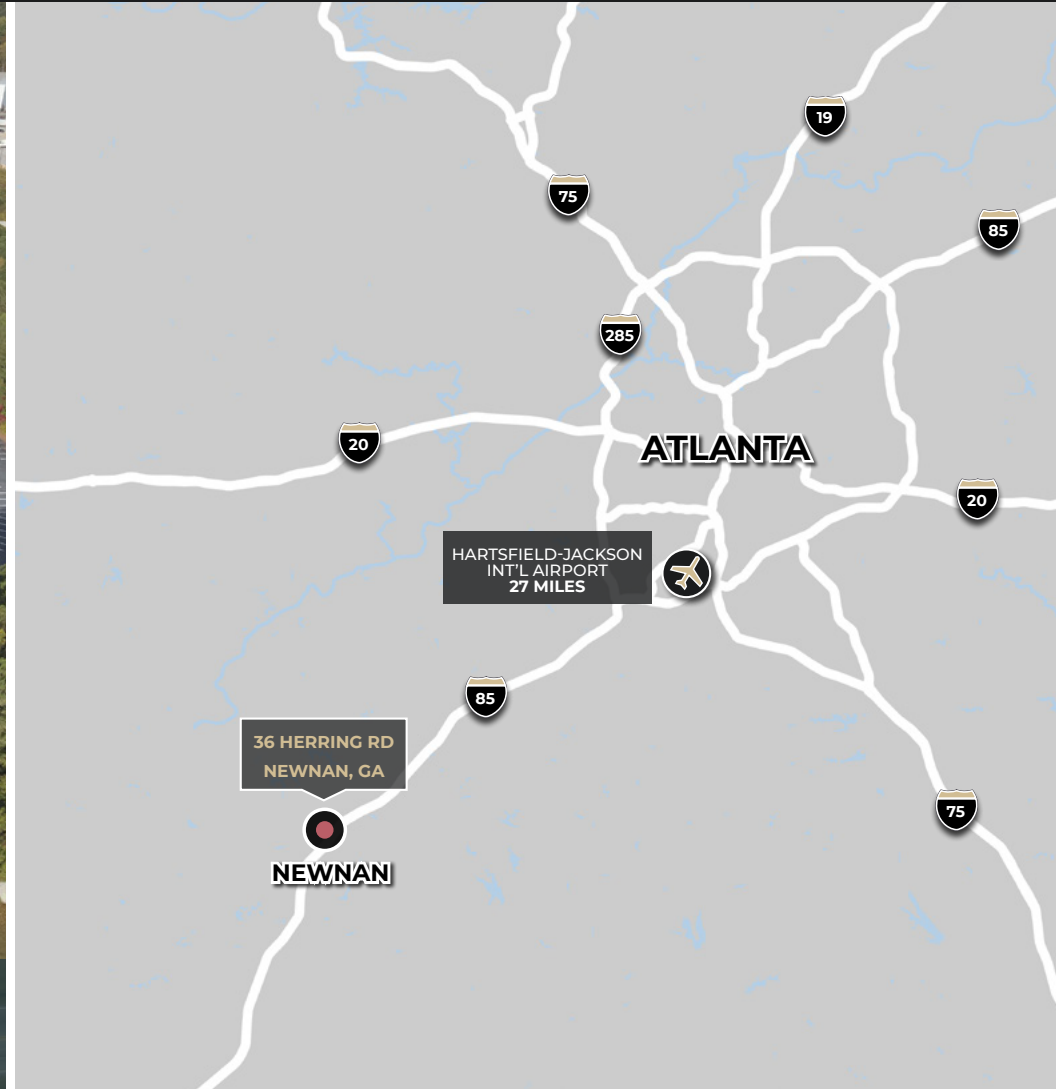


Available for Lease

36 HERRING ROAD, NEWNAN, GA 30263



190,000 SF ON 30 ACRES



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Site Plan



190,000 SF
Warehouse

150'
Truck Court

400' x 475'
Building Dimensions

27
Dock Doors
(with levelers)

28'
Clear Height

LED
Lighting

4000 KVA
Power Capacity

24,848 SF
Office

384
Auto Parking
Spaces

36' x 40'
Column Spacing

30
Acres

1
Drive-In
Door

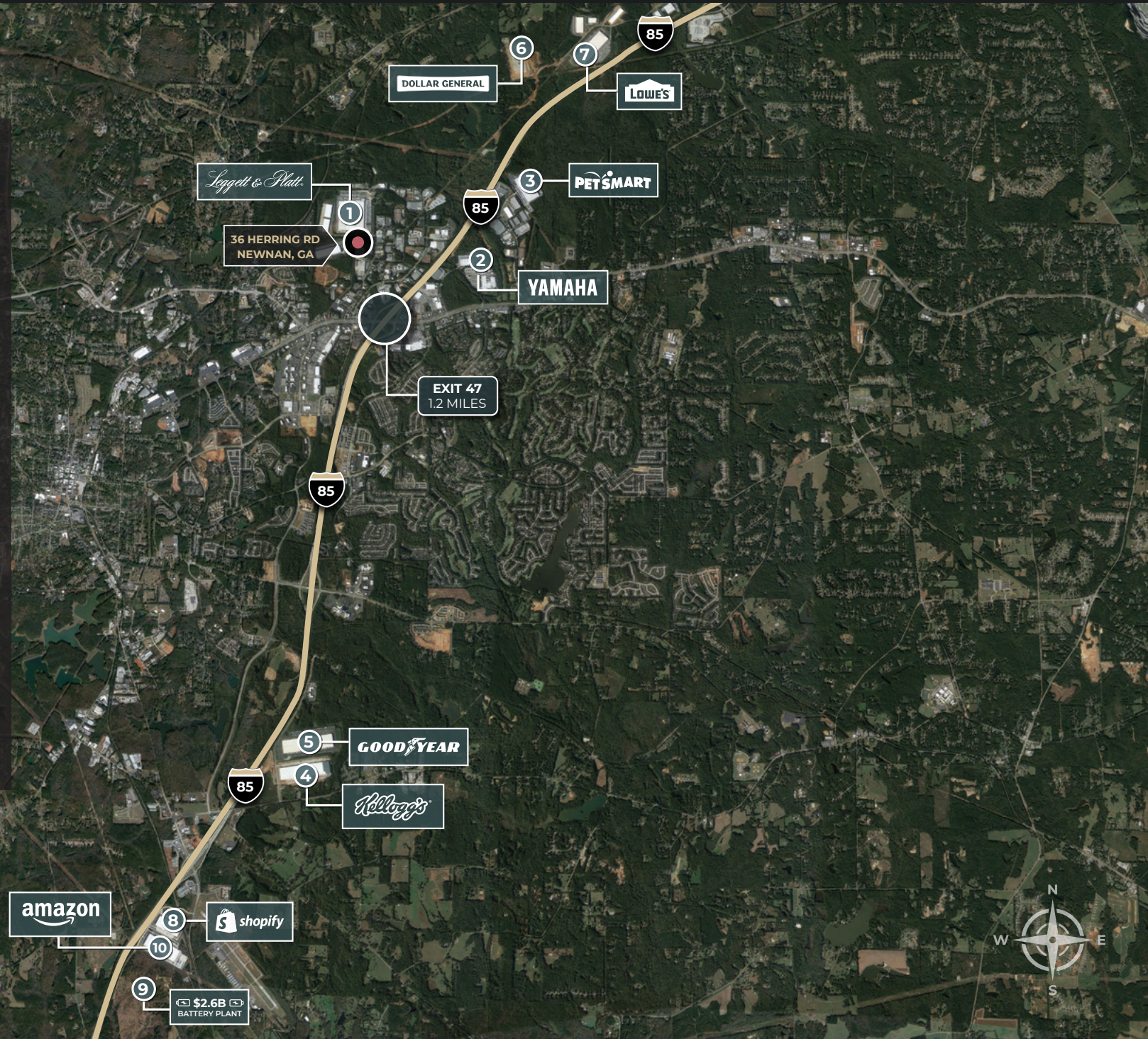
277/480V
Transformer

WET SPRINKLER
Sprinkler System

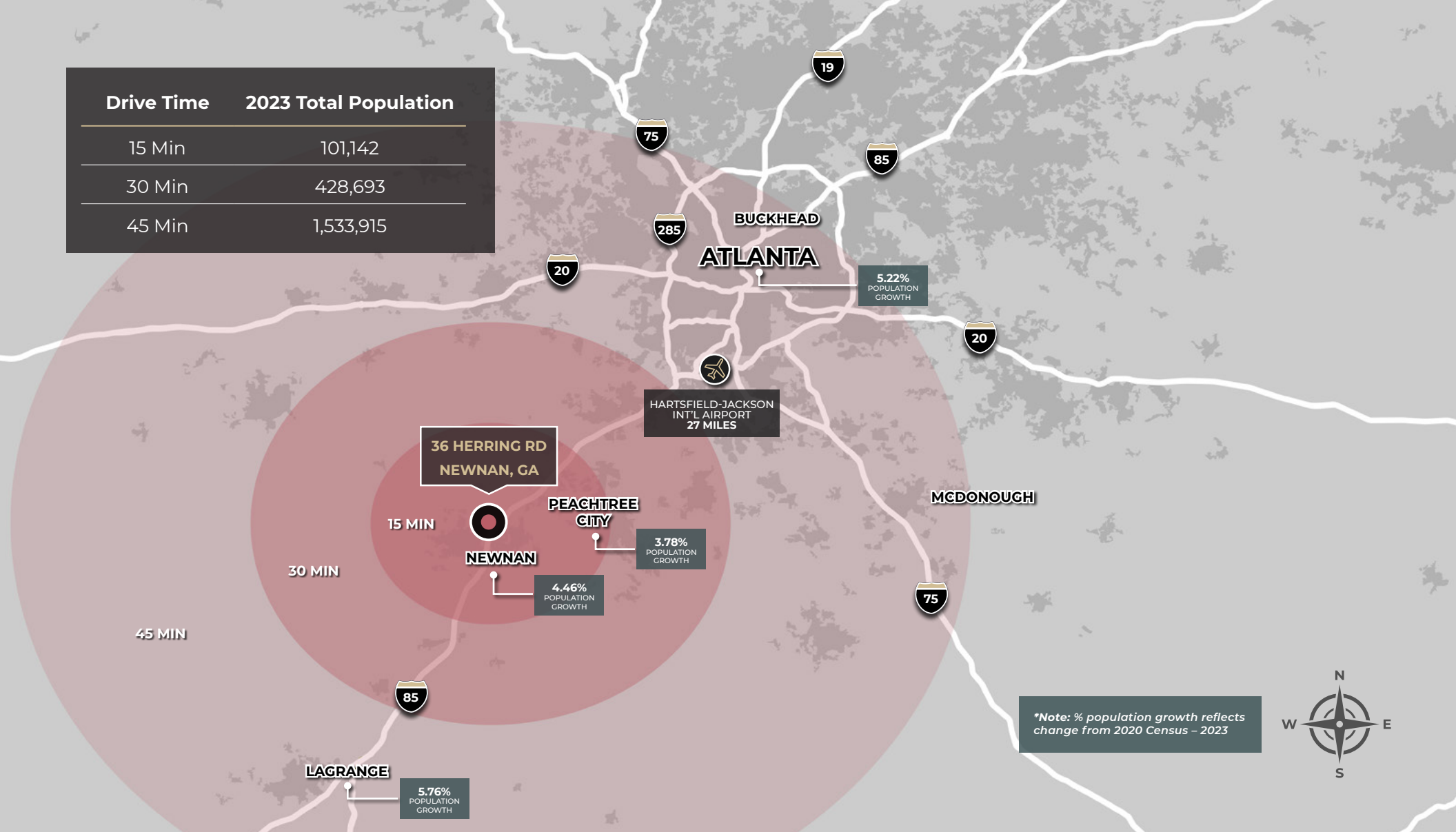
Corporate Neighbors

CORPORATE NEIGHBORS

- ① 0.8 Miles Leggett & Platt
- ② 3 Miles Yamaha
- ③ 4.3 Miles Petsmart Distribution
- ④ 7.8 Miles Kelloggs
- ⑤ 7.5 Miles Goodyear
- ⑥ 8 Miles Dollar General Distribution
- ⑦ 7.3 Miles Lowe's
- ⑧ 8.2 Miles Shopify
- ⑨ 8.4 Miles \$2.6B Battery Plant
- ⑩ 8.5 Miles Amazon



Drive Time	2023 Total Population
15 Min	101,142
30 Min	428,693
45 Min	1,533,915



*Note: % population growth reflects change from 2020 Census – 2023



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