

150,000 SF ON ±11.82 ACRES
AVAILABLE FOR LEASE

155 ALCOVY INDUSTRIAL BOULEVARD
DACULA, GA 30019



Owned by:



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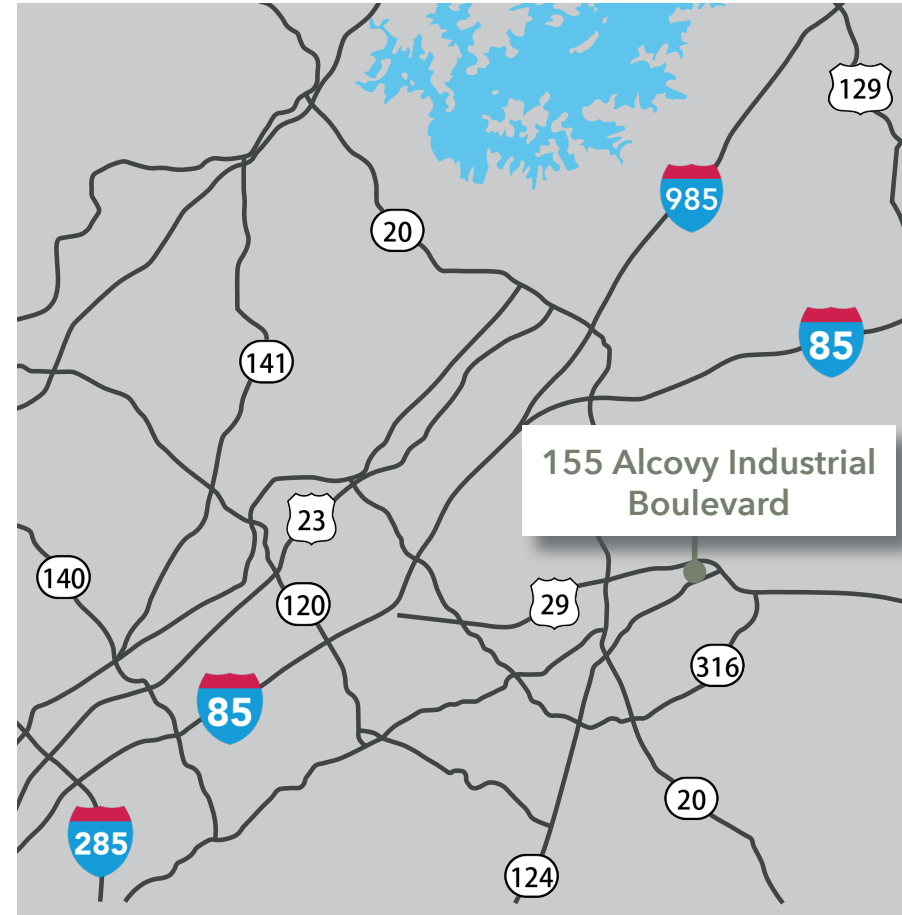
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Lee & Associates - Atlanta

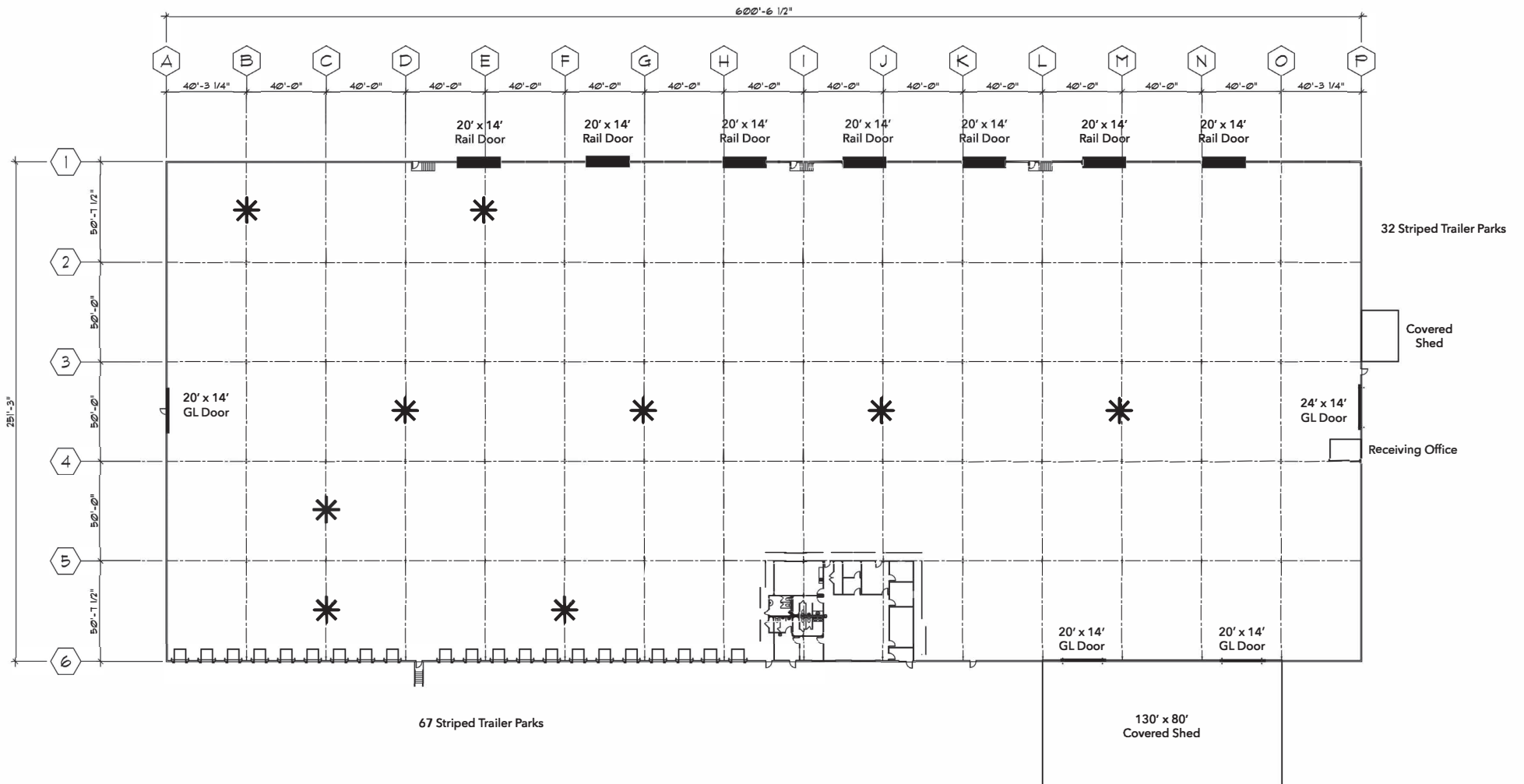
3500 Lenox Road | Suite 1600 | Atlanta, GA 30326 | 404.428.2810 | lee-associates.com/atlanta

PROPERTY OVERVIEW

PROPERTY SIZE:	150,000 SF
OFFICE SF:	±3,500 SF
ACRES:	±11.82 AC
CEILING HEIGHT:	24' - 26'
COLUMN SPACING:	40' x 50' typical
DOCK HIGH DOORS:	21 truck doors / 7 rail doors
RAMPS:	4 grade level doors - (3) doors (20' x 14') - (1) door (24' x 14')
SPRINKLER:	.495 gpm / 2,000 SF
TRUCK COURT:	200' including trailer parking
BUILDING DIMENSIONS:	251' D x 600' W
CAR PARKING:	12 striped spaces (expandable to ±300)
TRAILER PARKING:	99+ spaces
RAIL:	CSX active spur
YARD AREA:	±5.82 (includes travel lanes)
ZONING:	M1 (Gwinnett County)



FLOORPLAN



KEY DISTANCES

KEY DISTANCES

MAJOR THOROUGHFARES

GA-316	0.5 miles
I-85	11.3 miles
I-285	21.4 miles

RAIL

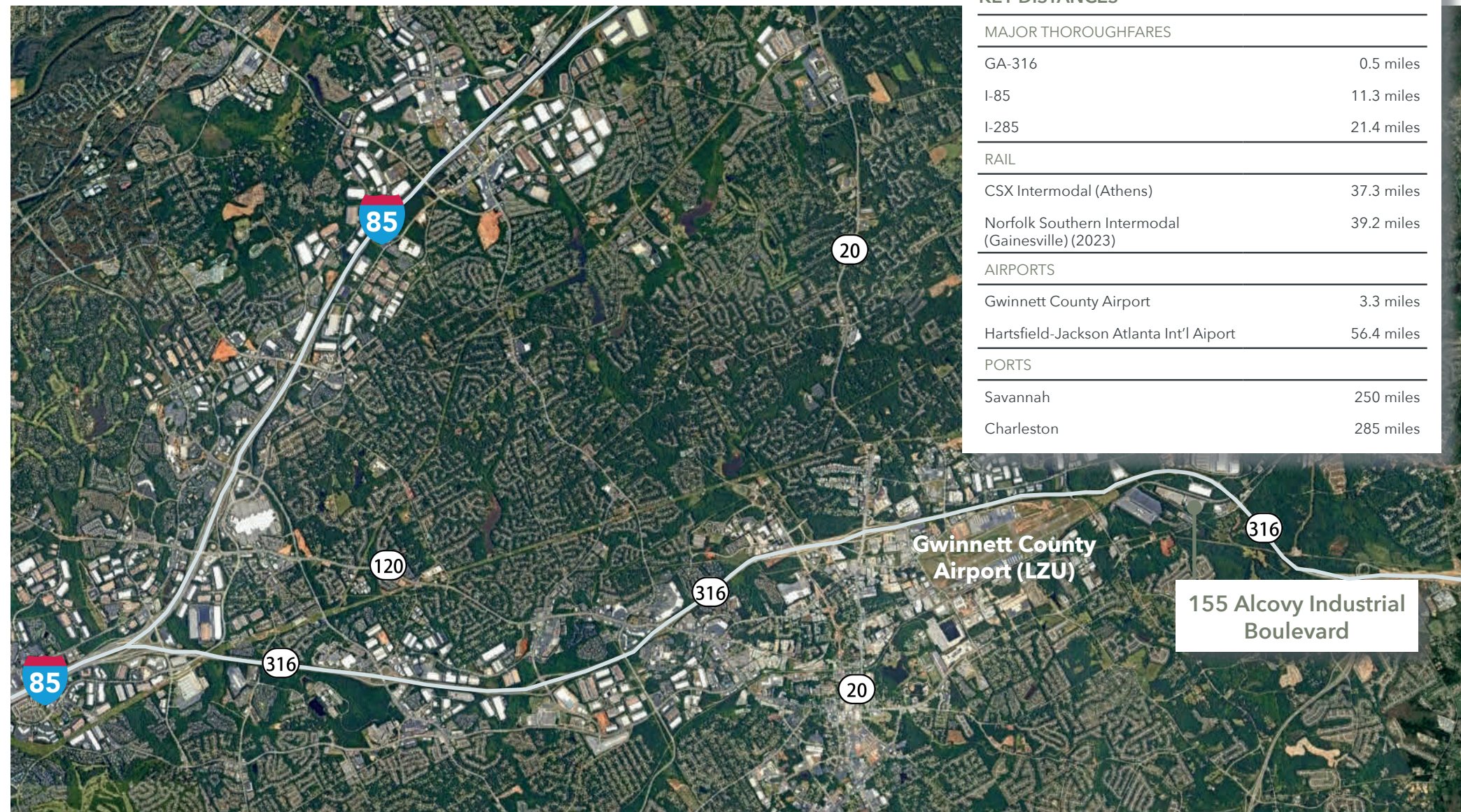
CSX Intermodal (Athens)	37.3 miles
Norfolk Southern Intermodal (Gainesville) (2023)	39.2 miles

AIRPORTS

Gwinnett County Airport	3.3 miles
Hartsfield-Jackson Atlanta Int'l Aiport	56.4 miles

PORTS

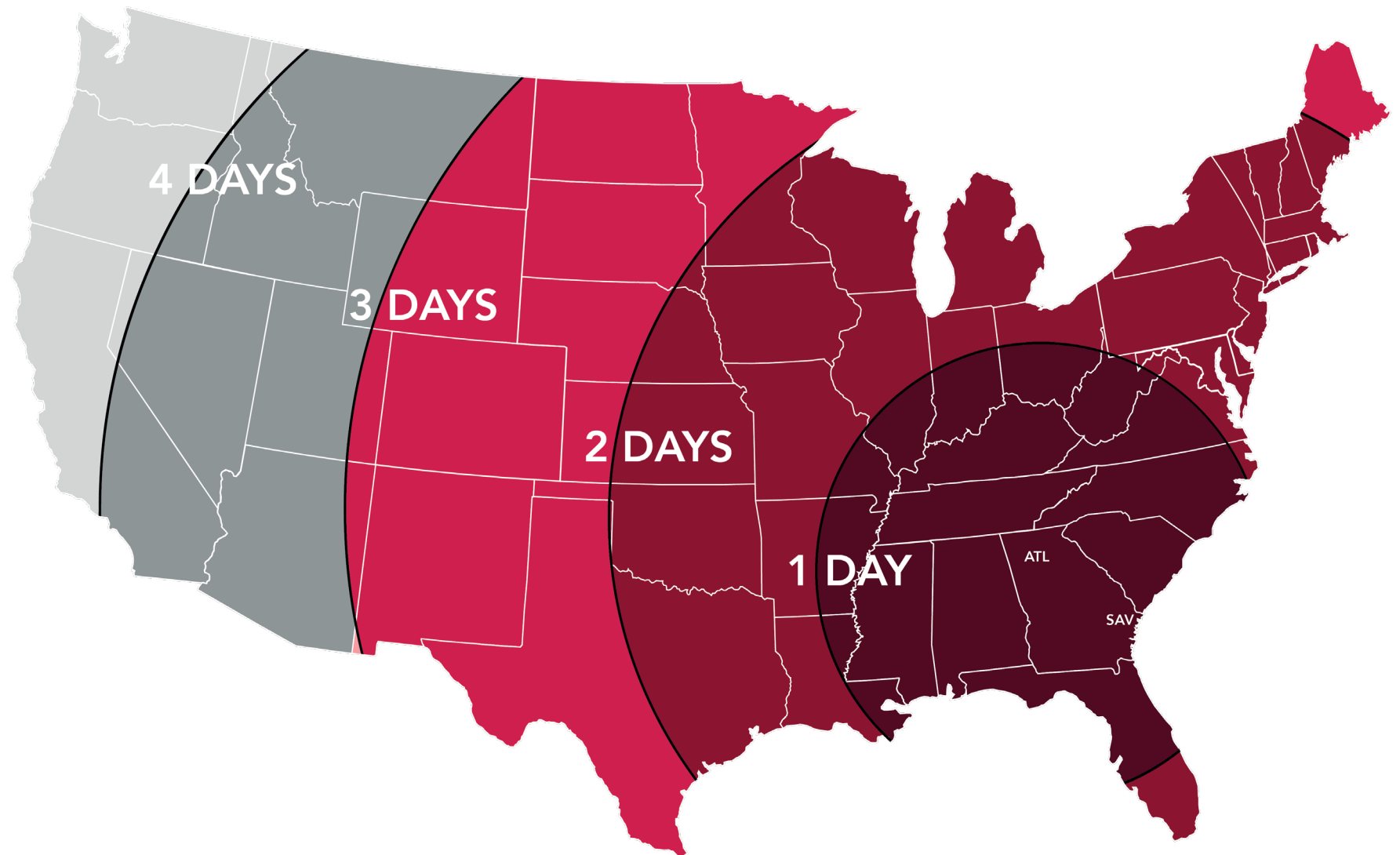
Savannah	250 miles
Charleston	285 miles



CORPORATE NEIGHBORS



SHIPPING DISTANCES



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Owned by:


ROOKER

CONTACT:

 **LEE &
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