

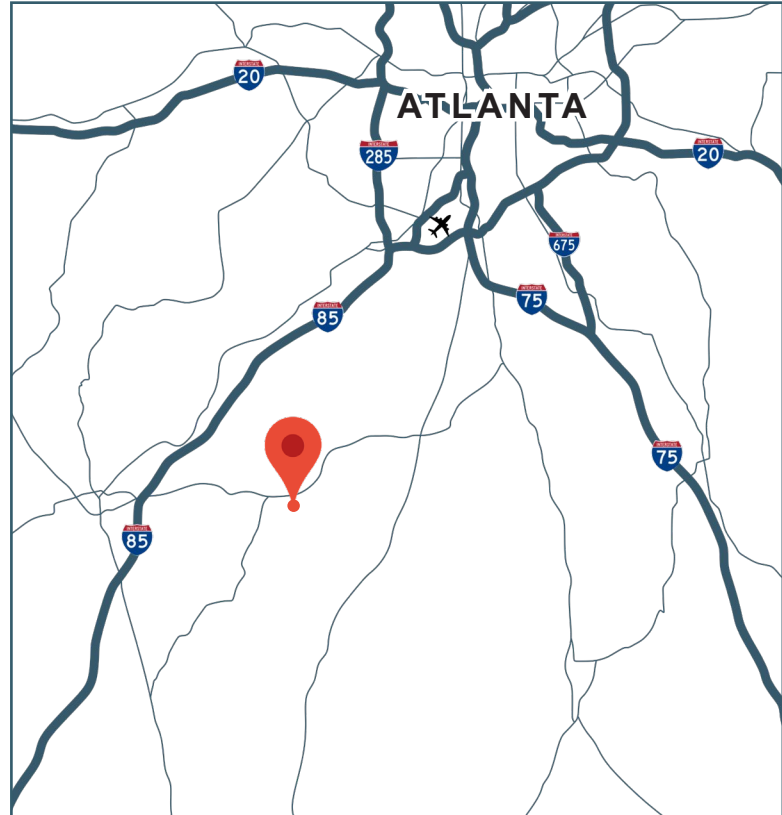
FOR LEASE

3 PASCHALL RD, PEACHTREE CITY, GA 30269



PROPERTY INFORMATION

AVAILABLE SPACE	±12,000 - 36,000 SF
BUILDING SIZE	±72,160 SF Industrial Building
TYPE	Tilt Up Concrete
COLUMN SPACING	60' Load-Bearing Walls
BAY DIMENSIONS	60' x 200'
CLEAR HEIGHT	19' Bay 500 - 800 27' Bay 900 - 1000
LOADING*	4 Dock-High Doors 7 Exterior Docks (5 with Levelers) 1 Ramp 6 Roll-Up Doors <i>*Can add more dock positions</i>
TRUCK COURT	120'
COVERED DOCK AREA	±13,800 SF
ROOF	New 60 mil TPO
ELECTRICAL	3 Phase
LIGHTING	New LEDs
ZONING	Industrial
PARKING / DRIVEWAY	Paved Driveway & Truck Courts Paved Employee Area Gravel Trailer Area
ADDITIONAL	Bay 500 - 700: Restrooms & small offices can be available.



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
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BAY BREAKDOWN



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