

111 Fredrix Alley  
Lawrenceville, GA 30046

120,000 for Sale  
(6-month sale/lease-back)



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# PROPERTY SPECIFICATIONS



## HIGHLIGHTS

- Sale/Lease-back: Tara Materials, Inc. will execute a 6-month lease-back the on entire facility at \$3.75/SF NNN at Closing
- 111 Fredrix Alley, Lawrenceville, GA 30046
- Building SF: 120,000 SF (3 Sections - 53,559 SF | 27,631 SF | 38,810 SF)
- Office Space: 650 SF
- Construction: Jumbo brick and insulated metal
- Building Dimensions: 300' deep by 400' wide
- Ceiling Height: Minimum 26'7"
- Zoning: M1, Light Industrial
- Year Built: 81,190 SF constructed in 1986; expansion of 38,810 SF in 1995

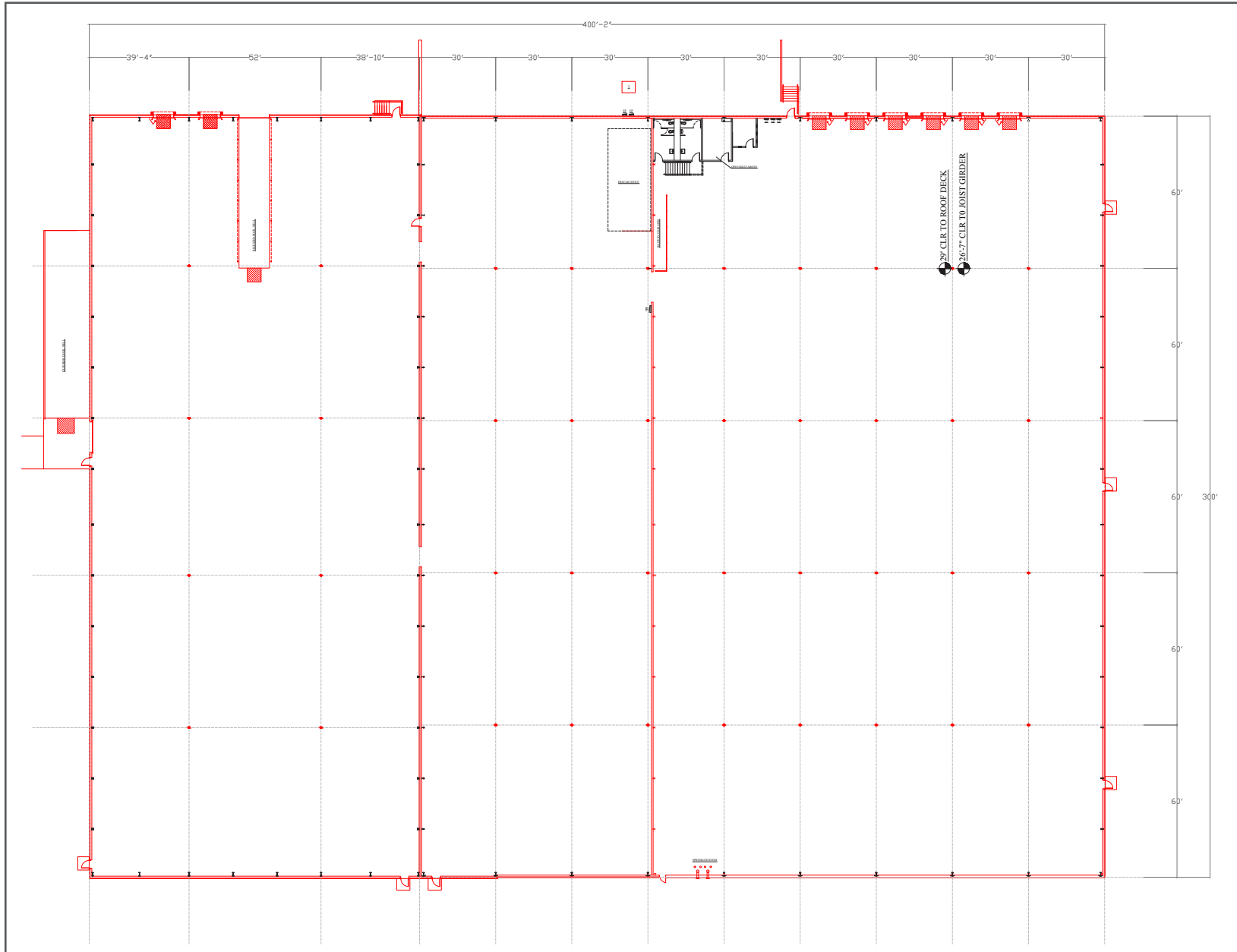
## PROPERTY SUMMARY

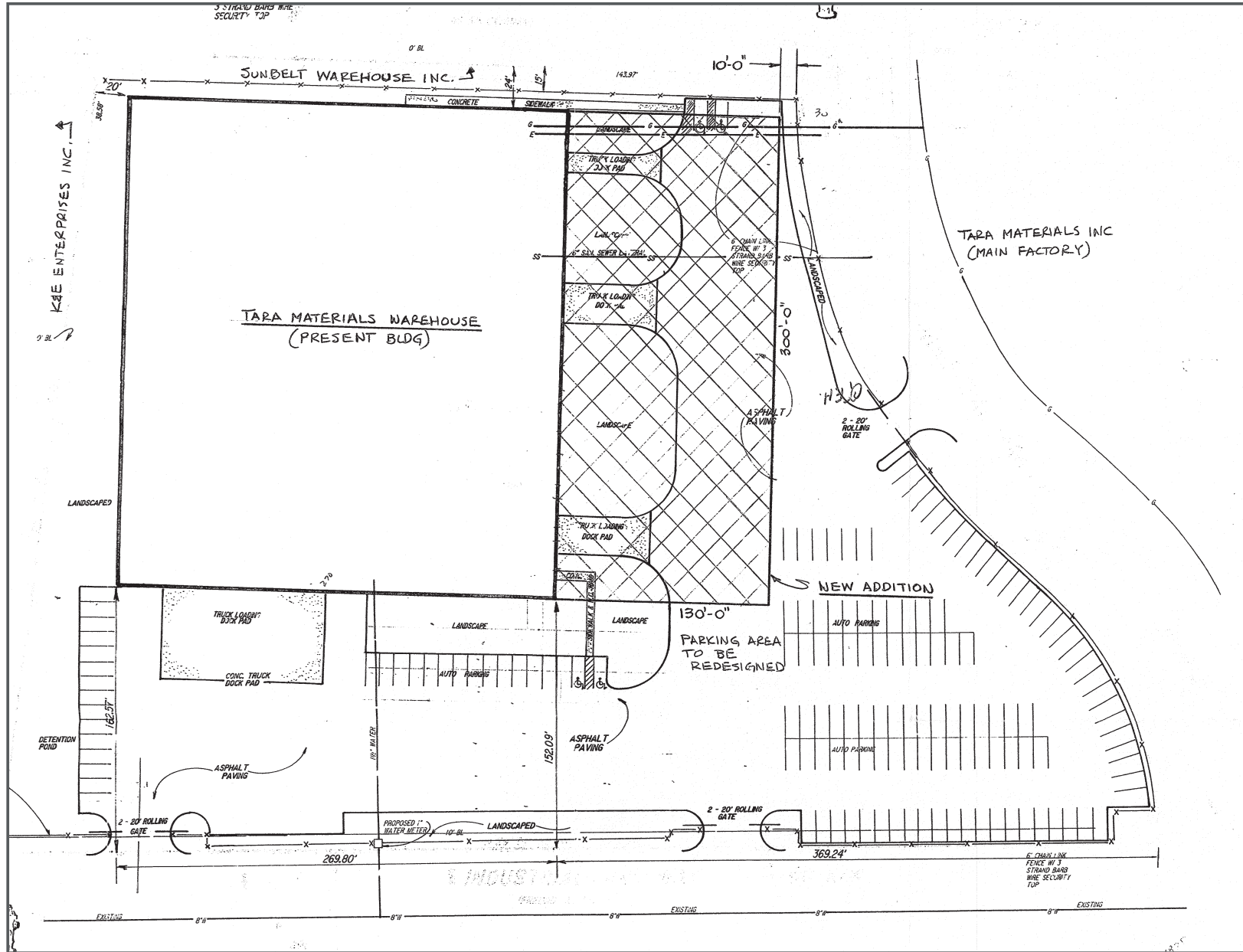
- Truck Court: 140' - 150'
- Sprinkler: ESFR
- Dock Doors: 9 dock high doors, 1 (12' x 16') dockwell. All docks have pit levelers.
- Ramp: 1 (12' x 14') grade level door
- Knockouts: Additional knock out panels available
- Car Parking: Minimum 100 auto spaces and/or trailer parking/outside storage
- Fencing: Secured site with three (3) ingress/egress points equipped with manual rolling gates
- Acreage: 6.01 acres
- Power: 1,000 amps, 480 volt, 3 phase
- Slab: 6" (3,000 psi) concrete slab with 6x6 10/10 welded wire mesh
- Vapor Barrier: 6 mil polyethylene vapor barrier
- Configuration: Front load
- Roof: Standing seam metal roof

## ADDITIONAL NOTES

- 100% Freeport exemption
- 300,000 gallon water tank and diesel pump provides ESFR protection. Tank is maintained by Tara Materials, Inc. between 111 Fredrix Alley and 322 Industrial Park Drive. Maintenance cost to be split evenly between each property.

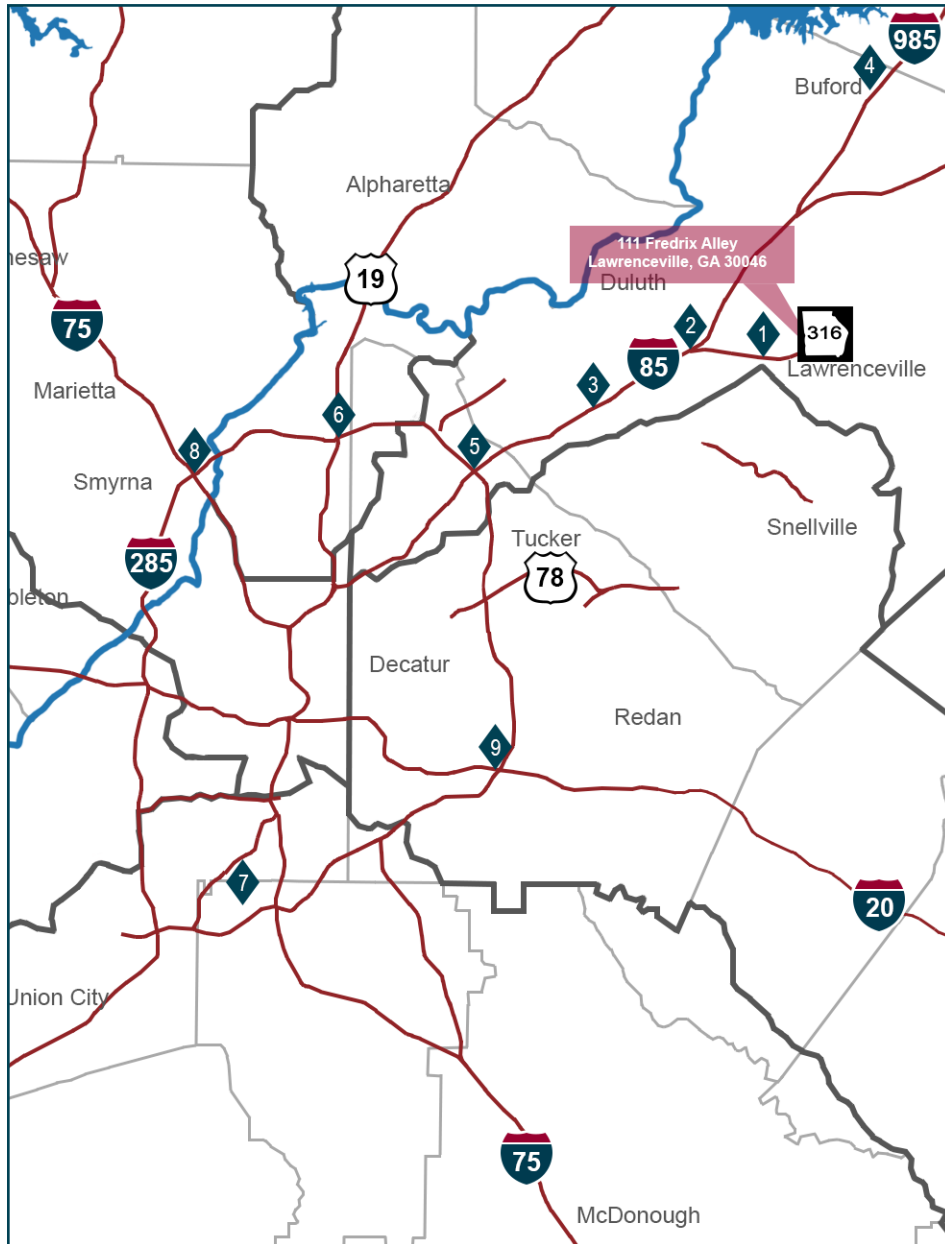








# KEY DISTANCES



## Distances from 111 Fredrix Alley

Destination	Distance	Route
<b>1. GA-316</b>	1.5 miles	via Industrial Drive
<b>2. UPS Freight Terminal</b>	6.7 miles	via GA-316
<b>3. I-85</b>	8.0 miles	via GA-316W to Exit 106
<b>4. FedEx Freight</b>	12 miles	via GA-20 & Hamilton Mill Road
<b>5. I-285</b>	18 miles	via GA-316W to I-85S to Exit 95A
<b>6. GA-400</b>	25 miles	via GA-316W to I-85S to I-285W to Exit 27
<b>7. Hartsfield-Jackson Atlanta International Airport</b>	45 miles	via GA-316W to I-85S to I-285W to Exit 239
<b>8. I-75</b>	33 miles	via GA-316W to I-85S to I-285W to Exit 20
<b>9. I-20</b>	31 miles	via GA-316W to I-85S to I-285W to Exit 46









# LOCATION DETAILS

