



2765 ACCESS ROAD

COVINGTON,
GA 30016

FOR SALE
5,000± SF Shop with Outside Storage

STEVE RATCHFORD, SIOR, CCIM

Senior Vice President

404.942.2003

sratchford@kingindustrial.com

BRIAN BRATTON, SIOR

Senior Vice President

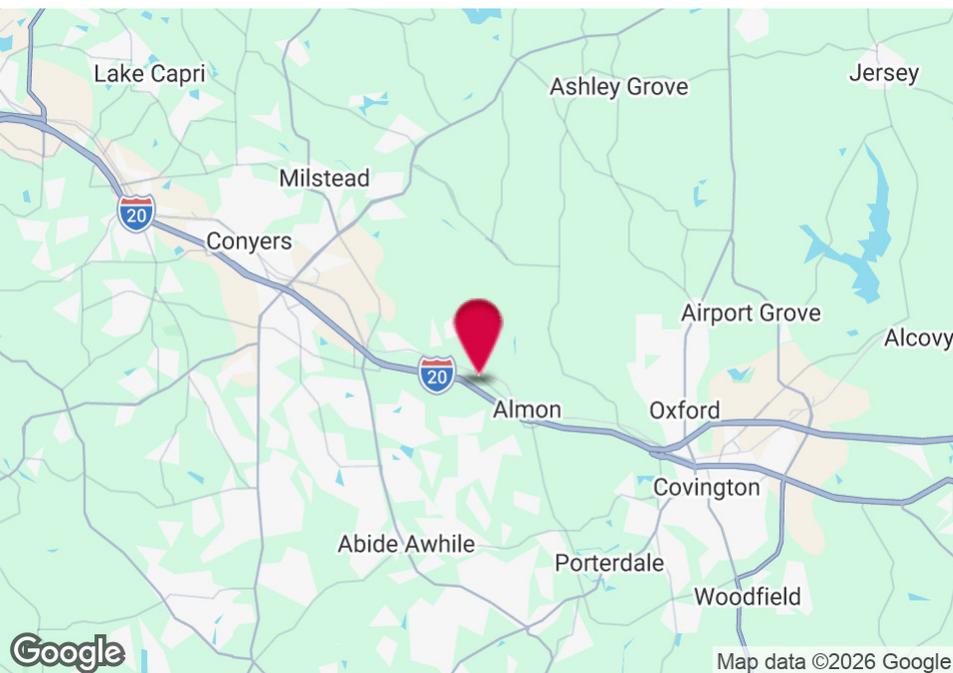
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King Industrial
Realty, Inc.

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

FOR SALE
5,000± SF



PROPERTY HIGHLIGHTS

- 3,000± SF Office
- (3) 14' Grade Level Doors
- 14' Clear Ceiling Height
- Clear Span Warehouse
- Front Load Building
- Outside Storage
- Zoned Commercial Highway
- Inquire For Leasing Opportunities

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REFERENCES:
DEED RECORD: D.B. 304, p. 27

PLAT RECORD: P.B. 8, p. 88

TAX RECORD: TAX MAP 24, PARCEL 76
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,090 FEET, AND AN ANGULAR ERROR OF 06" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 171,690 FEET.

FIELD DATA WAS COLLECTED USING NIKON DTM-750 ELECTRONIC TOTAL STATION.

FIELD SURVEY COMPLETED THE WEEK MARCH 15, 2002.

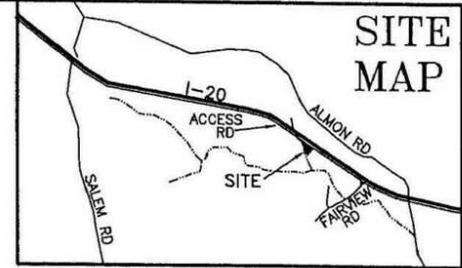
PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 130143 0035A FOR NEWTON COUNTY, GEORGIA, DATED JULY 5, 1983

A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.

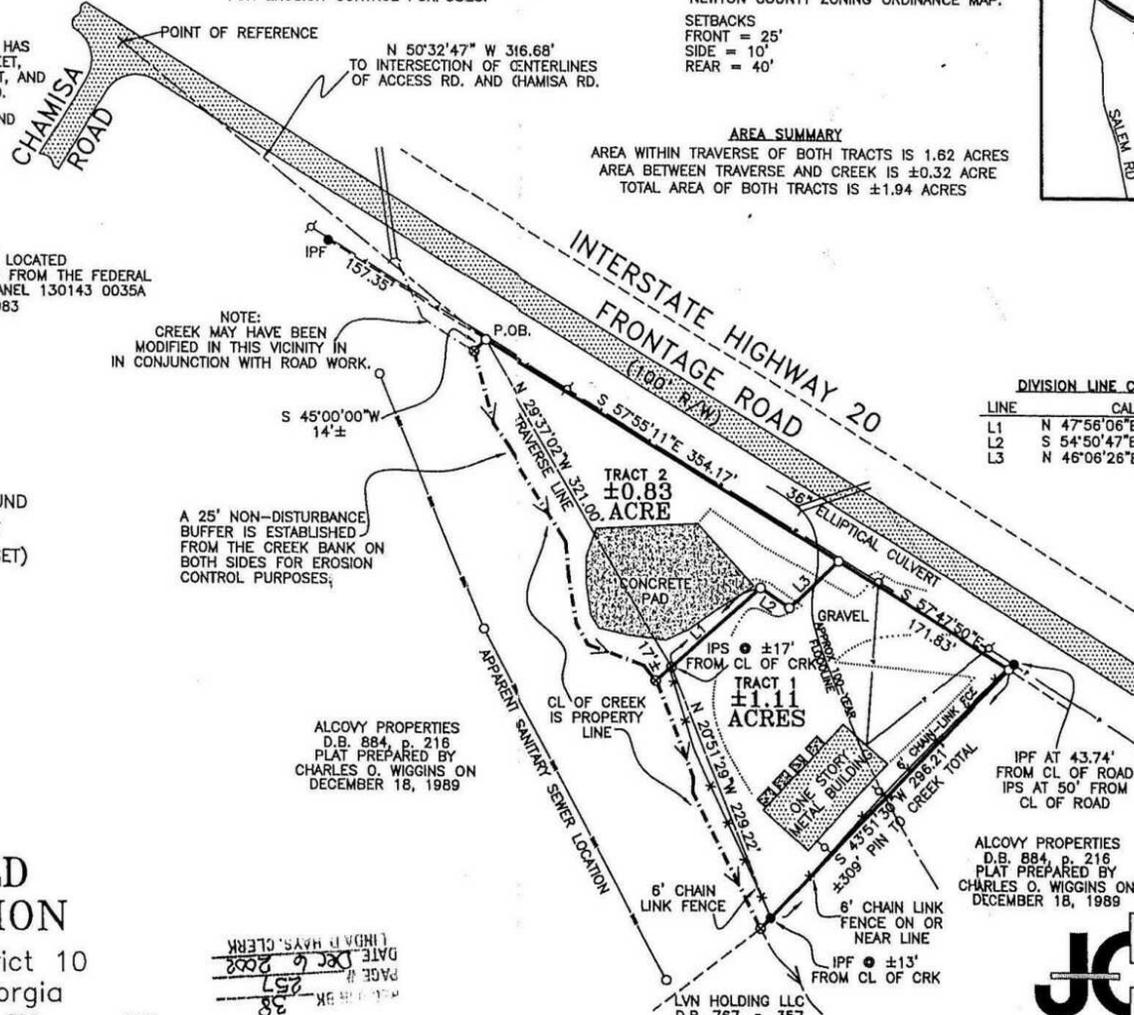
THE PROPERTY SHOWN HEREON IS LOCATED IN AN NEIGHBORHOOD COMMERCIAL (C-N) ZONING DISTRICT AS INDICATED BY THE NEWTON COUNTY ZONING ORDINANCE MAP.

SETBACKS
FRONT = 25'
SIDE = 10'
REAR = 40'

AREA SUMMARY
AREA WITHIN TRAVERSE OF BOTH TRACTS IS 1.62 ACRES
AREA BETWEEN TRAVERSE AND CREEK IS ±0.32 ACRE
TOTAL AREA OF BOTH TRACTS IS ±1.94 ACRES



SITE MAP



DIVISION LINE CALLS

LINE	CALL
L1	N 47°56'06"E 101.68'
L2	S 54°50'47"E 29.83'
L3	N 46°06'26"E 57.70'



JORDAN
ENGINEERING
144 N. Warren Street, Marietta, GA 30064
(706) 488-8999

LEGEND

- 1" IRON PIPE FOUND
- 5/8" SOLID ROD (REBAR) FOUND
- 5/8" SOLID ROD (REBAR) SET
- ⊗ BEARING CHANGE (NO PIN SET)
- ADJOINING PROPERTY LINE
- OVERHEAD POWER
- ⊕ POWER POLE
- P.O.B. POINT OF BEGINNING
- D.B. DEED BOOK
- P.B. PLAT BOOK
- B.L. BUILDING LINE
- L.L. LAND LOT
- MANHOLE

NOTE:
CREEK MAY HAVE BEEN MODIFIED IN THIS VICINITY IN CONJUNCTION WITH ROAD WORK.

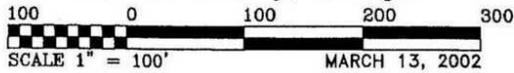
A 25' NON-DISTURBANCE BUFFER IS ESTABLISHED FROM THE CREEK BANK ON BOTH SIDES FOR EROSION CONTROL PURPOSES;

ALCOVY PROPERTIES
D.B. 884, p. 216
PLAT PREPARED BY
CHARLES O. WIGGINS ON
DECEMBER 18, 1989

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Survey for
SATTERFIELD CONSTRUCTION

Land Lot 219, District 10
Newton County, Georgia



FILED IN OFFICE
CLERK SUPERIOR COURT
NEWTON COUNTY GEORGIA
2002 DEC -6 PM 3:36
PAGE # 257
DATE DEC 6 2002
LINDA HAYS, CLERK



TOPO MAP

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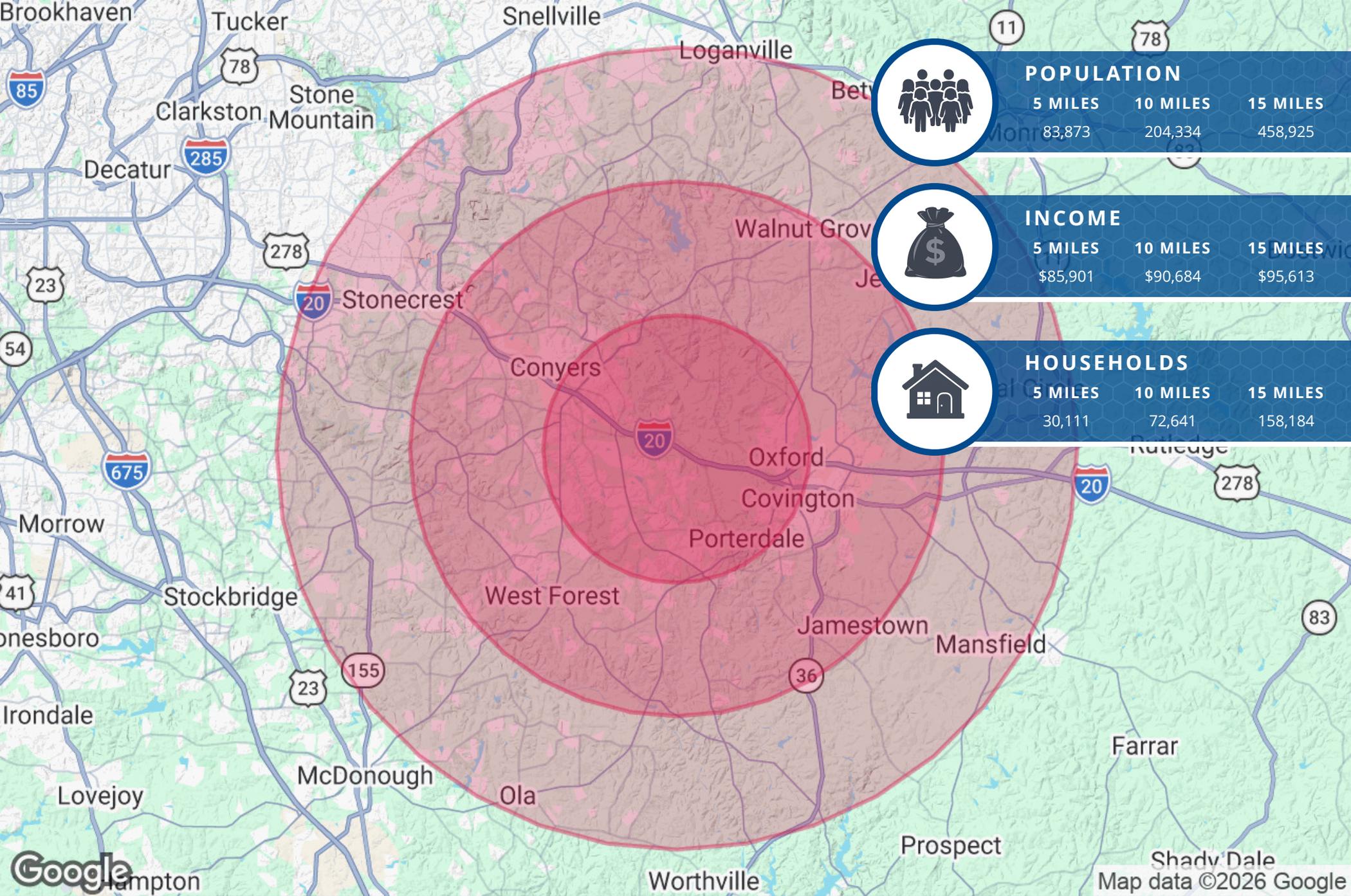
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ZONING MAP

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POPULATION		
5 MILES	10 MILES	15 MILES
83,873	204,334	458,925



INCOME		
5 MILES	10 MILES	15 MILES
\$85,901	\$90,684	\$95,613



HOUSEHOLDS		
5 MILES	10 MILES	15 MILES
30,111	72,641	158,184

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EXCLUSIVELY LISTED BY:

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