

# 125 SOUTHSIDE COURT

MCDONOUGH, HENRY COUNTY, GEORGIA 30253

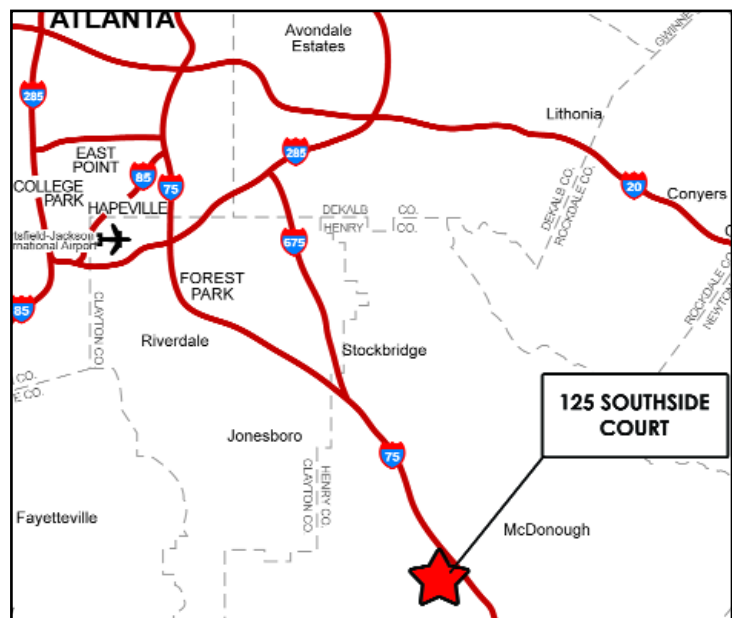
## FOR LEASE

280 TRAILER SPACES



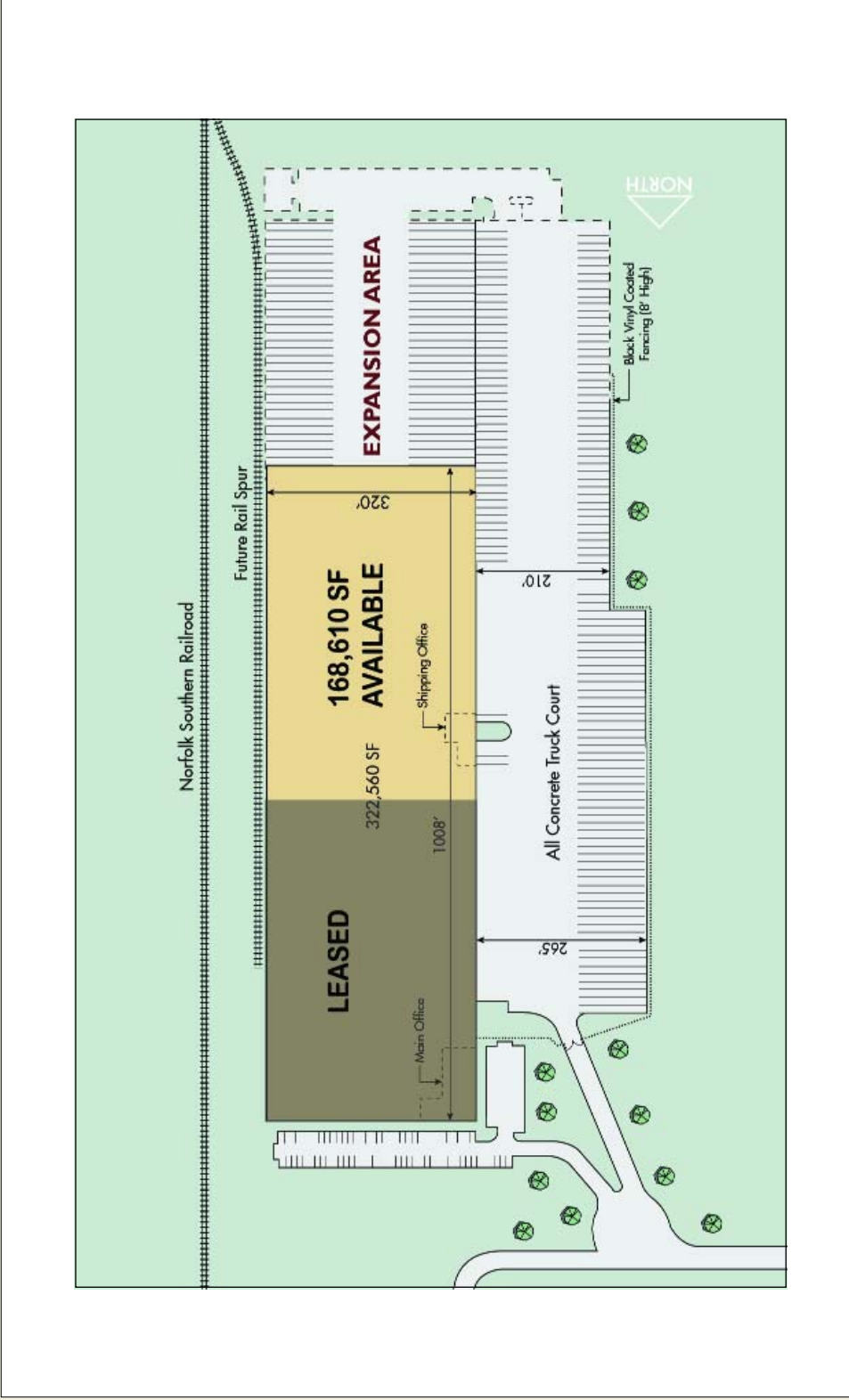
## FEATURES

- 168,610 SF Available for Lease
- Expandable to 291,490 SF
- Trailer Storage - 93 existing trailer spaces; expandable to 280 spaces
- Rail - designed for future rail provided by Norfolk Southern
- Clear Height: 30' minimum
- Column Spacing: Typical 45' deep x 48' wide  
Loading bay 50' deep x 48' wide
- Sprinkler System: ESFR
- Auto Parking: 51 auto spaces
- 23 - (9'x10') Dock High Doors with 25,000lb levelers
- 5- (9'x10') Knock-out Dock High Doors
- Power: 1,600 amp, 480/277 volt, 3-phase service
- 4 air changes per hour
- 400 watt metal halide lighting - 25 to 50 FC



**OAKMONT**  
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SPECTRUM CAUBLE



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FOR LEASE

For more information please call:

**CHRISTOMASULO / SEAN BOSWELL / STEVE GRABLE**

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1349 W Peachtree Street, NE / Two Midtown Plaza / Suite 1100 / Atlanta, Georgia 30309



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## PROJECT FACTS:

### Size:

One (1) architecturally designed tilt-up concrete front-load distribution building totaling 322,560 SF on a site containing 27.19 acres. Additional land for 122,880 SF expansion. The truck court is completely fenced.

### Legal Description:

Located in Land Lots 227 and 254 in the 7th District, City of McDonough, Henry County, Georgia.

### Building SF and Street Address:

Warehouse	315,660 SF
Main Office	5,700 SF (Approx.)
Shipping Office	1,200 SF (Approx.)
<u>Total</u>	<u>322,560 SF</u>

125 Southside Court  
McDonough, Georgia 30253

### Year Built:

2000

### Zoning:

M-1

## BUILDING FEATURES:

### Clear Height:

30' minimum clear (measured from ceiling joists to slab @ one bay in from the dock wall).

### Wall Construction:

Architecturally designed concrete tilt-wall 7 1/4" panels (4,000 psi).

### Column Spacing:

Typical - 45' deep x 48' wide  
Loading - 50' deep x 48' Deep

### Building Depth:

320' Deep

### Warehouse Slab:

6" 4,000 PSI non-reinforced with Lapidolith sealer; vapor barrier in office area only.

### Sprinkler System:

ESFR (Early Suppression Fast Response) System.

### Auto Parking:

98 auto spaces, including 4 HC spaces.  
(0.30/1,000 SF)

### Expansion:

122,880 SF with additional double row automobile parking on front and side.

5- (12' x 12') Knock-Out Expansion Openings on south wall.

### Roof System:

45 MIL EPDM Ballasted Single Ply Membrane. Metal roof deck painted grey.

### Storefront Specs:

Clear insulated glass set in aluminum frames.

### Truck Courts:

143 trailer spaces / 187 proposed trailer spaces total of 330 trailer spaces

265' and 210' deep all concrete truck court.

6" thick 3,000 PSI concrete reinforced with (6" x 6") 10/10 wire mesh frame.

### Dock Loading:

43- (9' x 10') Dock High Doors with 25,000 lbs. manual Rite-Hite levelers.

1- (14' x 16') Drive-in Door

12 - (9' x 10') Knock-Out Dock High Doors

6 - (9' x 10') Knock-Out Rail Doors

### Rail:

Designed for future rail provide by Norfolk Southern.

### Power:

3,200 amp. 480/277 volt, 3 phase service.

### HVAC:

The office heating and air conditioning systems are controlled and maintained by the tenant. Warehouse area has roof mounted Cambridge heat system.

Warehouse ventilation average 4 air changes per hour; 6 air changes per hour in the inspection and repair areas.

### Site and Warehouse Lighting:

A combination of steel pole "shoebox" fixtures and wall mounted 400 Watt Metal Halide Wall-Paks are located throughout the site.

Warehouse lighting is 400 Watt Metal Halide fixtures- 25 to 50 foot candles @ 3' AFF.

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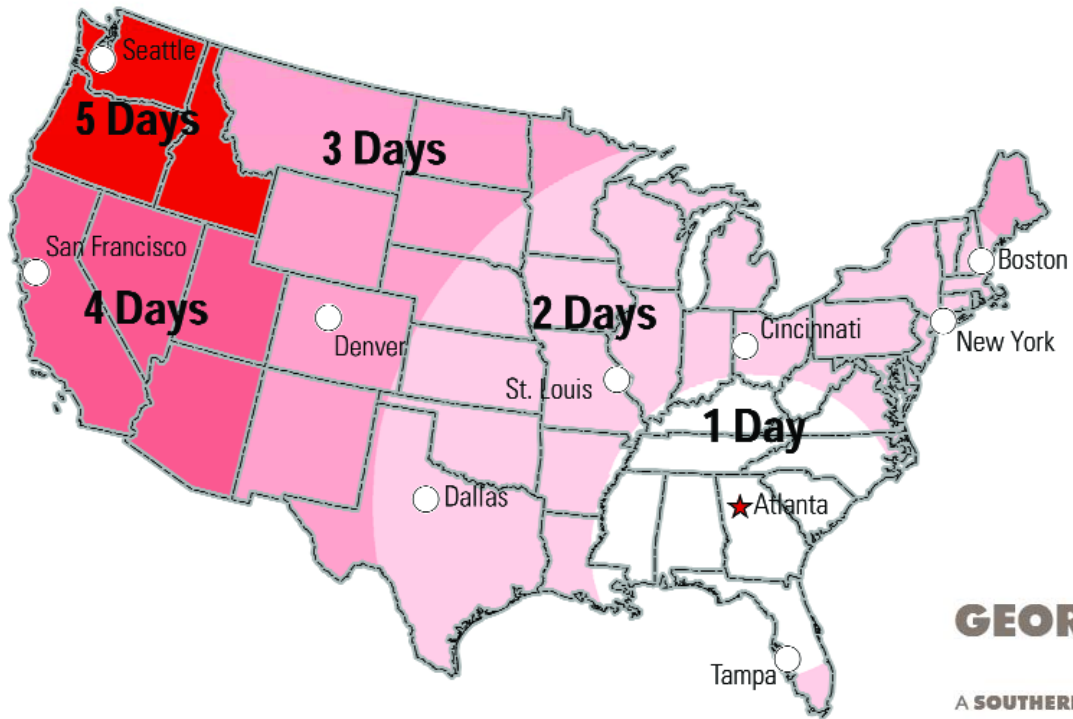
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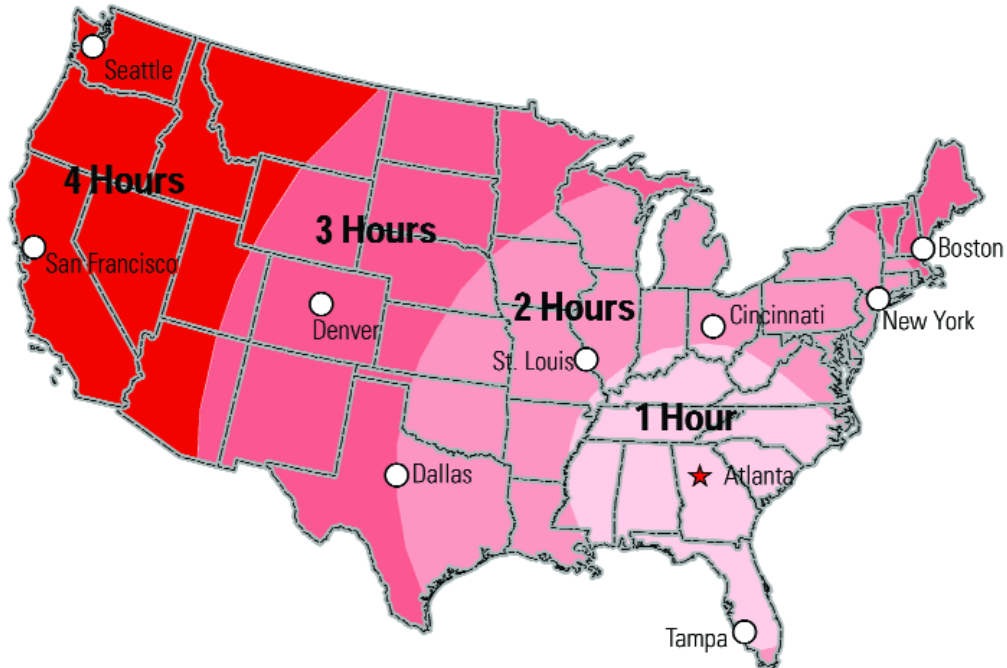
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TRUCK TRANSIT TIMES FROM ATLANTA TO ANYWHERE IN THE U.S.



AIR TRAVEL TIMES FROM ATLANTA TO MAJOR U.S. DESTINATIONS



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