » Available square footage 267,812 SF
- » Office square footage 2,039 SF
- » Column spacing 25' x 55' & 40' x 50' in Loading Bay
- » Sprinkler system Wet
- » Clear height 26' at Eaves | 35' at Center Ridge
- » Loading 27 Dock-High Doors & 1 Oversized Drive-In Door
- » Auto parking 85 (Ability to expand)
- » Trailer parking 45 (Ability to expand)
- » Power 2,400 amps
- » Outside storage 2 AC of Gravel Outside Storage/Parking Expansion
- » Truck court 200' (Full Concrete)
- » Floor slab 6" Reinforced Concrete, 4,000psi
- » Dock configuration Single Load (Potential loading expansion)
- » Potential expansion 11.5 acres with potential for outdoor storage/trailer parking



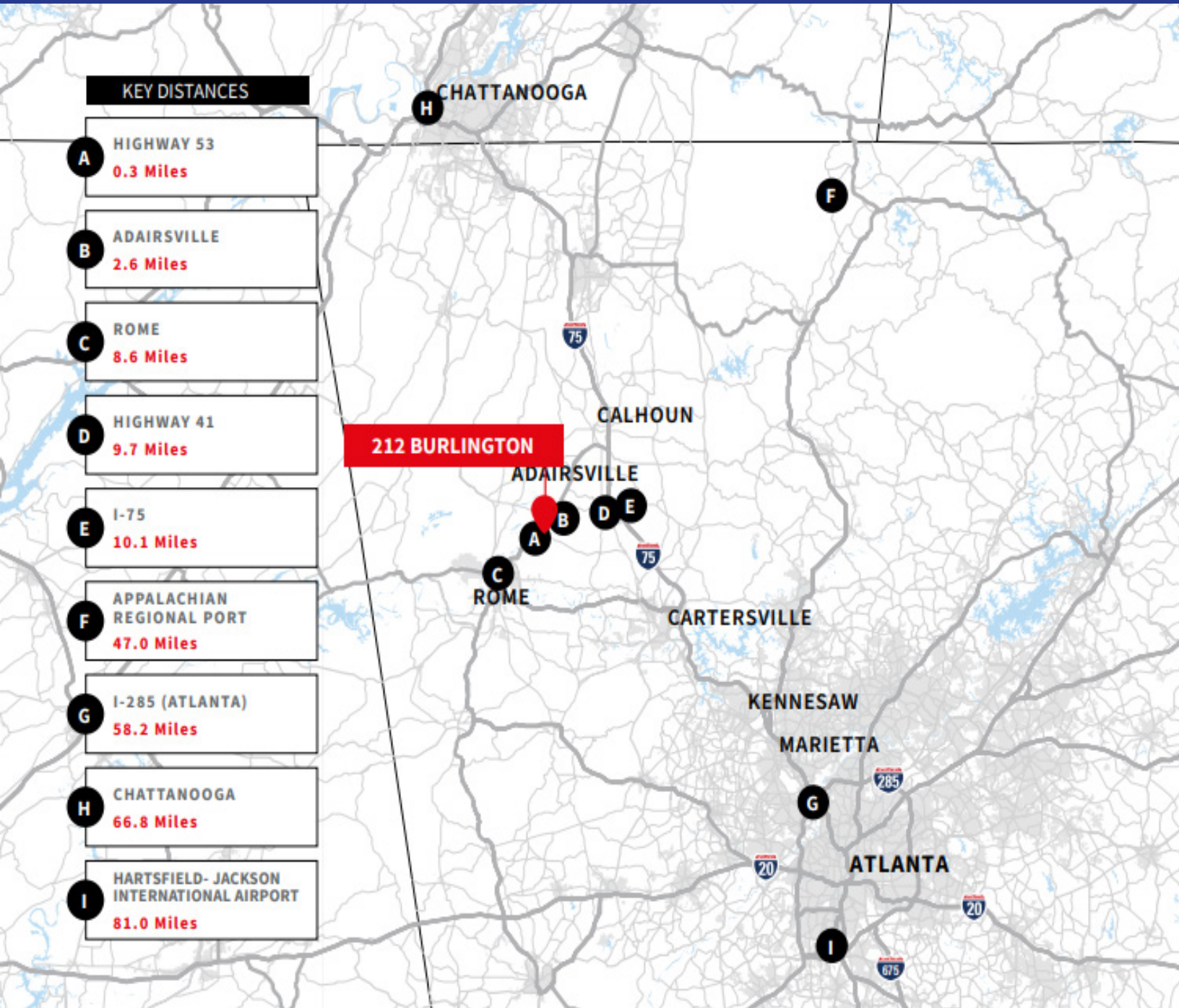
NEARBY NOTEWORTHY OPERATIONS



INTERIOR & EXTERIOR IMPROVEMENTS



LOCATION & KEY DISTANCES



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