

FOR LEASE OR SALE

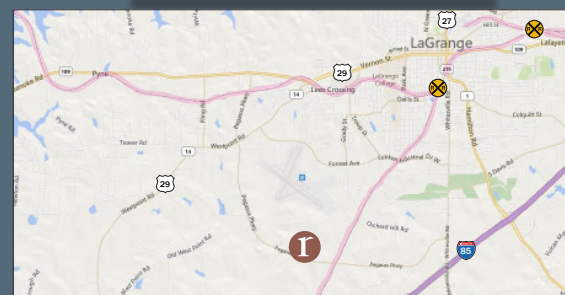
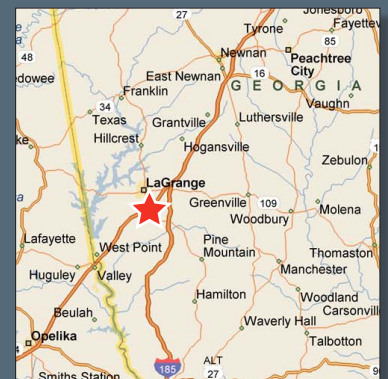
# LaGrange Spec LAGRANGE, GA



Corporate neighbors such as: Exxon Mobil, Caterpillar, Kimberly-Clark, Kia, Hanil E-Hwa and Sewon.  
Part of a proposed industrial park to include 4 other potential buildings

AVAILABILITY: IMMEDIATE  
ZONING: INDUSTRIAL  
CITY: LAGRANGE  
COUNTY: TROUP  
STATE: GEORGIA  
BUILDING SQUARE FEET: 80,000 SF  
AVAILABLE SQUARE FEET: 80,000 SF  
DIVISIBLE TO: 40,000 SF  
OFFICE SQUARE FEET: 1,500 SF  
EXPANDABLE BY: 80,000 SF  
CONSTRUCTION: TILT UP CONCRETE  
YEAR BUILT: 2012

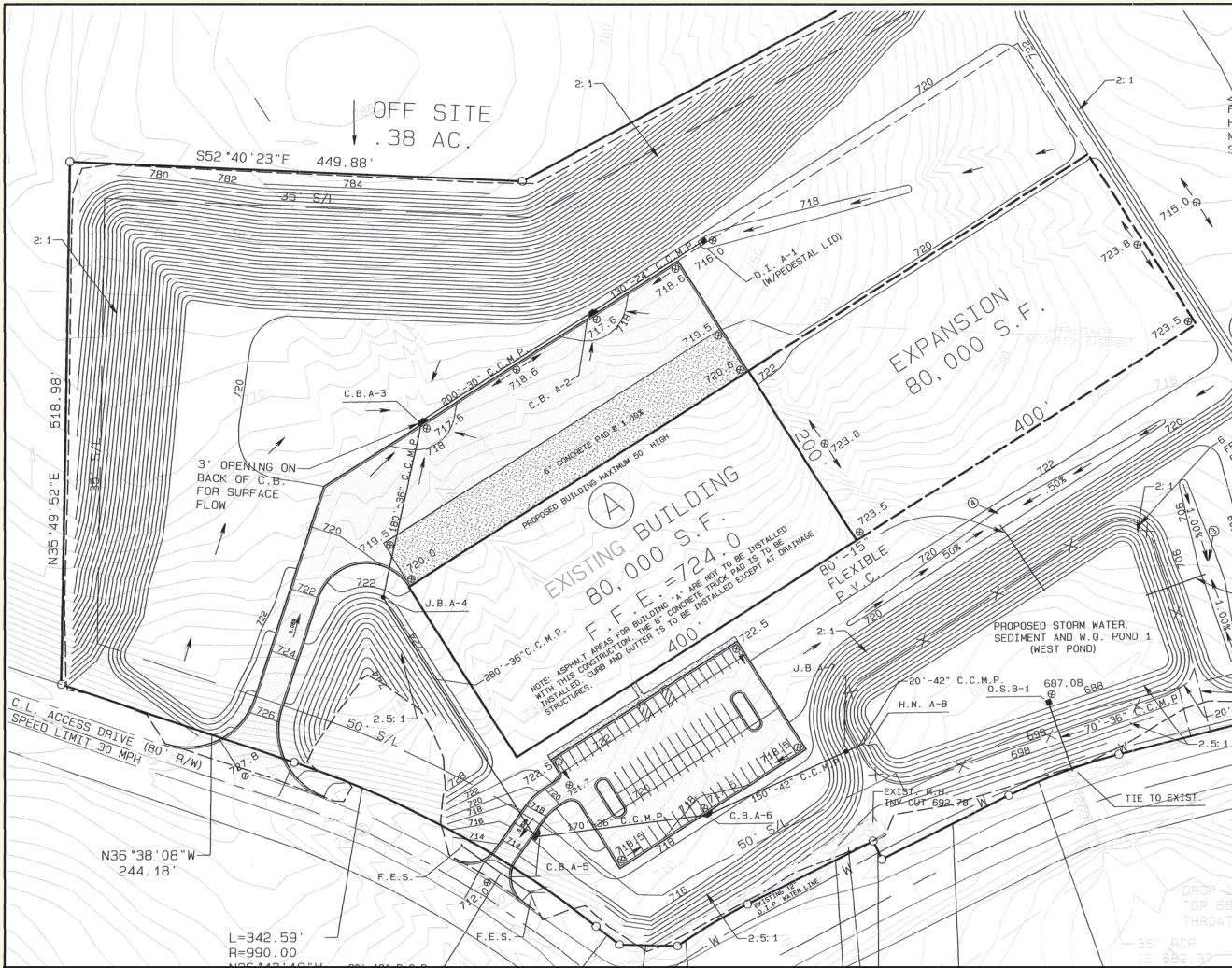
CEILING HEIGHT: 28' CLEAR  
PARKING SPACES: 86  
DIMENSIONS: 400' W X 200' D  
COLUMN SPACING: 50' W X 50' D  
DOCK HIGH DOORS: 19  
DOCK LEVELERS: BTS  
DRIVE-IN DOORS: 1  
RAIL DOORS: NONE  
SPRINKLER: ESRF  
OUTSIDE STORAGE : YES  
TRUCK PAD: 6" CONCRETE



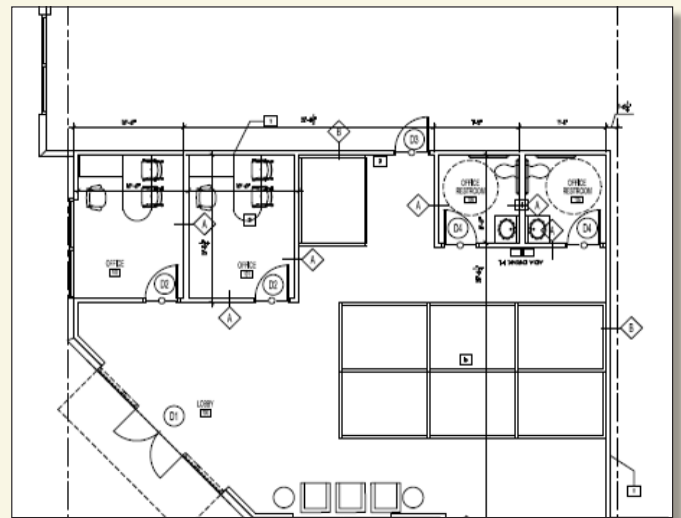
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## LAGRANGE, GA

SITE PLAN



OFFICE LAYOUT



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FOR MORE INFO OR TO VISIT THIS PROPERTY, PLEASE CONTACT THE REPRESENTATIVE(S) LISTED ABOVE.