



FOR LEASE

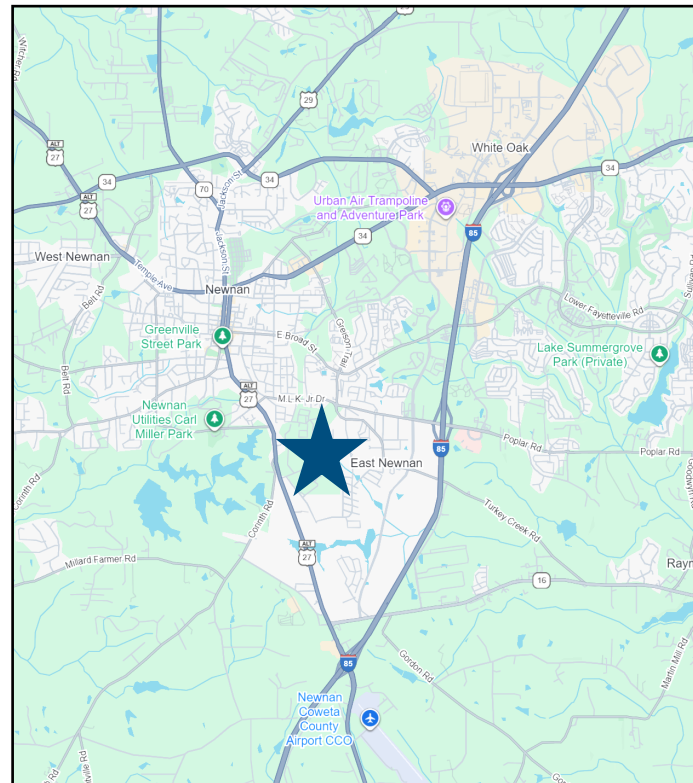
40 Ellen Sims Court, Newnan, GA 30263

3,000 - 30,000 SF AVAILABLE



PROPERTY DETAILS

DELIVERY DATE:	Complete
BUILDING SIZE:	30,000sf (expand to 50,000sf)
SPEC OFFICE:	BTS
DOORS:	Nine (9) Dock High's
CLEAR HEIGHT:	24'- 28'
BAY DEPTH	125' (24' wide)
TRUCK COURT:	123' deep
ZONING:	IHV (Heavy Industrial)
CONSTRUCTION:	Metal Building
PARKING:	34 spaces
SPRINKLER:	ESFR
FLOOR:	6" Reinforced Concrete Slab
LOCATION:	I-85: 2 Miles, I-285: 25 Miles CSX: 16 Miles., ATL Airport: 29 Miles



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FOR LEASE—AERIALS

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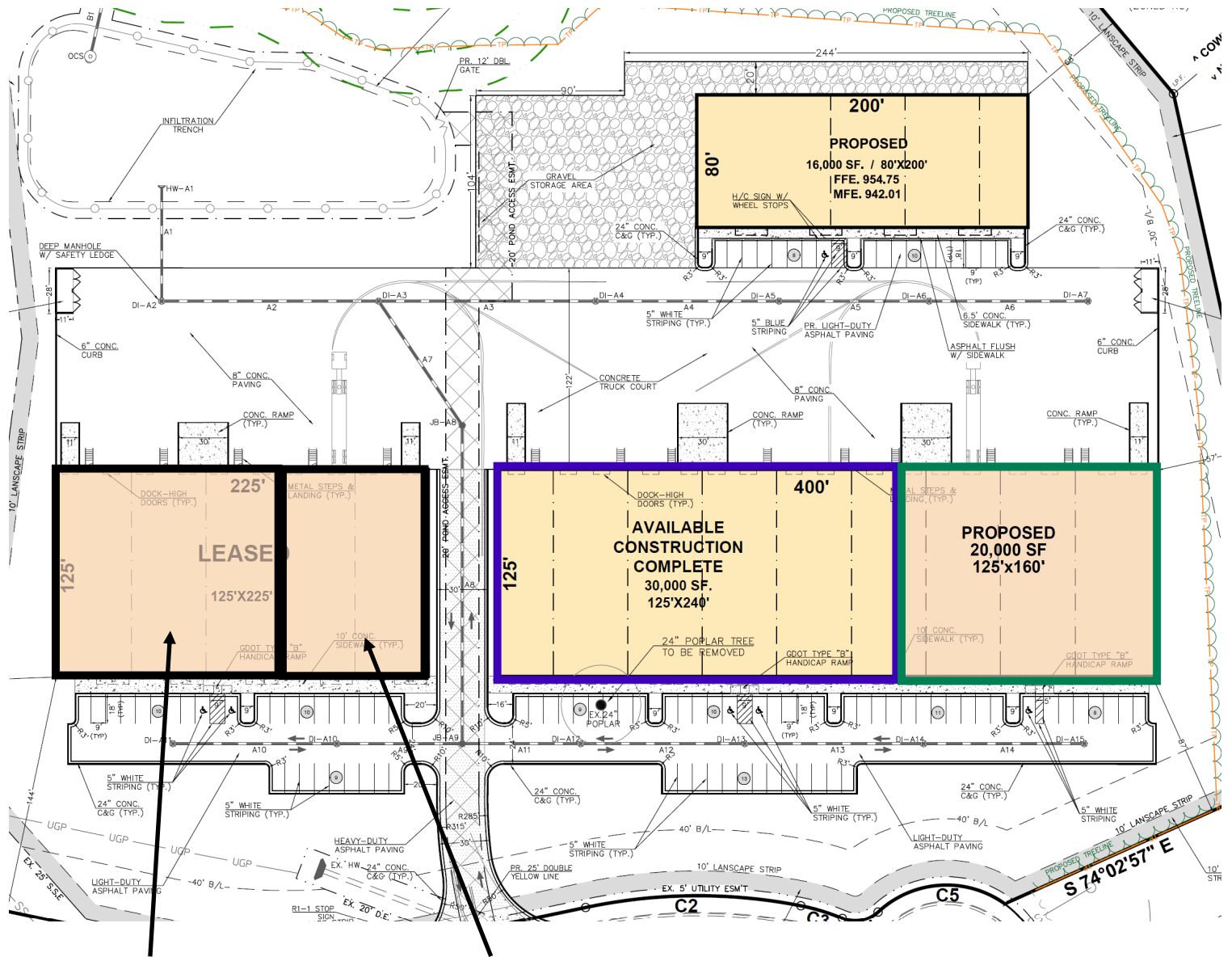
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FOR LEASE—SITE PLAN

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FOR LEASE-MAP

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DISTANCE TO SITE:

I-85 Exit 41:	2 Miles	Peachtree City:	11 Miles
I-85 Exit 47:	2 Miles	Lagrange:	30 Miles
I-285:	25 Miles	Kia West Point:	35 Miles
CSX (Fairburn):	16 Miles	Downtown Atlanta:	43 Miles
Atlanta Intl Airport:	29 Miles	Savannah:	254 Miles
Downtown Newnan:	2 Miles	Mobile:	292 Miles

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