



Pearl Springs



**765/873 S. Highway 29
Newnan, Georgia 30263**

CBRE

SITE PLAN

BUILDING 1

149,977 SF

BUILDING 2

243,362 SF

SITE 1

5 Acres

SITE 2

7 Acres



BUILDING SPECIFICATIONS

	BUILDING 1	BUILDING 2
ADDRESS:	765 S Hwy 29, Newnan, GA 30263	873 S Hwy 29, Newnan, GA 30263
SITE:	± 15.1 Acres	± 19.6 Acres
BUILDING SQUARE FOOTAGE:	149,977 SF (Divisible)	243,362 SF (Divisible)
SPEC OFFICE:	BTS	BTS
CLEAR CEILING HEIGHT:	36' minimum	36' minimum
BUILDING DEPTH / WIDTH:	200' x 754'	300' x 814'
COLUMN SPACING:	54' x 50' with 60' speed bay	50' x 54' with 60' speed bay
TRUCK COURTS:	185' deep	185' deep
TYPE OF FLOOR:	7" – 4,000 PSI Concrete with dowel baskets at control joints in dock bays, and 15 MIL vapor barrier – FF50/FF35. Joints caulked throughout warehouse.	7" – 4,000 PSI Concrete with dowel baskets at control joints in dock bays, and 15 MIL vapor barrier – FF50/FF35. Joints caulked throughout warehouse.
TYPE OF WALLS:	Concrete tilt wall panels	Concrete tilt wall panels
TYPE OF ROOF:	60 MIL mechanically fastened TPO single ply membrane system. R-25 insulation value over the front bay and R-20 over the warehouse. Roof drains via gutters and downspouts.	60 MIL mechanically fastened TPO single ply membrane system. R-25 insulation value over the front bay and R-20 over the warehouse. Roof drains via gutters and downspouts.
LIGHTING:	Interior lights per tenant improvements, with exterior LED lighting.	Interior lights per tenant improvements, with exterior LED lighting.
POWER	1600 Amps, 480/277 Volts, 3 Phase	2000 Amps, 480/277 Volts, 3 Phase
TYPE OF SPRINKLER:	ESFR	ESFR
HEAT:	MAU roof mounted heating systems	MAU roof mounted heating systems
TRAILER STORAGE:	60 on-site trailer parking spaces	107 on-site trailer parking spaces
CAR PARKING:	92 auto parking spaces	144 auto parking spaces
TRUCK DOCKS / DRIVE-INS:	43 dock doors (9' x 10') and 2 drive in doors (12' x 14')	46 dock doors (9' x 10') and 2 drive in doors (12' x 14')



Less Developed Census Tract (LDCT)

Eligible businesses can receive a \$3,500 per job, per year tax credit for qualified job creation through the Georgia Job Tax Credit Program

STRATEGIC LOCATION

INTERSTATE

I-85	1.5 Miles
I-285	23 Miles

INTERMODAL

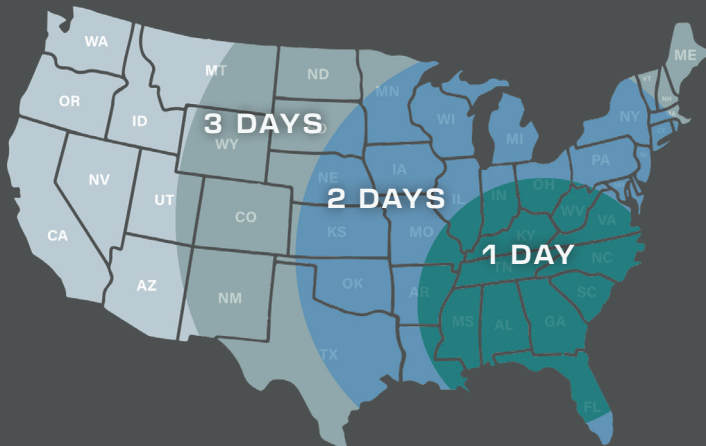
CSX (FAIRBURN)	15 Miles
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AIR

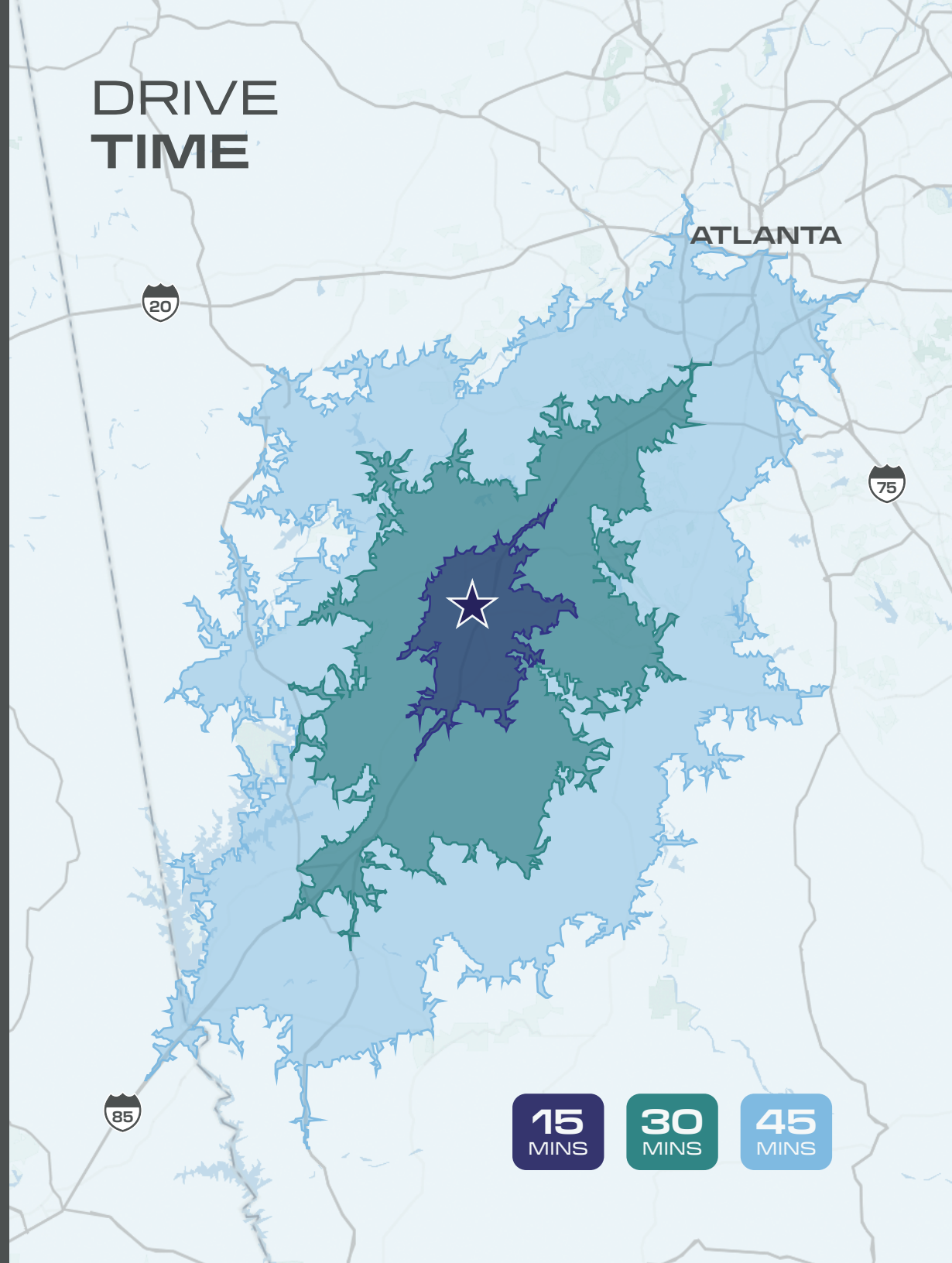
HARTSFIELD JACKSON ATLANTA IN'L AIRPORT	28 Miles
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PORT CITIES

SAVANNAH, GA	269 Miles
CHARLESTON, SC	330 Miles
BRUNSWICK, GA	329 Miles
MOBILE, AL	296 Miles



DRIVE TIME



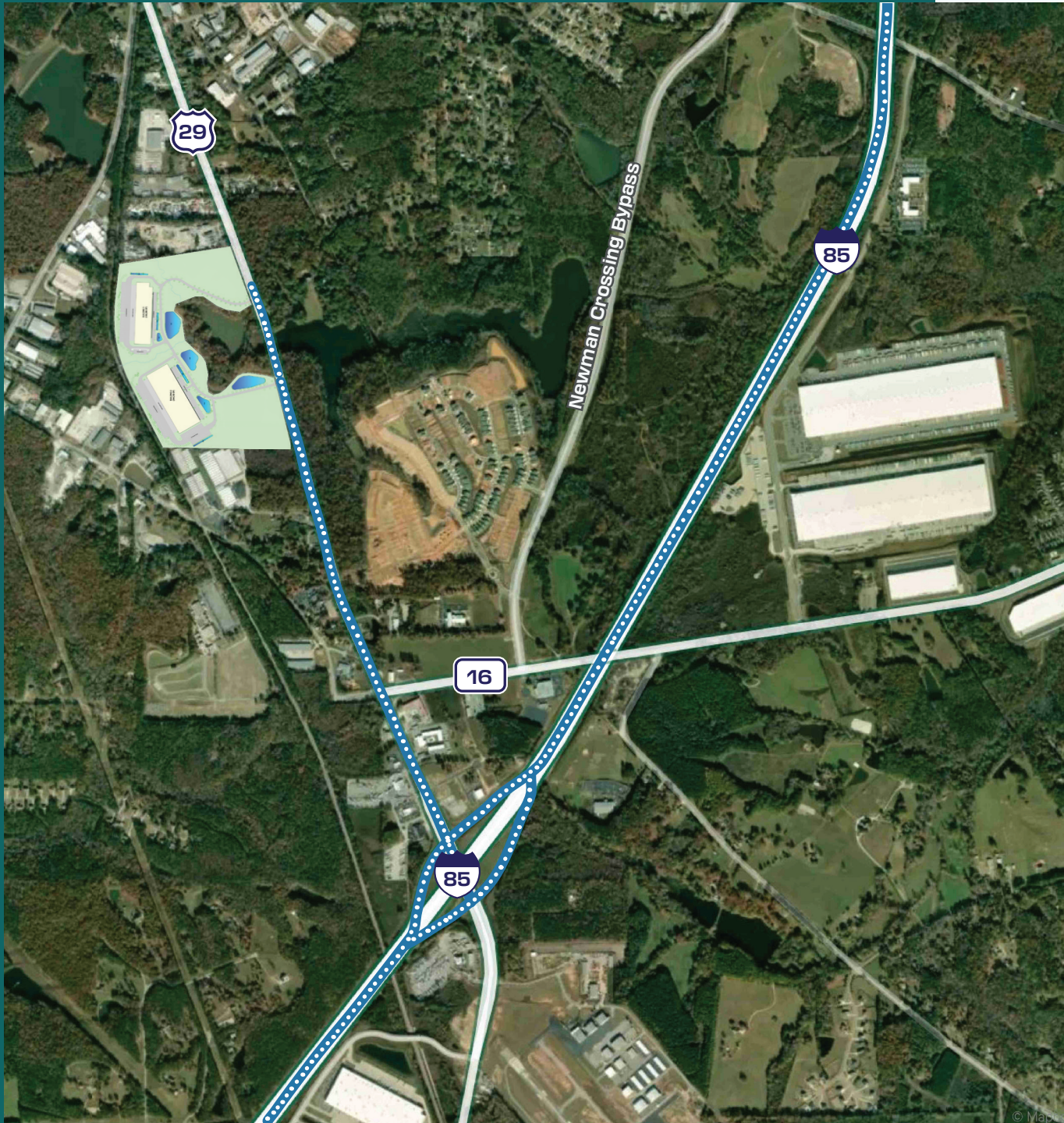
15
MINS

30
MINS

45
MINS

SURROUNDING TENANTS





FOR MORE LEASING
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**KNOLL TOP
DEVELOPMENT**



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