

MAJESTIC KING MILL

250,000 SF FOR LEASE



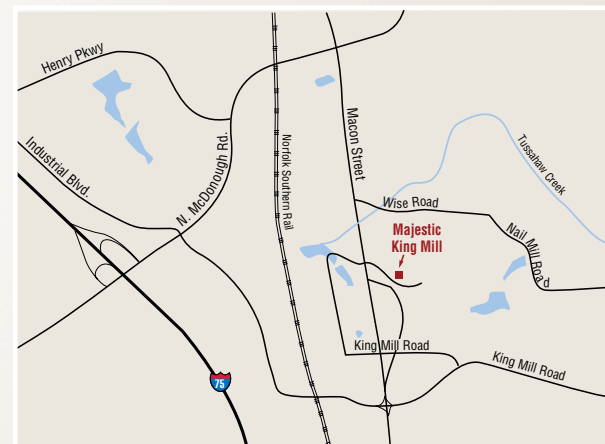
HIGHWAY 42 AND KING MILL ROAD, MCDONOUGH, GEORGIA

Features:

Site Area:	46 Acres (Rough Graded)
Office:	Build-to-Suit
Clear Height:	32'
Bay Spacing:	50' x 50' with speed bay
Loading:	Front Load Configuration
Rail Served:	Norfolk Southern Available
Electrical:	2-electrical services up to 4,000 amps
Auto Parking:	135, expandable
Trailer Parking:	64, expandable
Fire Protection:	ESFR fire sprinkler system
Warehouse Floor:	6" concrete typical throughout
Building Depth:	275'
Skylights:	1 skylight per 50' x 50' bay and clerestory glass every 50' to enhance warehouse lighting and reduce energy costs

Site Location:

Site Location: Highway 42 and King Mill Road, McDonough, Georgia. Located 2 miles from Norfolk Southern Intermodal with immediate access to Interstate 75 (2 miles), Interstate 285 (23 miles), and Interstate 20 (25 miles).



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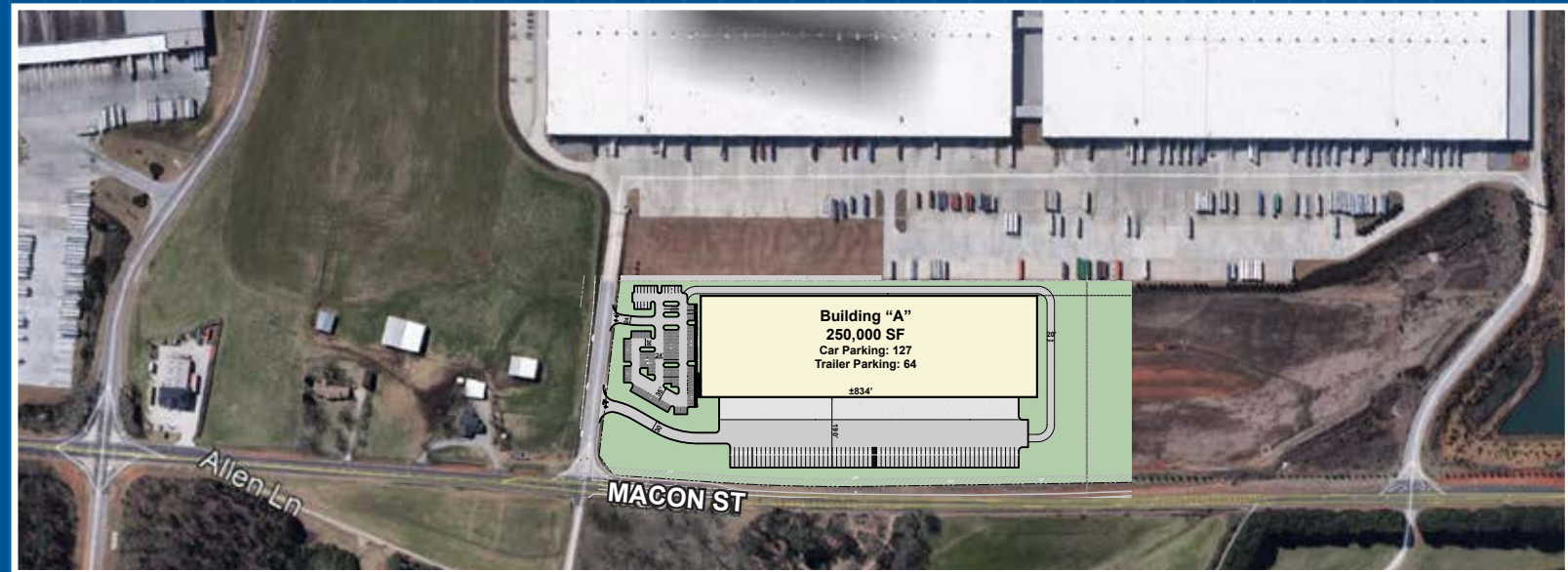
MAJESTIC REALTY CO.

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Atlanta, GA 30305

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13191 Crossroads Pkwy. North
Sixth Floor
City of Industry, CA 91746
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I-20:	25 miles
Atlanta / 285:	20 miles
Savannah:	220 miles
Jacksonville, Florida:	319 miles
Norfolk Southern Intermodal:	45 miles
Future Norfolk Southern Intermodal:	2 miles



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