

2740 | 2760 | 2780 Highway 42 South | Locust Grove, GA | Henry County | 60,000 - 903,701 Square Feet of Industrial Space for Lease



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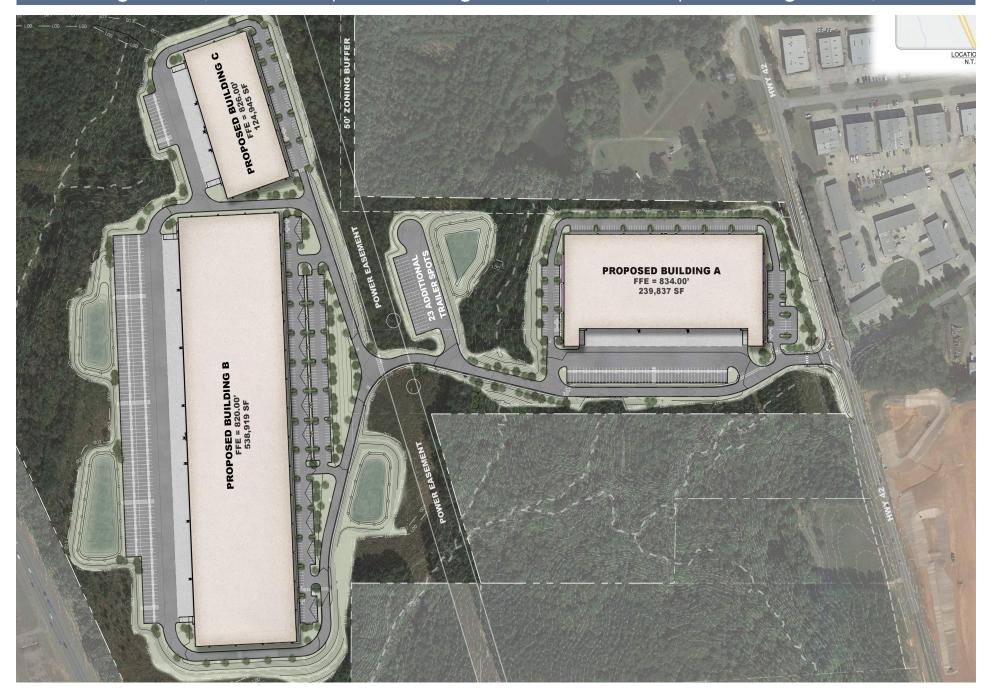


STONEMONT PARK 75 SOUTH

Building A - 239,837 SF

Building B - 538,919 SF

Building C - 124,945 SF







**Building Specs:** 

**TOTAL SF:** 239,837 SF

SPEC OFFICE: 3,000 SF

BUILDING

**CONFIGURATION: Front Load** 

**CLEAR HEIGHT:** 36'

**DOCK HIGH DOORS:** 38 (9' x 10')

**DRIVE-IN RAMPS:** 2 (12' x 14')

TRAILER PARKS: 48

**AUTO PARKS:** 168

**BUILDING DEPTH:** 320'

**COLUMN SPACING:** 50' x 56'

with 60' speed bays

SPRINKLER: **ESFR** 

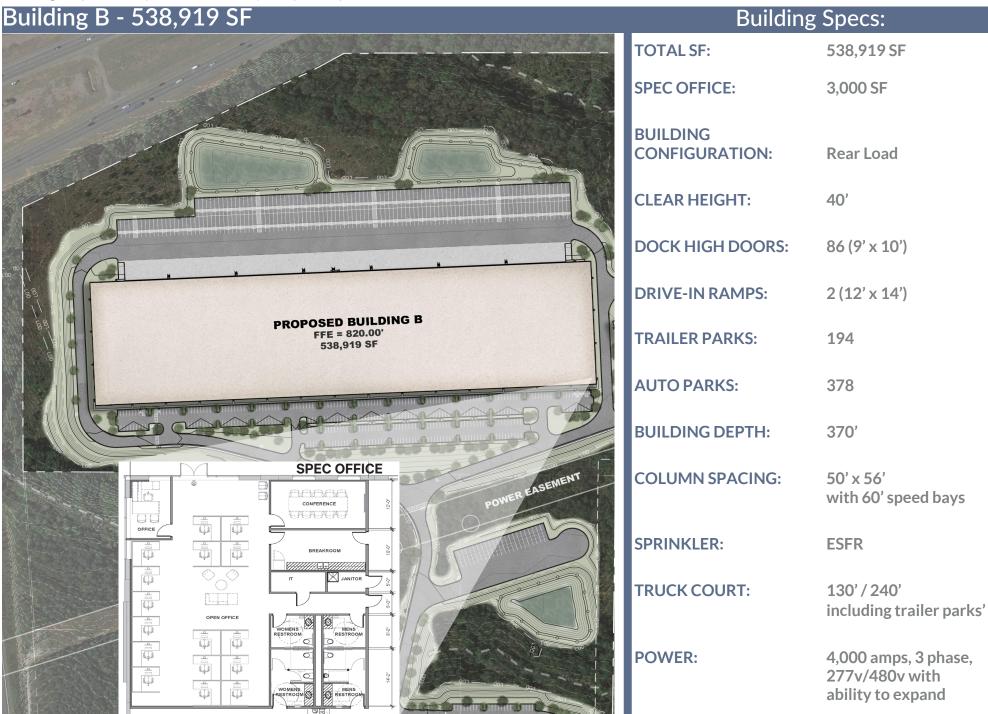
TRUCK COURT: 130' / 185'

including trailer parks'

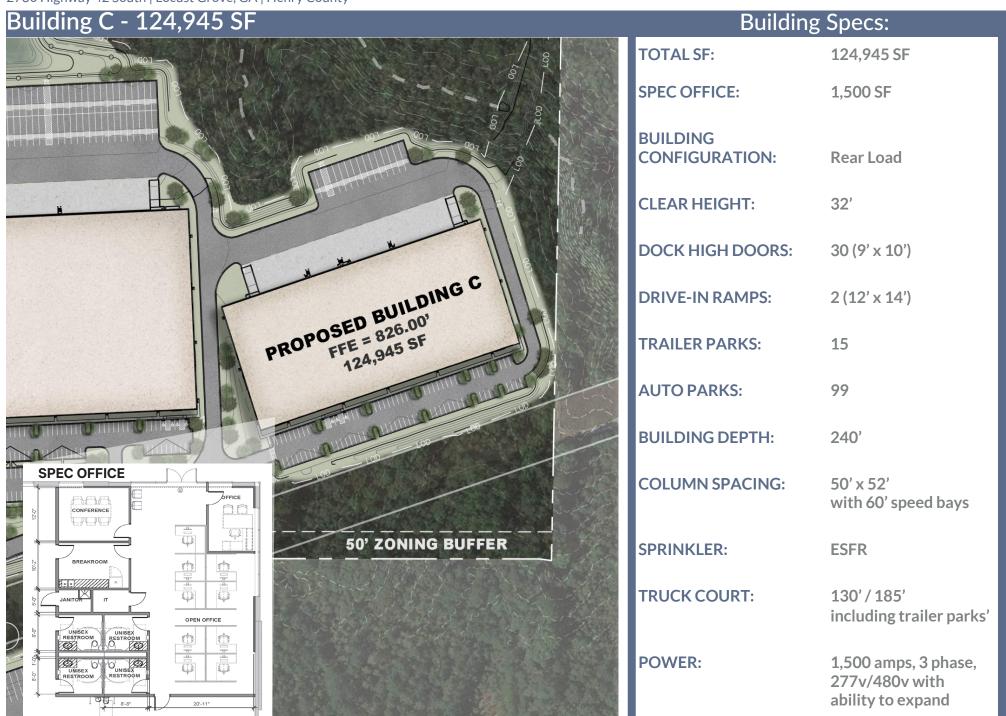
**POWER:** 2,500 amps, 3 phase,

> 277v/480v with ability to expand











## Highway 42 South | Locust Grove, GA | Henry County



Zoning:	M-1, Light Industrial	Sanitary Line:	6"
Store Fronts:	2/ea	Gas Service:	5 psi
Electrical Service:	Bldg A: 2500 Amps, Bldg B: 4000 Amps, Bldg C: 4000 Amps 3 Phase 270/480V	Fiber/Telecommunications:	Spectrum and AT&T, empty conduits provided to electrical room.
Interior Painting:	Within coulumn painting. Interior panels painted white.	Fire Protection:	ESFR - Bldg A: K22, Bldg B: K28, Bldg C: K17
Interior Floor Slab:	7"	Roof System:	60 mil TPO over R-15 insullation
Floor Sealer:	2 Coats of Ashford sealer	Warehouse Ventalation:	Code minimum
Lighting:	25 FC with motion sensors	Canopy:	4' Bullnose canopy
Water Distribution:	3"	Bumpers:	Included at all dock positions



WILSON HULL & NEAL REAL ESTATE

