

# Highlands Park

## 1375 HIGHLANDS RIDGE RD.

Smyrna, Georgia 30080

**62,980 SF FOR SALE / 44,974 SF AVAILABLE FOR LEASE ~ NORTHWEST**



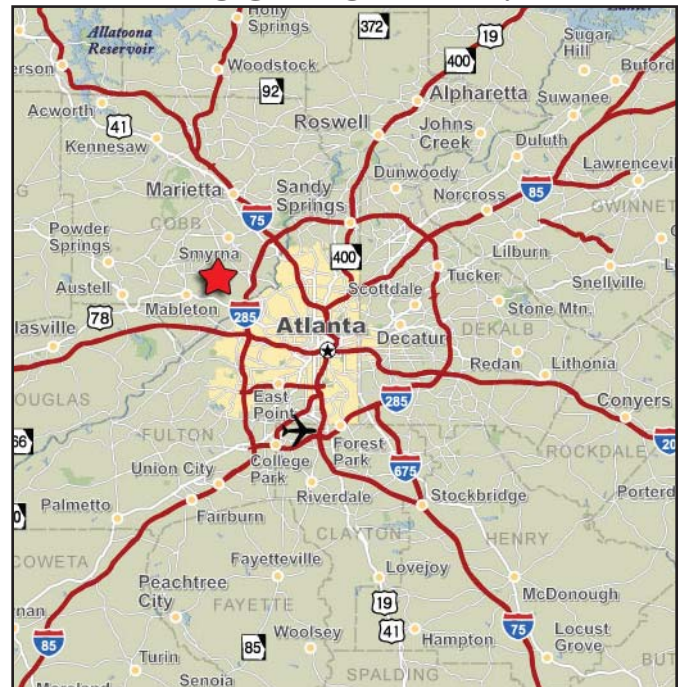
### PROPERTY FEATURES:

- Located on 8.80 acre site
- Excellent access to I-285
- Outside storage available
- Excellent new tilt-construction
- Great owner occupied facility
- Income in place

### PROPERTY STATISTICS:

<b>Property Name:</b>	Highlands Park
<b>Property Address:</b>	1375 Highlands Ridge Rd.
<b>Available Square Feet:</b>	44,974 SF for Lease 62,980 SF for Sale
<b>Office Square Feet:</b>	± 20,000 SF
<b>Ceiling Height:</b>	24' average clear height
<b>Dock High Doors:</b>	9
<b>Van High Doors:</b>	2
<b>Electrical Power:</b>	400 amp, 240 volt, 3 phase
<b>Sprinkler:</b>	Wet Sprinkler System

### LOCATION MAP:



**FOR MORE INFORMATION, PLEASE CONTACT:**

**DOUGLAS BIGGS:**  
404.877.9253 (direct)  
douglas.biggs@colliers.com

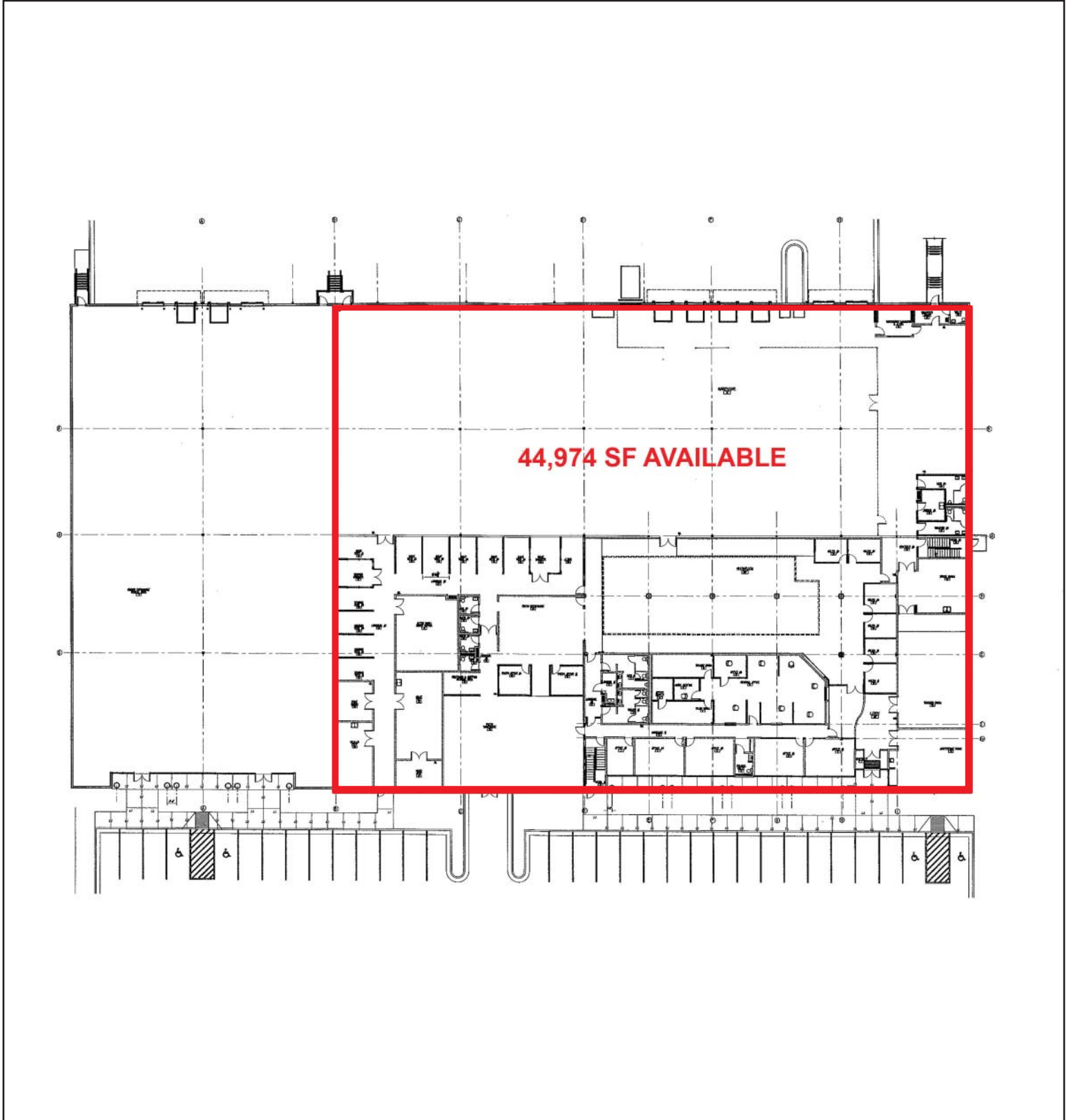
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1375 Highlands Ridge Rd.

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