

# Building Available for Lease

±150,000 - 300,000 SF

### Coweta Industrial Park

755 Coweta Industrial Parkway | Newnan, Georgia | Coweta County



DISTRIBUTION

WAREHOUSE

MANUFACTURING

■ Acreage: ±33.4

Floor Slab: 7" Concrete Slab

Dimensions: 360' D X 832' L

Building Construction: Tilt-up Concrete Panel Walls

Column Spacing: 50' D X 52' W (60' loading Bay)

Clear Height: 32' Minimum

Office: To Suit

 Roof: 22 Gauge Metal Roof Deck with 3.6" Rigid Insulation (R20) and a White Reinforced TPO Roof System (45 mil)

■ Truck Court: 210' (60' concrete, 150' heavy duty asphalt)

Dock Loading: 28 - 9' x 10' Dock High Doors (up to 56, if needed)

■ Drive-In Door: 2 - 12' x 14' Ramp Doors

Sprinkler System: ESFR

Mechanical: To Suit

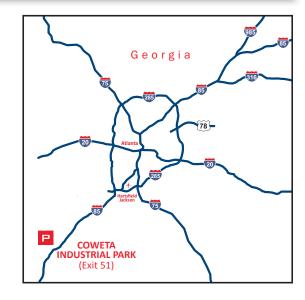
■ Electrical: To Suit

Warehouse Lighting: T5 Fluorescent

■ Trailer Parking: 71 Off-dock Spaces

Car Parking: 24 Spaces (expandable to 250 spaces)

Less Developed Census Tract (tax incentives available subject to DCA approval)



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For maps, photos, & brochures, please visit our website at www.PattilloRE.com

#### Park Features

- 768 Total Acres
- 7 Million SF of Projected Industrial Buildings
- Build to Suit Lease or Purchase 50,000 SF 600,000 SF
- TurnKey Design/Build Services Available
- Protective Covenants
- Rail Sites Available CSX Railroad

#### **Utilities**

- Coweta County Water, 12" Main
- Coweta County Sewer, 10" Main
- Customer Choice Electricity
- Customer Choice Natural Gas 6" Main
- Newnan Voice & Data SONET Ring; Redundant Infrastructure
- Coweta County Fire (Class 4 Insurance Rating)
- Coweta County Police

## **Community Contact**

Coweta County Development Authority

Phone: 770-304-1777 / Website: www. developcoweta.com

Distance to	Mile(s)
Interstate 85	.25
Interstate 285 (via I-85)	17
Downtown Atlanta (via I-85)	31
Newnan-Coweta Airport	9
Hartsfield-Jackson Atlanta Int'l Airport	22

## **Community Features**

- Freeport Tax Exemption (100%):
  - Class 1 Raw Materials
  - Class 2 Goods in Process/Finished Goods
  - Class 3 Trans Shipment Goods
- Labor Force
  - In Excess of 100,000 within 25 Mile Commuting Distance

