

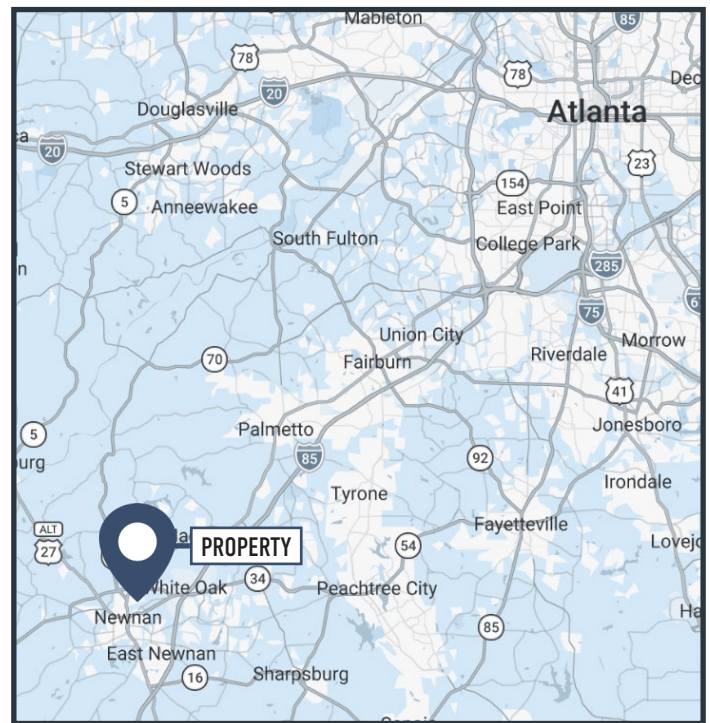
83 HILLWOOD CIRCLE, NEWNAN, GA 30263

64,000 SF AVAILABLE FOR LEASE



BUILDING SPECS

Available	64,000 SF
Warehouse	14,000 - 64,000
Office	10,000 SF (2-story)
Size	13.22 acres
Clear Height	19.5' - 26'
Column Spacing	24' x 48'
Dock Doors	4 (with pit levelers)
Drive In Doors	1 ramped
Auto Parking	47 spaces
Fire Protection	Fully sprinklered
Lighting	LED (on motion sensors)
Power	12,000 Amp / 480V (1000 kVA)
Slab Thickness	6" 3,000 PSI
Additional	Partial HVAC in warehouse & HVLS fans. Existing racking negotiable. Two (2) ton shop crane.



Russell Hofstetter

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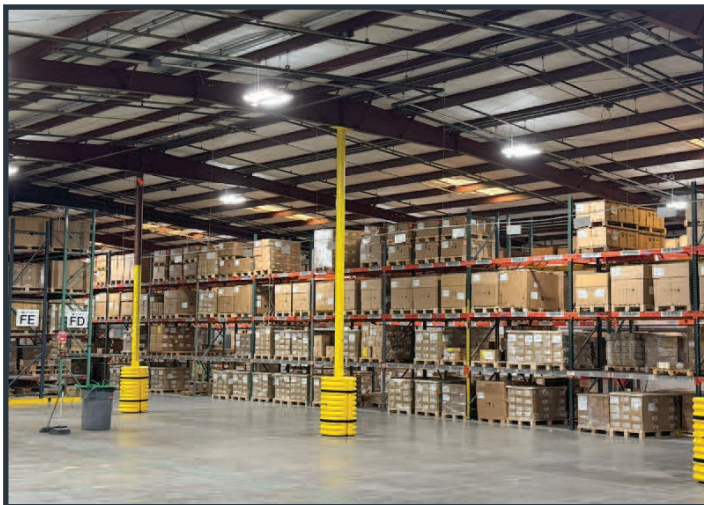
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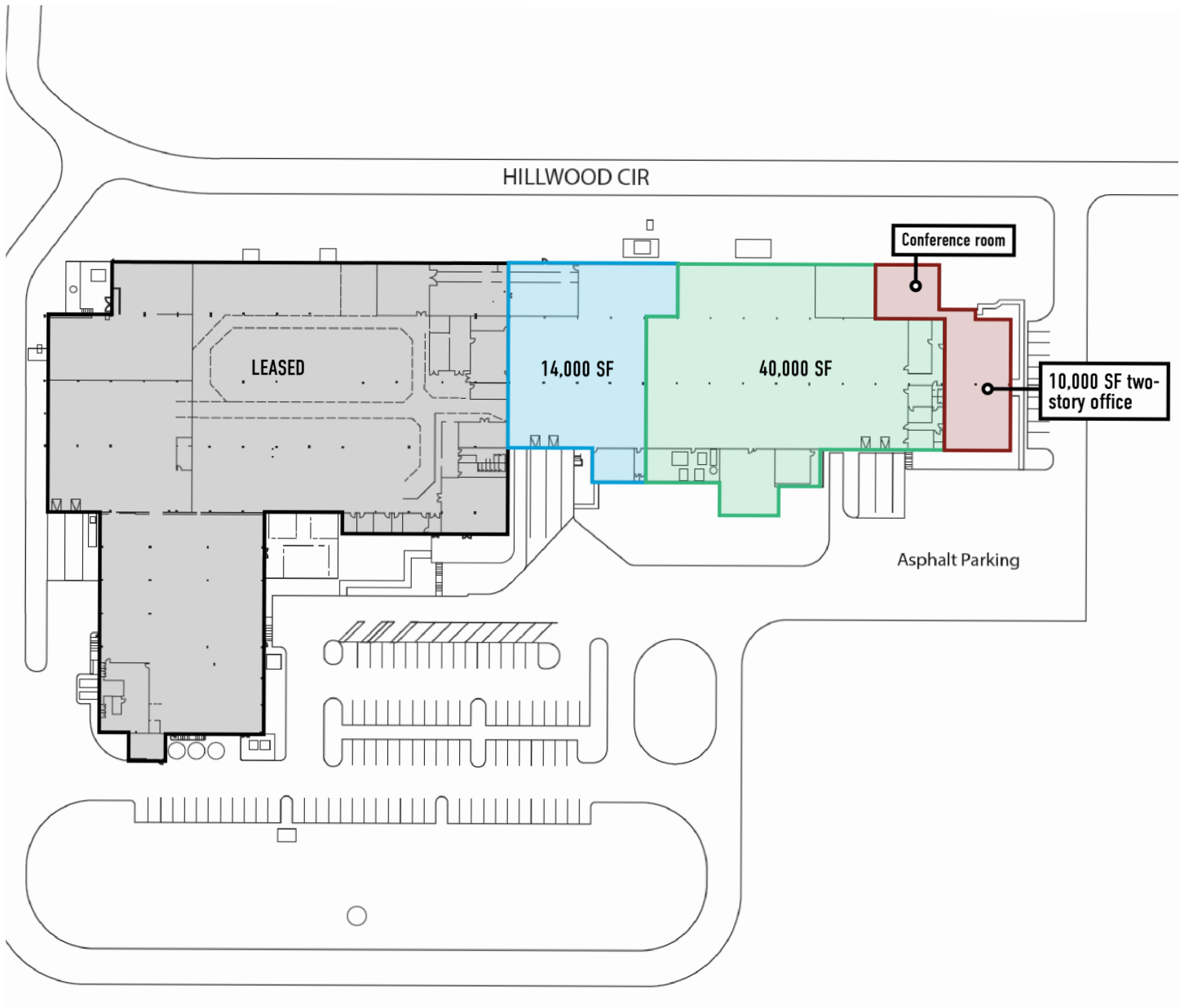


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FLOOR PLAN



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