



INDUSTRIAL PROPERTY FOR LEASE

369,270 SF on 23.57 Acres

55 Liberty Industrial Parkway

McDonough, GA 30253



PROPERTY DETAILS

BUILDING SIZE

- Approximately 369,270 SF

GROUNDS

- Approximately 23.57 Acres

CONSTRUCTION

- Walls: Tilt-up construction

CONSTRUCTION DATE

- 1991

ROOF

- New roof on 120,000 SF addition
- All new skylights, flashing and seals updated recently

BUILDING DIMENSIONS

- 400' x 934'

CEILING HEIGHTS

- 30' clear minimum

COLUMN SPACING

- 35'6" x 40'

TRUCK LOADING

- 41 dock high doors with levelers and 1 drive-in door

RAIL

- Norfolk Southern Rail borders the property

POWER

- Supplied by Georgia Power; 2,800 amps of total electrical service

OFFICE SPACE

- Two-story front office, remote offices/restrooms

PARKING

- Approximately 137 automobile parking spaces (expandable)
- Trailer: Approximately 126 spaces / 77 future spaces (expandable)

LOCATION

- Located approximately 0.25 miles from I-75 providing easy access to Atlanta and Hartsfield-Jackson Atlanta International Airport (25 miles). The Port of Savannah is approximately 220 miles.

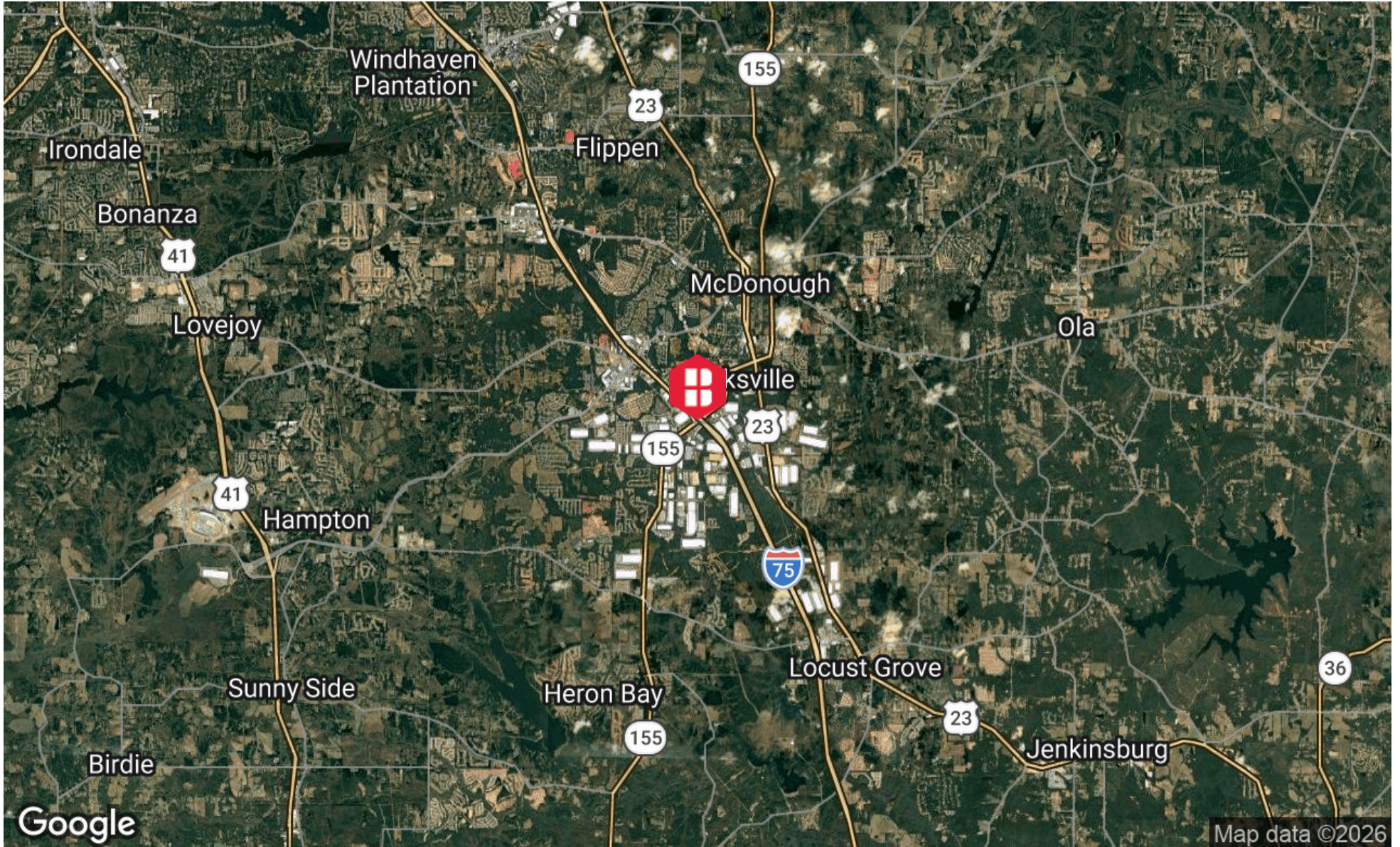
SUBDIVISION

- Building can be subdivided. Smallest space is 120,000 SF

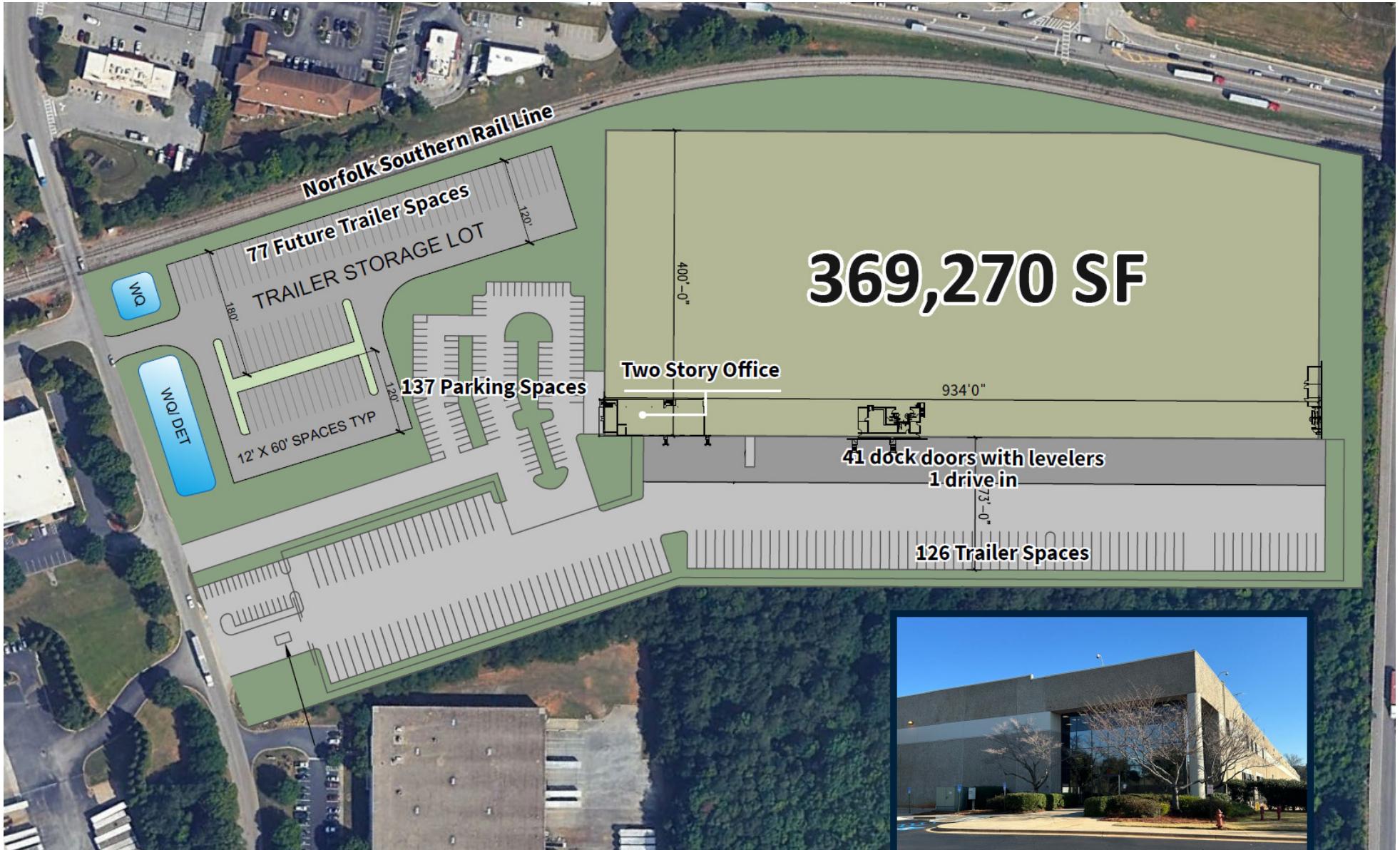
ADDITIONAL PHOTOS



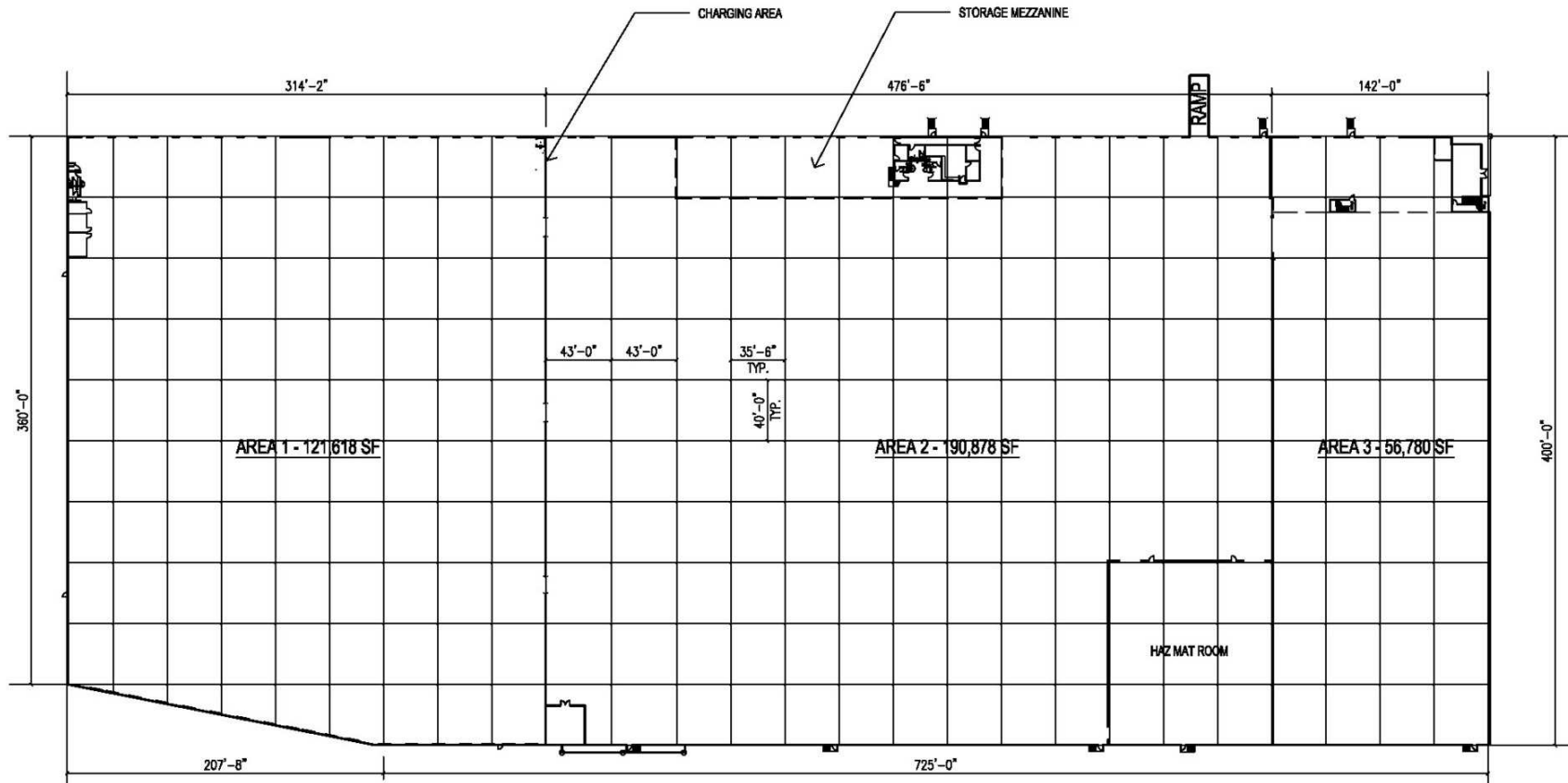
LOCATION MAP



SITE PLAN



FLOOR PLANS



OVERALL FLOOR PLAN

369,276 TOTAL SF



SCALE: 1" = 100'-0"



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