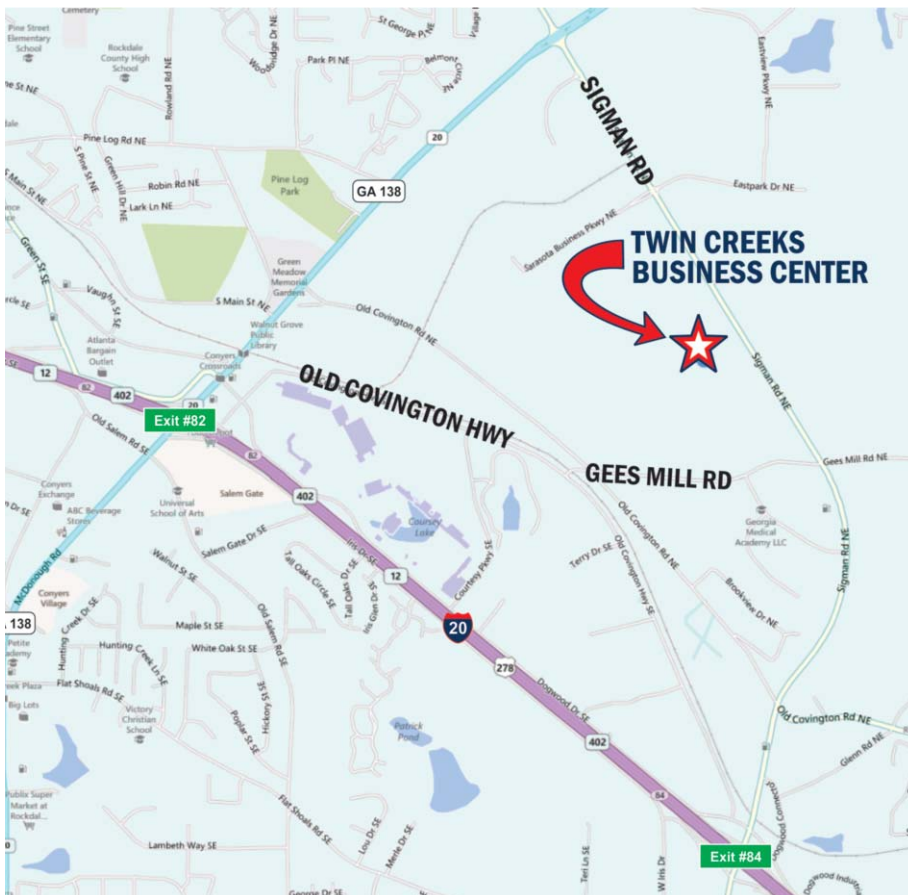




OWNED AND MANAGED BY

**AshleyCapital**

Twin Creeks Parkway | Conyers, Georgia 30013



## 60,000 SF - 105,000 SF

Minimum 60,000 SF

Excellent Access to I-20 via Exit #84 (Salem Road)

Tilt-Up Construction

32' Clear Height

48' x 50' Column Spacing

60' Staging Bay

60' Concrete Truck Apron

T5 Lighting

ESFR Sprinkler System

(46) Dock-High Doors (*per building*)  
(32 w/ Pits)

(4) Oversized Loading Doors (*per building*)  
(2 w/ Ramps)

FOR MORE  
INFORMATION  
PLEASE CONTACT

BOBBY MAYSON  
770.729.2817  
bmayson@lavista.com

WWW.LAVISTA.COM

**PROPERTY SPECIFICATIONS**

**60,000 SF - 105,000 SF**

**SIZE** Total: 480,000 Square Feet  
 Building 1940: 105,000 Square Feet Available  
 Building 1990: LEASED  
 Minimum Divisible: 60,000 Square Feet

**DIMENSIONS** 300' x 800'

**SITE** 45 Acres

**YEAR BUILT** 2017

**CONSTRUCTION** Walls: Tilt-Up Concrete Panels  
 Floors: 6" Reinforced Concrete - 4000 PSI  
 Roof: TPO  
 Ceiling Height: 32' Clear Minimum  
 Column Spacing: 48' x 50' with 60' staging bay

**OFFICE / SUPPORT** Build to Suit

**ELECTRICAL POWER** Georgia Power

**SPRINKLER** ESFR

**LIGHTING** T5HO 6-Lamp Fluorescent Fixtures

**HVAC** Forced-Air, Gas Fired Heaters in Warehouse Area

**WATER / SEWER** Rockdale County

**NATURAL GAS** Atlanta Gas Light

**TRUCK LOADING** (46) 10' x 10' Dock-High Doors (32 w/ 7' x 8' Pits) (per building)  
 (4) Oversized 13' x 14' Doors (2 w/ Ramps) (per building)  
 200' Truck Court with 60' Concrete Apron (per building)

**ZONING** ID (Industrial Distribution)

**PARKING** Building 1940: 137 Automobile 59 Trailer      Building 1990: 145 Automobile 62 Trailer

**TRANSPORTATION** Located Approximately 1 mile from I-20 via Exit #82 (GA Hwy 138) and Approximately 2 miles from I-20 via Exit #84 (Salem Road)

