



THE WESLEY COMPANY  
COMMERCIAL REAL ESTATE

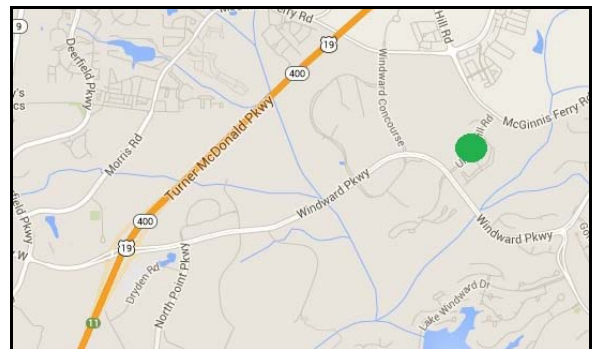
# FOR SALE

1600 Union Hill Rd, Alpharetta 30005

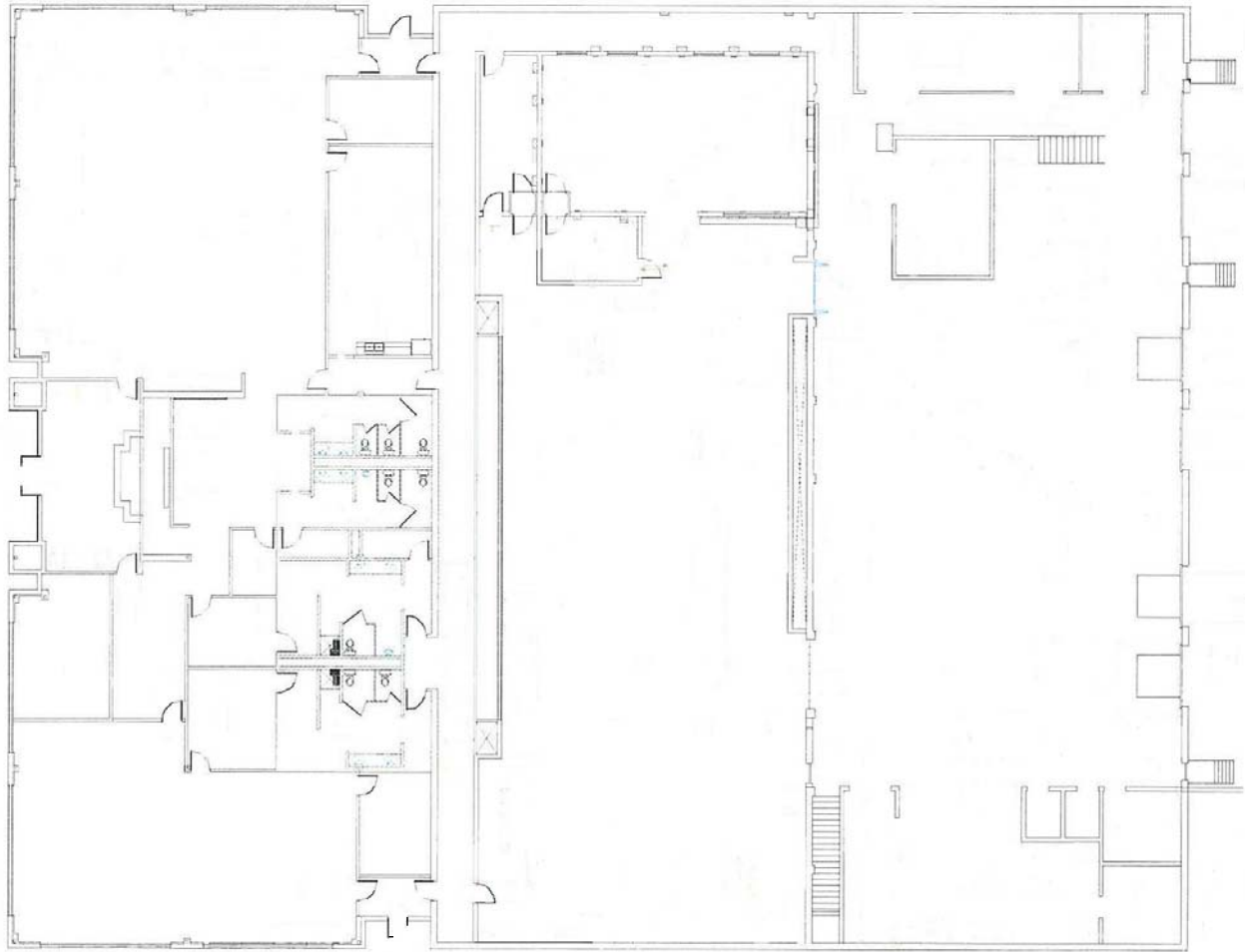


**27,049 Sq.Ft.**

- R&D / Corporate Headquarters
- 1.25 acre Graded Expansion Site
- 24' Clear Height
- 480 Volt 1200 Amp Service
- Total of 4.245 Acres
- Compressed Air and Vacuum Systems
- 9,425 Sq.Ft. Office
- 7,096 Sq.Ft. Clean Room
- 8,064 Sq.Ft. Conditioned Warehouse
- 2,464 Sq.Ft. Mezzanine
- Built 1995
- 1 Drive-in and 5 Loading docks



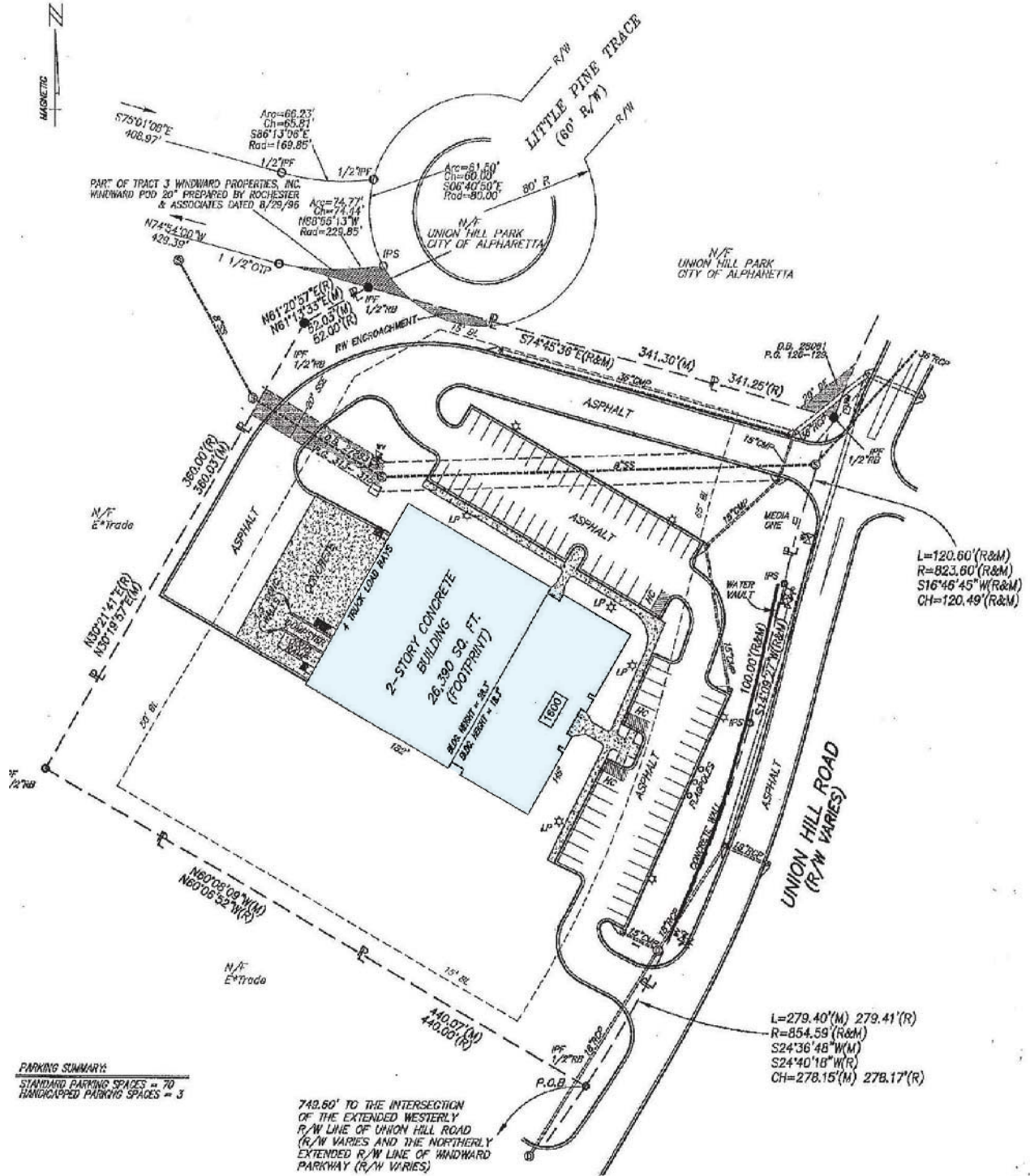
**For further information please contact Shaun Goldie at (404) 408-3191  
3355 Lenox Road, N.E., Suite 750, Atlanta, GA 30305 [sgoldie@thewesley.com](mailto:sgoldie@thewesley.com)**



All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



**SITE PLAN**



## 1600 Union Hill Rd, Alpharetta Georgia, 30005



<b>LOCATION:</b>	1600 Union Hill Rd, Alpharetta Georgia, 30005
<b>ACCESS:</b>	From the intersection of GA-400/I-285 travel N on GA-400 (14.2 mi), take exit 11 (Windward Pkwy), keep right at the fork onto Windward Pkwy; turn left onto Union Hill Rd; building will be on the left
<b>OWNERS:</b>	Manufacturing Resources International
<b>SQ. FT.:</b>	27,049 sf
<b>EXTERIOR:</b>	Full height, Hartford Green tinted, insulated glass; green, exposed, aluminum mullion system; Tilt -wall concrete with brick on block masonry; detailed, horizontal banding of tan, architectural precast concrete
<b>COLUMN SPACING:</b>	40' x 40'
<b>BAY DEPTH:</b>	100' depth
<b>CEILING HEIGHT:</b>	24' clear height
<b>HVAC:</b>	100% HVAC provided with rooftop units. Class 100,000 and Class 1,000 clean rooms
<b>SPRINKLERS:</b>	Fully sprinklered
<b>PARKING:</b>	Built on the basis of 2.66 spaces per 1,000 sq.ft. 77 total
<b>LOADING:</b>	Two (2) drive-in Five (5) dock high
<b>TRUCK COURT:</b>	120' truck court depth, 50' concrete apron; truck court accessible from one side
<b>ACRES:</b>	4.245 acres



AERIAL

