



FOR SALE

1125 HAYES INDUSTRIAL DRIVE

FOR MORE INFORMATION CONTACT:
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DOMAIN
REALTY, INC

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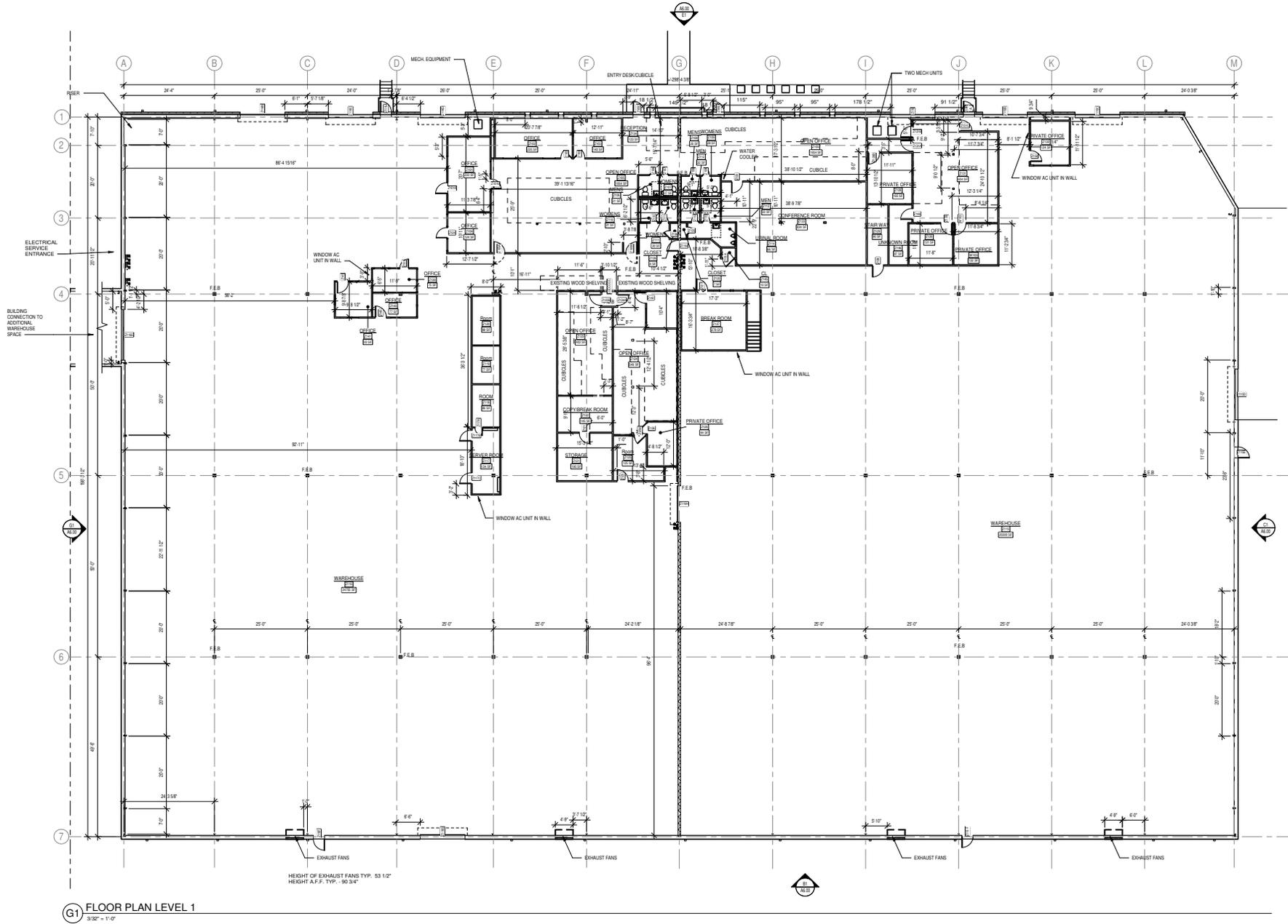
OFFERING SUMMARY

1125 HAYES INDUSTRIAL DRIVE

Marietta, GA 30062

BUILDING SIZE	59,879± Gross SF (including mezzanine)
LOADING	6 dock highs (3 levered), 2 drive-ins
SITE SIZE	3.30 acres
CLEAR HEIGHT	19'-6" (bottom of roof), 17'-6" (clear to structure)
COLUMN SPACING	25'-50'
ELECTRICAL	2 panels, up to 800 AMP, 3-phase
HVAC	Office areas
WAREHOUSE HEATING	7 gas heater units
SPRINKLER SYSTEM	Wet throughout (two separate systems)
YEAR BUILT	1984 / Renovated in 2006
CONSTRUCTION	Steel
ZONING	Heavy Industrial (HI)
2024 TAXES	\$48,098.43
PARCEL ID NUMBER	16094400160
OFFERING PRICE	\$6,080,000.00

FLOOR PLAN



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CHRISTOPHER RICHARDSON
SERVING AS THE ARCHITECT
AND REGISTERED PROFESSIONAL ENGINEER
BY CHRISTOPHER RICHARDSON

FLOOR PLAN - LEVEL 1 - OVERALL
1125 HAYES INDUSTRIAL DR.
MARIETTA GA 30062

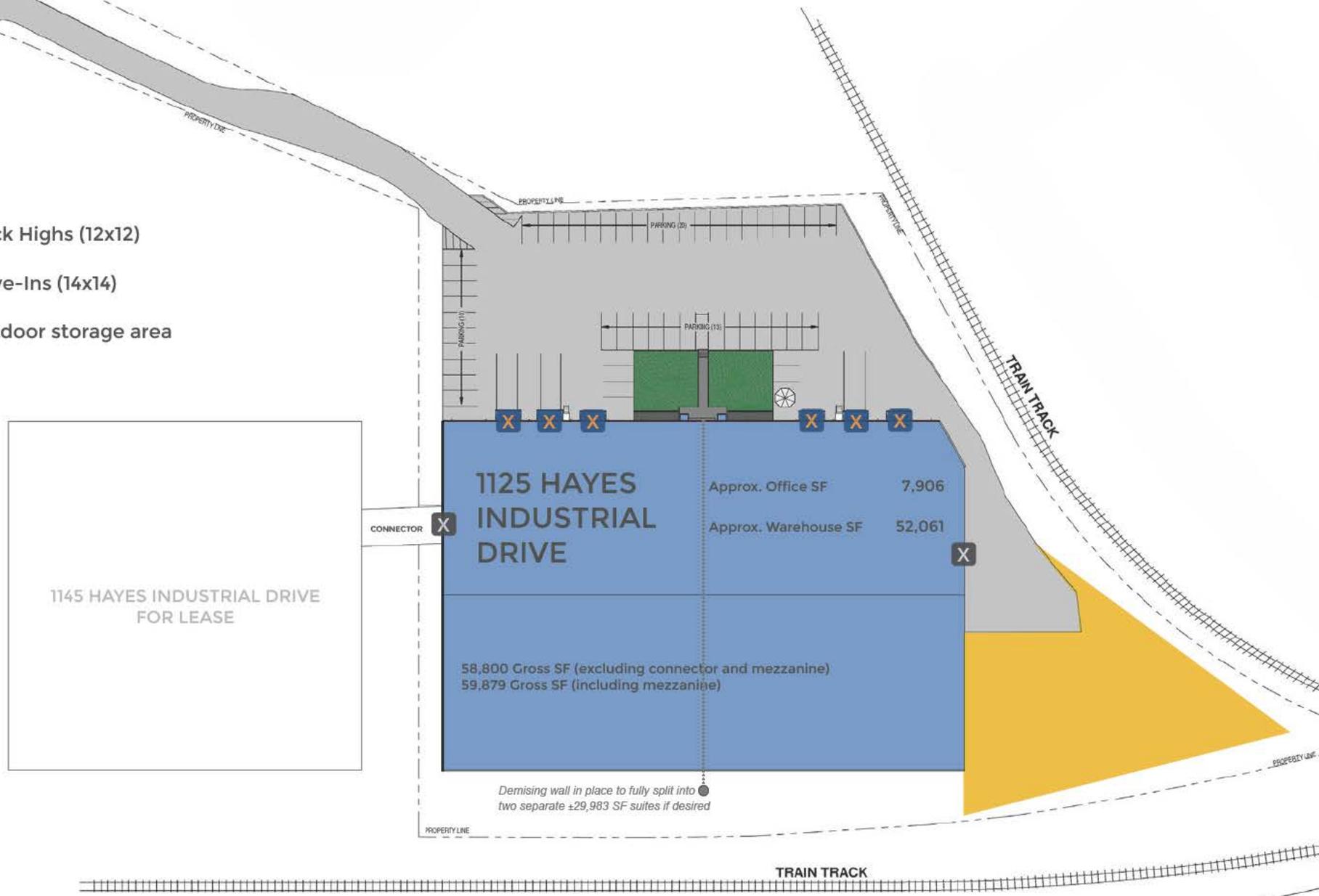
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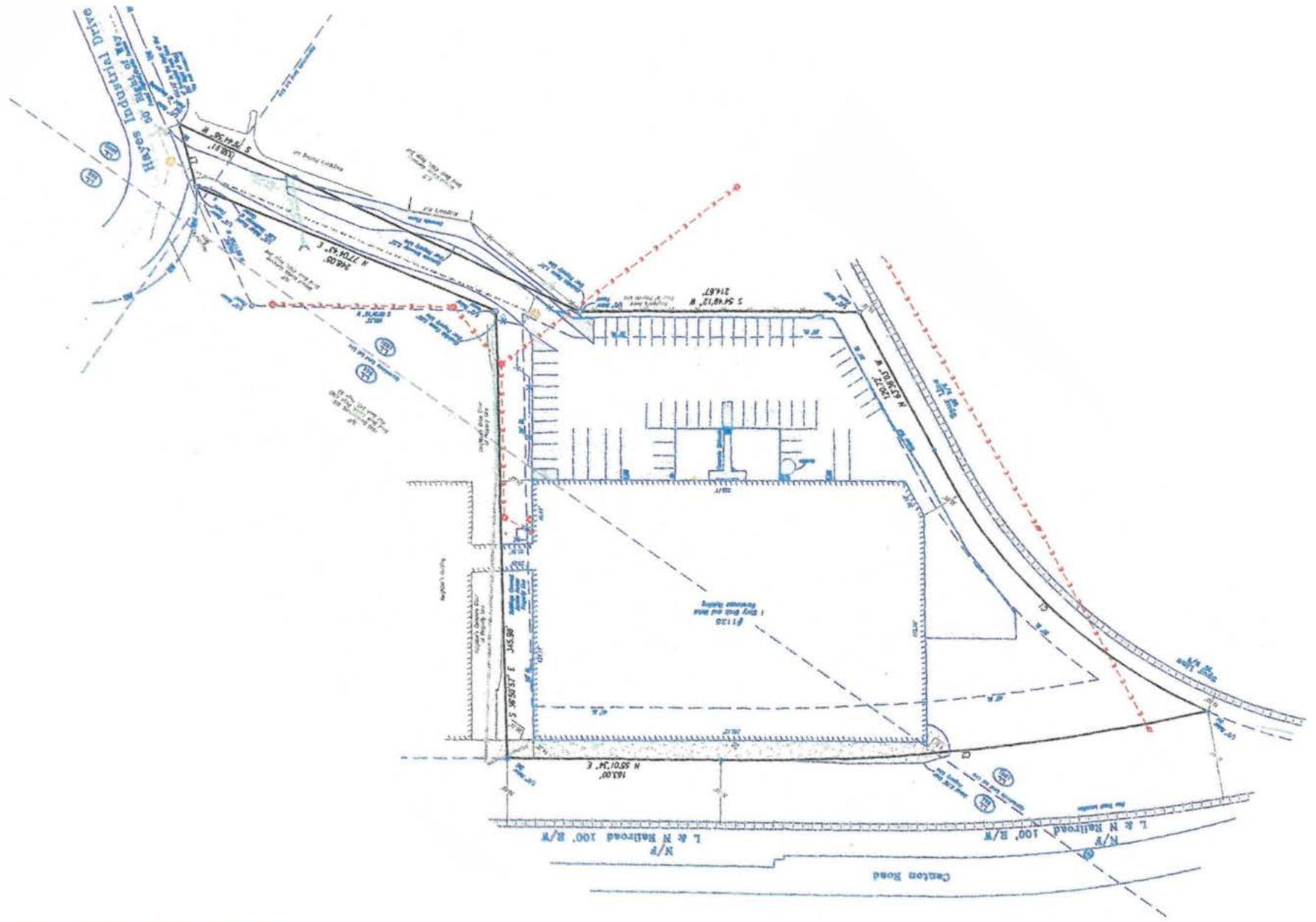
G1 FLOOR PLAN LEVEL 1
3/32" = 1'-0"

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SITE PLAN

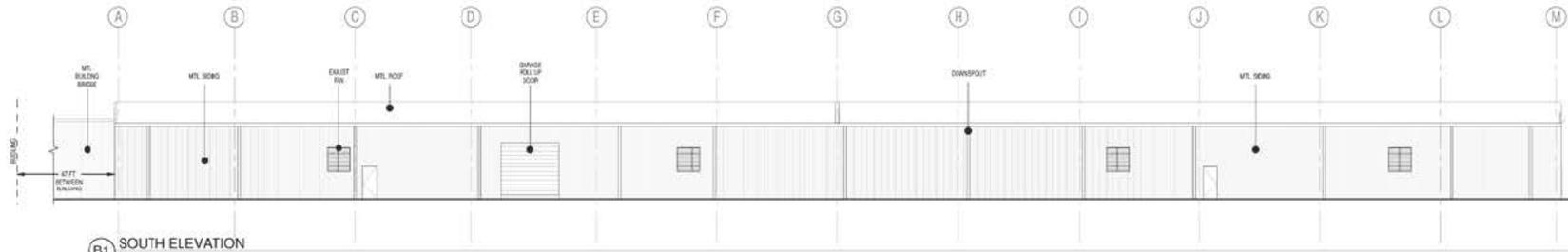
-  = Dock Highs (12x12)
-  = Drive-Ins (14x14)
-  = Outdoor storage area



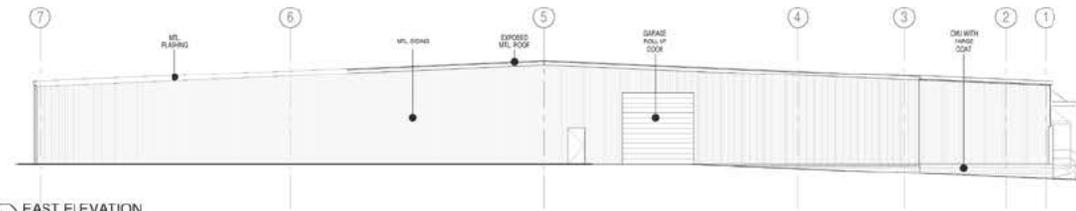


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ELEVATIONS



B1 SOUTH ELEVATION
3/32" = 1'-0"

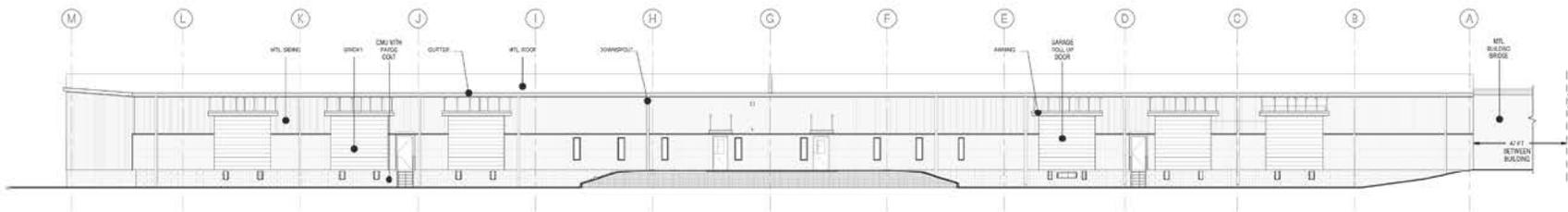


C1 EAST ELEVATION
3/32" = 1'-0"

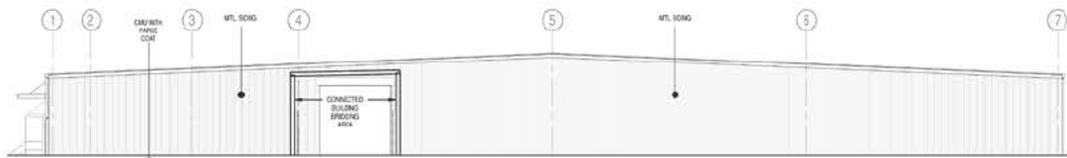
Approximate Clear Heights

Center of building:
19'-6" to bottom of roof / 17'-6" clear to structure

Low side of roof:
15'-6" to bottom of roof / 13'-0" clear to structure

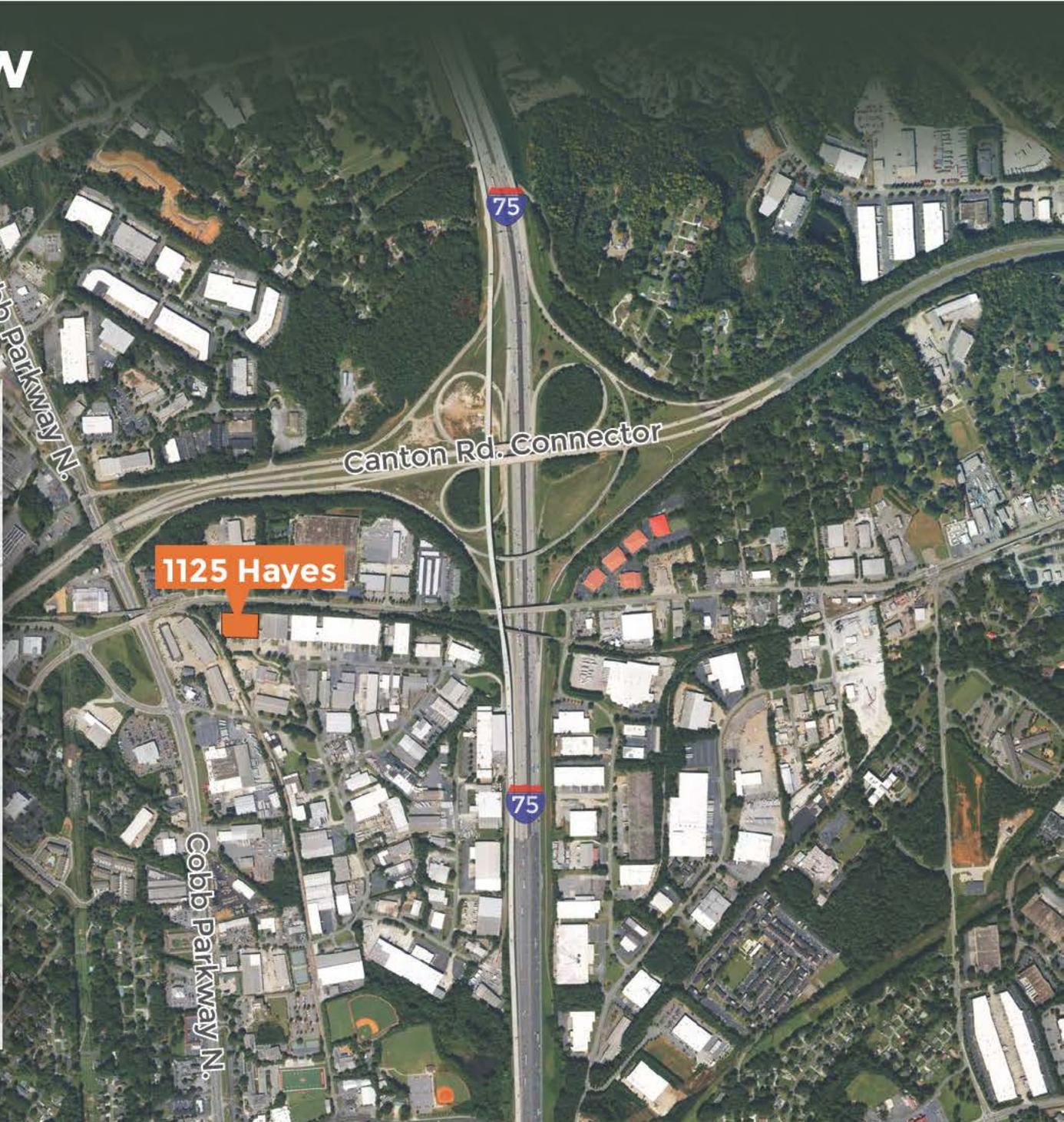


E1 NORTH ELEVATION
3/32" = 1'-0"



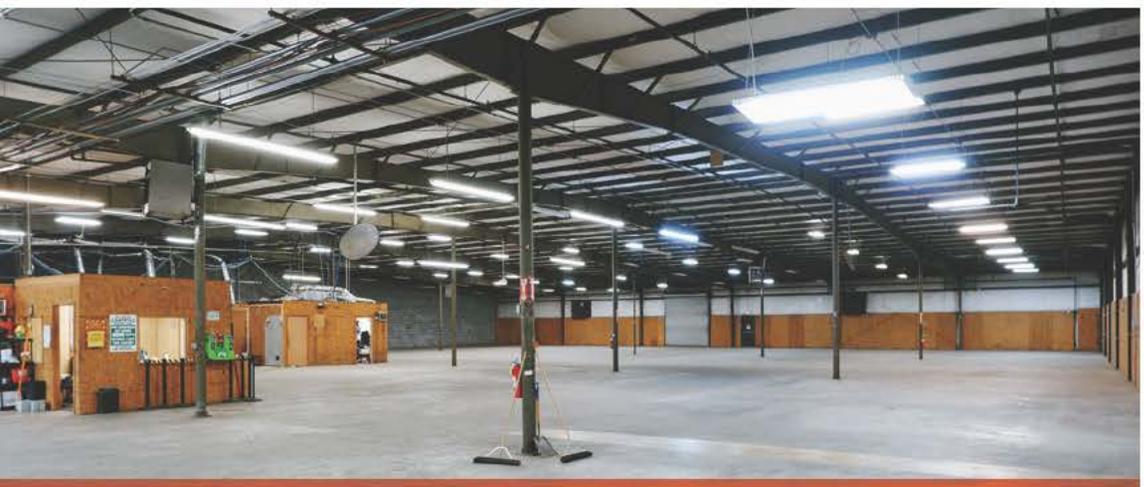
G1 WEST ELEVATION
3/32" = 1'-0"

AERIAL OVERVIEW



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1125 HAYES | ADDITIONAL PICTURES



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