



510 INTERNATIONAL PARK NEWNAN, GA 30265

208,930 SF

COLD STORAGE & CROSS-DOCK TERMINAL FACILITY

Highlights

- Frozen & refrigerated storage
- Excess trailer parking
- LED lighting
- Directly adjacent to I-85
- Heavy Power

AVAILABLE FOR LEASE

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LEASED BY:

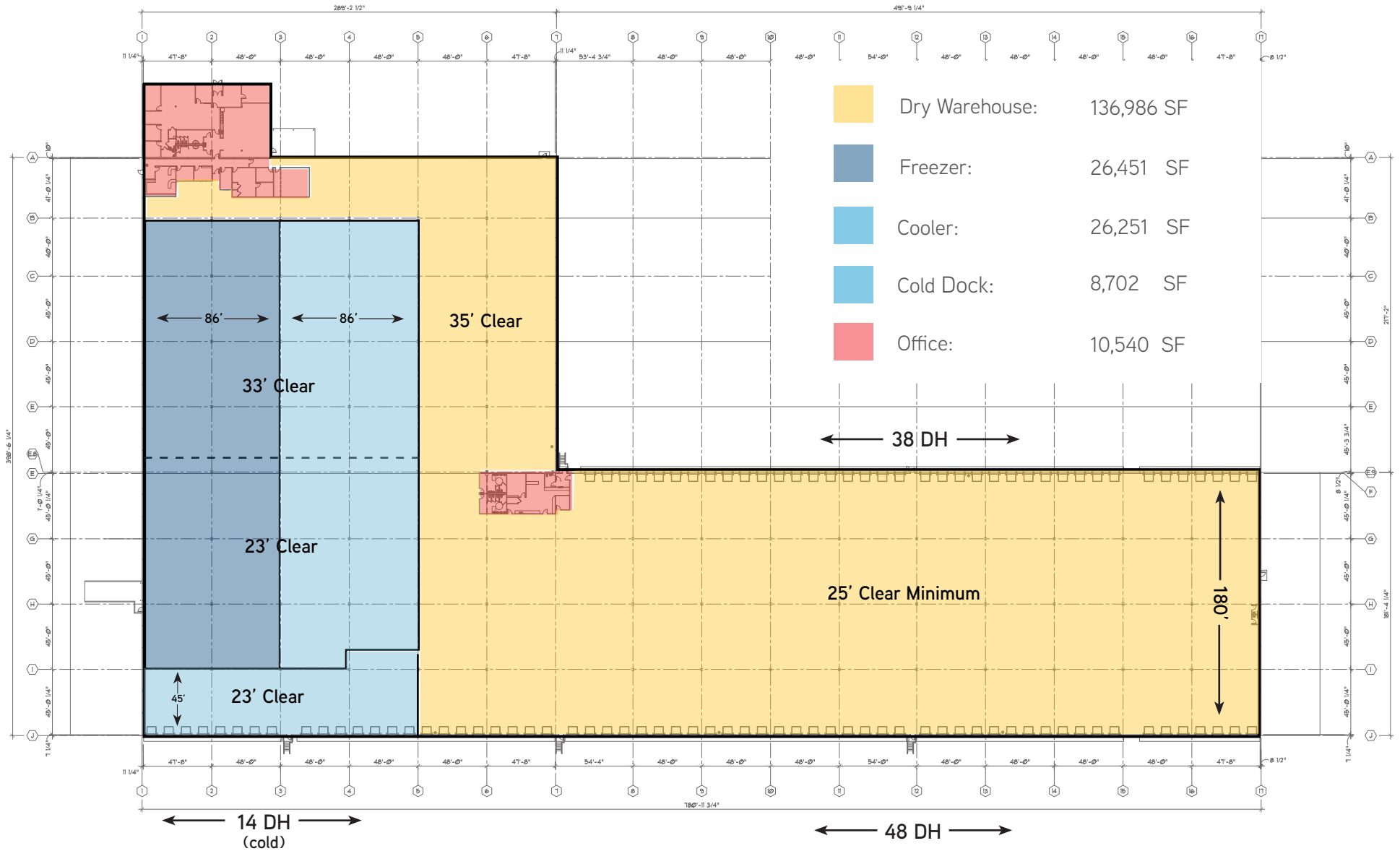


PROPERTY CHARACTERISTICS

> Building Address:	510 International Park, Newnan, GA 30265
> Building Type:	Cold Storage & Cross-dock Terminal
> Total Square Feet:	208,930 SF
> Office:	10,540 SF
> Freezer:	26,451 SF
> Cooler:	26,251 SF
> Cold Dock:	8,702 SF
> Dry/Misc:	136,986 SF
> Land Area (acres):	30.01
> Year Built:	2000
> Dock Doors:	100
> Drive-In Doors:	1
> Clear Height:	25'-35'
> Column Spacing:	48' x 45' typical
> Lighting:	LED
> Sprinkler:	ESFR
> Racking:	Fully racked
> Expansion Capability:	±55,000 SF
> Vehicle Parking:	±123 main lot; additional around site
> Trailer Parking:	±237, additional 25 tractor spaces
> Truck Wash/Maint:	3,000 SF; 2 bay building on site

*all measurements are approximate and subject to change

FLOOR PLAN



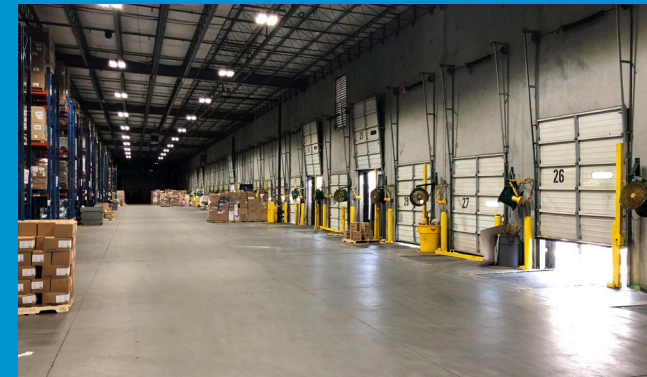
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AREA MAP



- 27 miles to Hartsfield Jackson Int'l Airport
- 3 miles to I-85 (adjacent to interstate)
- 22 miles to I-285
- 18 miles to CSX Intermodal

SITE PLAN



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