

FOR LEASE

437 INTERNATIONAL PARK

NEWNAN, GA 30265



This state of the art spec building is located within an established business park, strategically located 2 miles from I-85, 25 miles to Hartsfield-Jackson International Airport, and 35 miles to Downtown Atlanta. More than 80% of US consumers are within a two hour flight from Hartsfield-Jackson International and within two days by truck. Other park tenants include Yamaha, PetSmart, and InComm.

ZONING: INDUSTRIAL

CITY: NEWNAN

COUNTY: COWETA

BUILDING SF: 125,758 SF

AVAILABLE: 45,173 SF

OFFICE SF: BTS

ACREAGE: 10.77

YEAR BUILT: 2018

CEILING HEIGHT: 32'

ROOF: 60MIL TPO

CAR PARKING: 28 (65 FUTURE)

TRAILER PARKING: 22 FUTURE

CONSTRUCTION: TILT-UP CONCRETE

DOCK HIGH DOORS: (11) 9' X 10'

DRIVE-IN DOORS: (1) 12' X 14'

COLUMN SPACING: 52' X 50'

SPACING AT SPEED BAY: 60'

BUILDING DEPTH: 227'

TRUCK COURT: 130'-185'

WITH 60' CONCRETE APRON

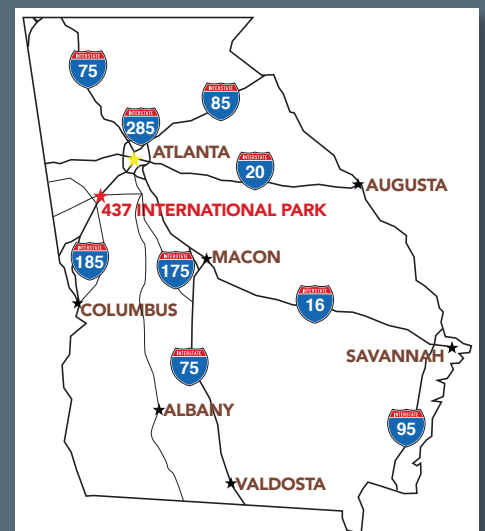
SPRINKLER: ESRF

LIGHTING: LED

FLOOR SLAB: 6" NON REINFORCED

WATER/SEWER: COWETA COUNTY

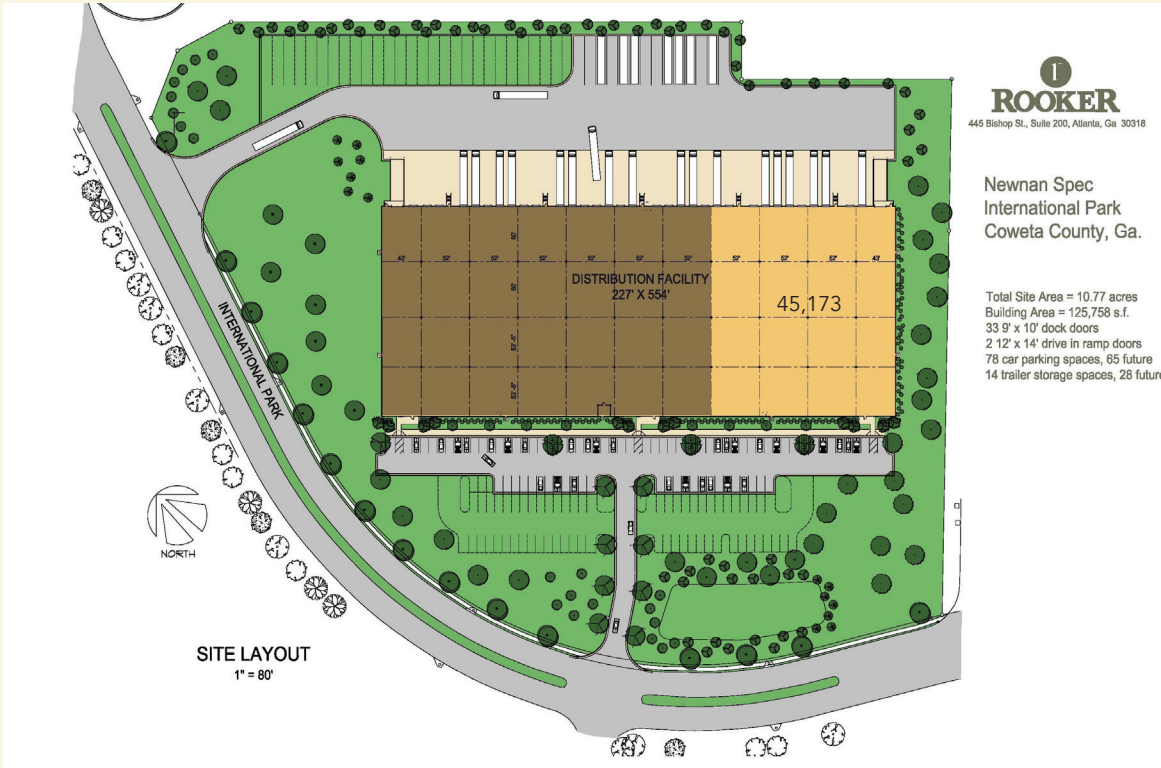
POWER & NATURAL GAS: CUSTOMER CHOICE



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SITE PLAN



AERIAL



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