

FOR LEASE

110 West McCarter Road

LaFayette, GA 30728

WILSON MCGINNESS

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LOCATION DESCRIPTION

Located on the North side of Lafayette, GA, this expandable, concrete, high bay warehouse has direct access to rail. 16 miles to I-75, 20 miles to I-24, 22 miles to I-59. With other established industry in place the area has a strong and experienced labor force.

PROPERTY HIGHLIGHTS

- 117,000sf expandable to +/- 250,000sf
- Direct access to rail
- 17 dock doors with hydraulic and edge of dock levelers
- Ample auto and trailer parking
- 28ft clear height
- 2000 Amp 480/227
- 2 oversized drive in doors (12x12 & 16x16)
- 6in floor slab over 4in stone base gravel
- Versatile office space
- Sprinklered

PROPERTY DESCRIPTION

- Bldg Dimensions: 403ft X 281ft
- Column Spacing: 50ft X 56ft
- Built 2018
- Office Space
 - Main Office: 3,600sf (2 story)
 - 5 Private Offices, Restrooms, Large Conference Room, Breakroom, Storage/IT
 - Secondary Office: 2,700sf (2 story)
 - 2 Private Offices, Large Breakroom, Restrooms, Conference Room or Cubicle Area, Storage/IT
 - Shipping Receiving Office: 100sf
- Walls and Ceiling Painted White
- 19 Roof Mounted Fans, 15 Gas Warehouse Heaters
- OPEX: \$0.56/sf

OFFERING SUMMARY

Lease Rate:	\$6.15 SF/yr (NNN)
Available SF:	117,000 SF





