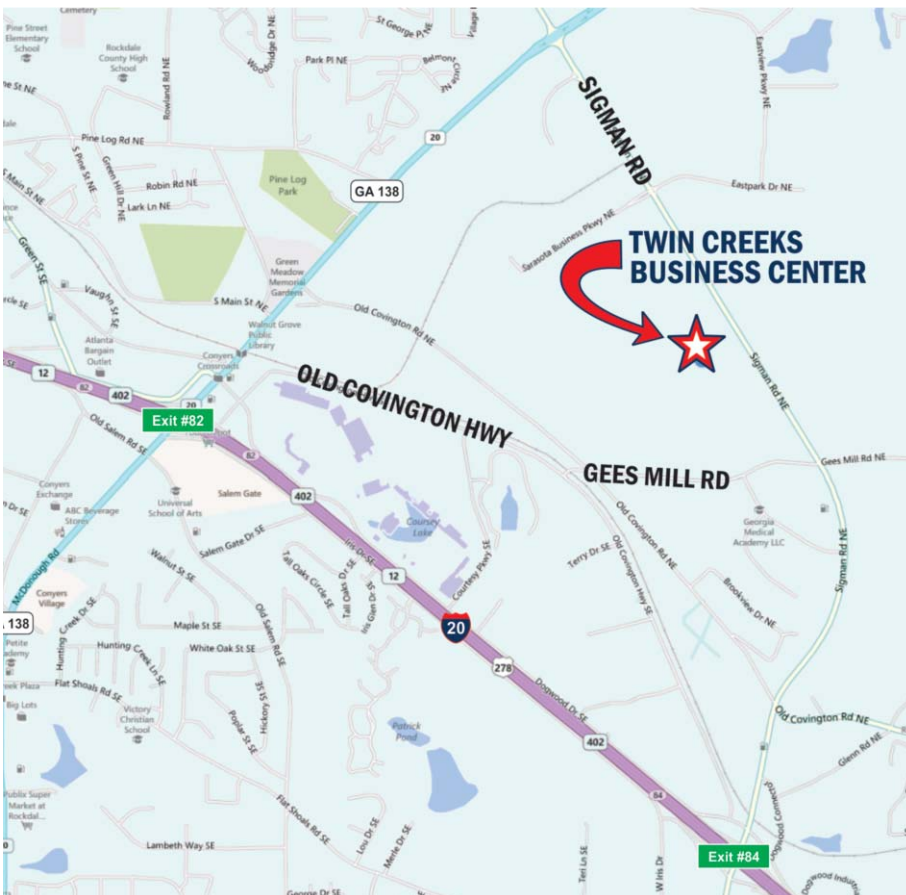




OWNED AND MANAGED BY

AshleyCapital

Twin Creeks Parkway | Conyers, Georgia 30013



60,000 SF - 240,000 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 - 240,000 SF



<p>SIZE</p> <p>Total: Building 1940: Building 1990:</p> <p>Minimum Divisible:</p> <p>DIMENSIONS</p> <p>SITE</p> <p>YEAR BUILT</p> <p>CONSTRUCTION</p> <p>Walls: Floors: Roof: Ceiling Height: Column Spacing:</p> <p>OFFICE / SUPPORT</p> <p>ELECTRICAL POWER</p> <p>SPRINKLER</p> <p>LIGHTING</p> <p>HVAC</p> <p>WATER / SEWER</p> <p>NATURAL GAS</p> <p>TRUCK LOADING</p> <p>ZONING</p> <p>PARKING</p> <p>TRANSPORTATION</p>	<p>480,000 Square Feet 240,000 Square Feet 240,000 Square Feet (135,000 SF Available) 60,000 Square Feet</p> <p>300' x 800'</p> <p>45 Acres</p> <p>2017</p> <p>Tilt-Up Concrete Panels 6" Reinforced Concrete - 4000 PSI TPO 32' Clear Minimum 48' x 50' with 60' staging bay</p> <p>Build to Suit</p> <p>Georgia Power</p> <p>ESFR</p> <p>T5HO 6-Lamp Fluorescent Fixtures</p> <p>Forced-Air, Gas Fired Heaters in Warehouse Area</p> <p>Rockdale County</p> <p>Atlanta Gas Light</p> <p>(46) 10' x 10' Dock-High Doors (32 w/ 7' x 8' Pits) <i>(per building)</i> (4) Oversized 13' x 14' Doors (2 w/ Ramps) <i>(per building)</i> 200' Truck Court with 60' Concrete Apron <i>(per building)</i></p> <p>ID (Industrial Distribution)</p> <p>Building 1940: 137 Automobile 59 Trailer</p> <p>Building 1990: 145 Automobile 62 Trailer</p> <p>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)</p>
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