



STONEMONT PARK 75 SOUTH

2740 | 2760 | 2780 Highway 42 South | Locust Grove, GA | Henry County | 60,000 - 593,002 Square Feet of Industrial Space for Lease



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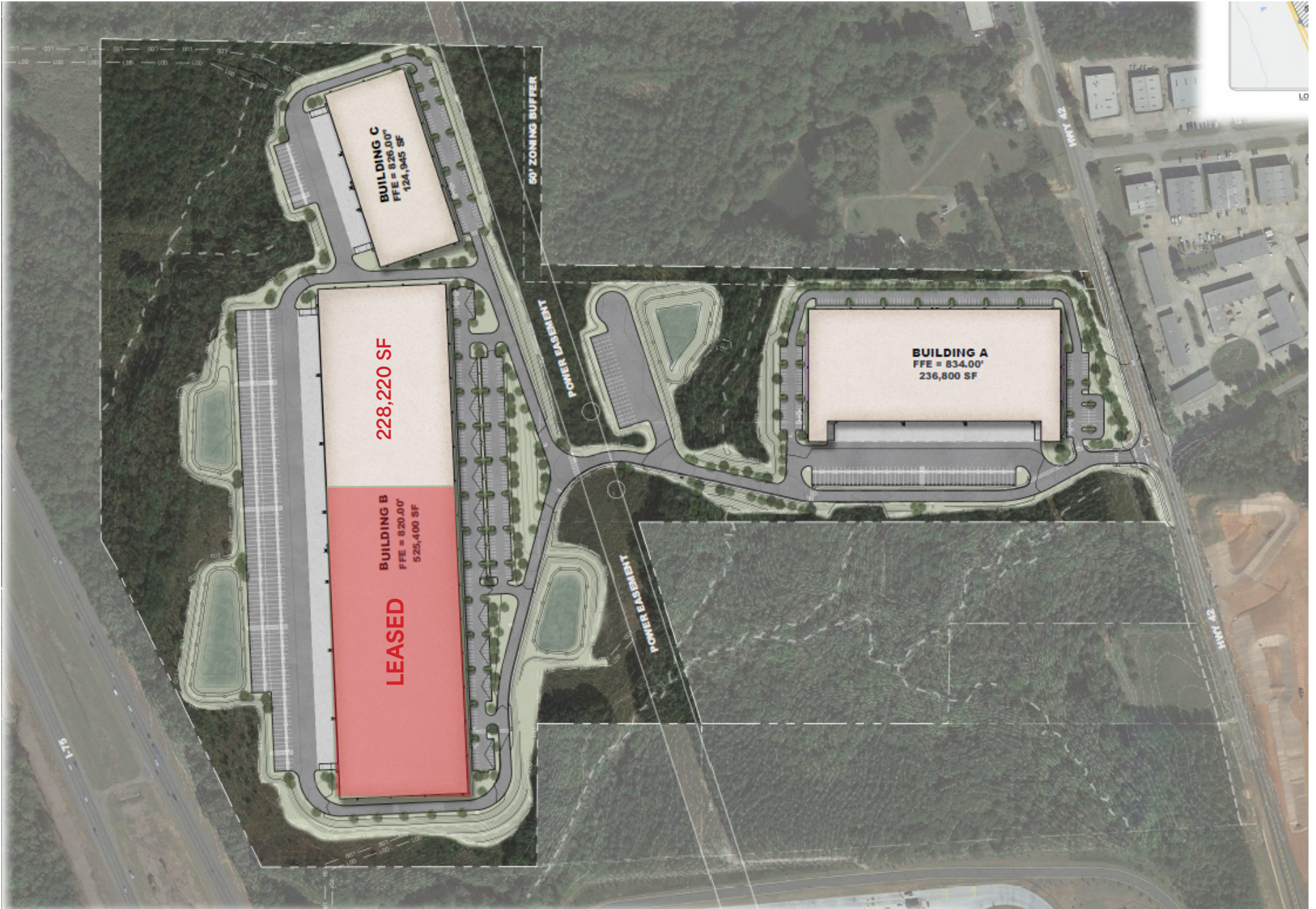
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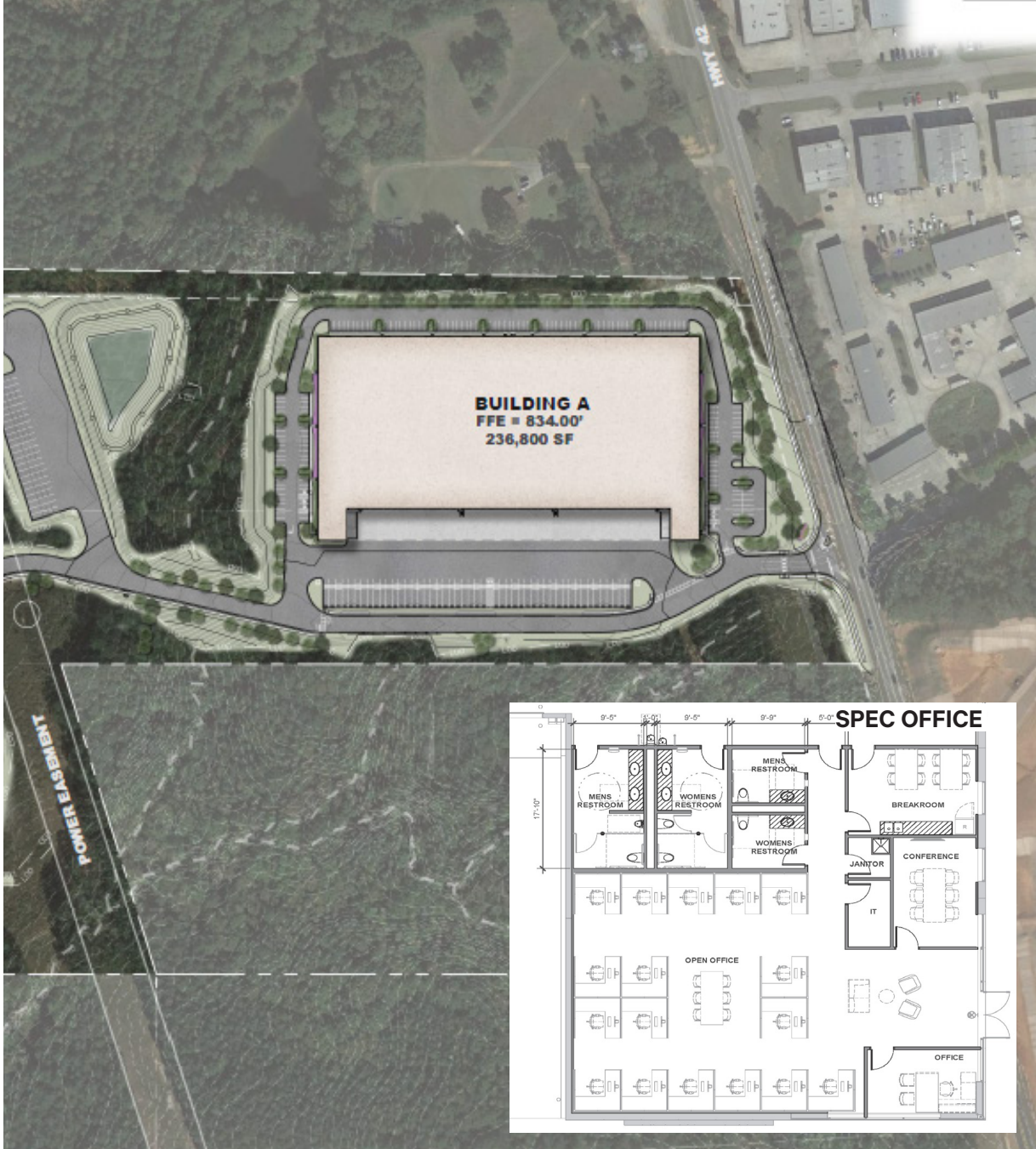
STONEMONT

Highway 42 South | Locust Grove, GA | Henry County

Building A - 239,837 SF | **Building B - 538,919 SF** | **Building C - 124,945 SF**



Building A - 239,837 SF



Building Specs:

TOTAL SF:	239,837 SF
SPEC OFFICE:	3,000 SF
BUILDING CONFIGURATION:	Front Load
CLEAR HEIGHT:	36'
DOCK HIGH DOORS:	38 (9' x 10')
DRIVE-IN RAMPS:	2 (12' x 14')
TRAILER PARKS:	48
AUTO PARKS:	168
BUILDING DEPTH:	320'
COLUMN SPACING:	50' x 56' with 60' speed bays
SPRINKLER:	ESFR
TRUCK COURT:	130' / 185' including trailer parks'
POWER:	2,500 amps, 3 phase, 277v/480v with ability to expand

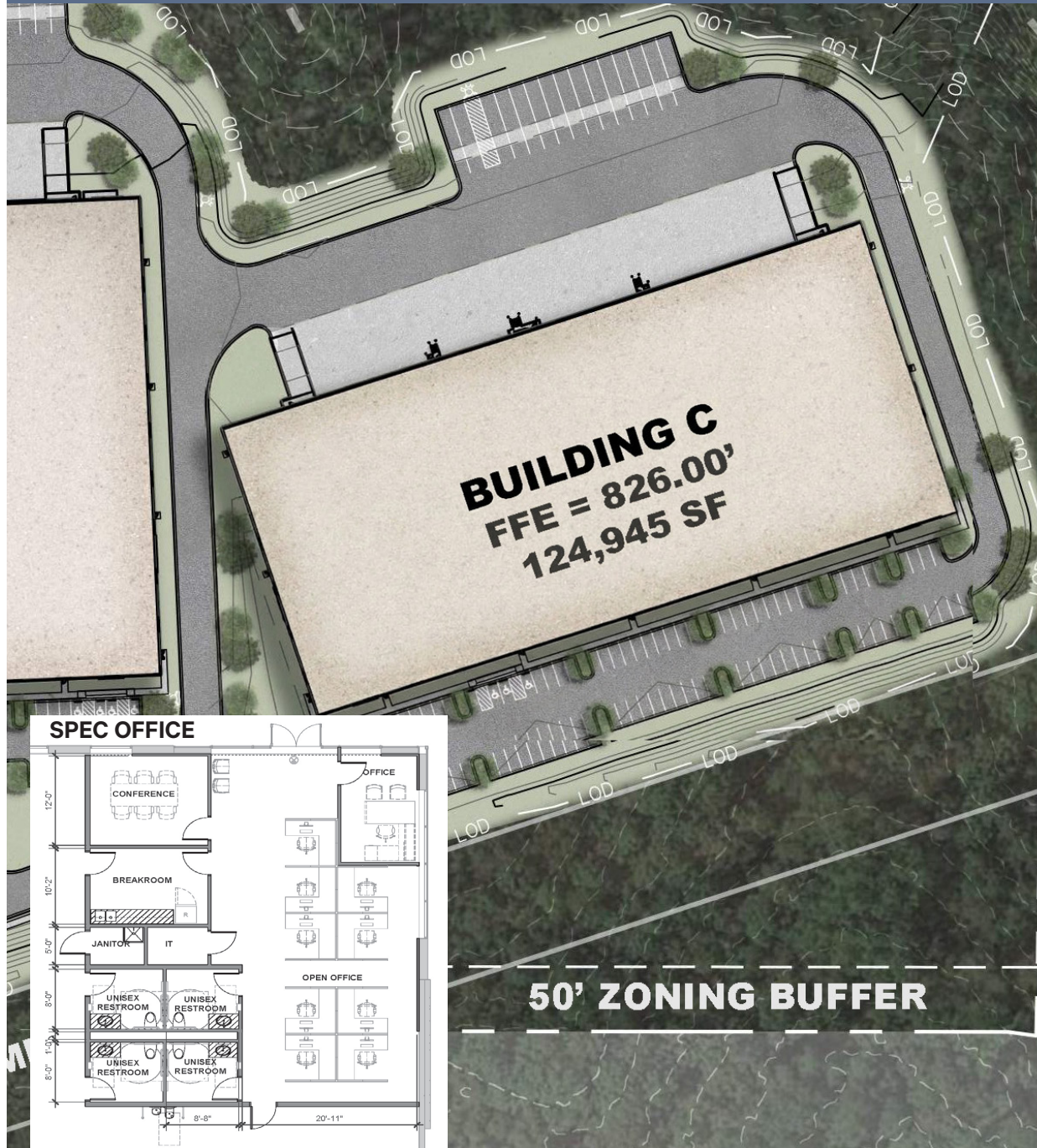
Building B - 538,919 SF



Building Specs:

AVAILABLE SF:	228,220 SF
SPEC OFFICE:	3,000 SF
BUILDING CONFIGURATION:	Rear Load
CLEAR HEIGHT:	40'
DOCK HIGH DOORS:	36 (9' x 10') 4 - 35,000 lb mechanical levelers
DRIVE-IN RAMPS:	1 (12' x 14')
TRAILER PARKS:	92
AUTO PARKS:	160
BUILDING DEPTH:	370'
COLUMN SPACING:	50' x 56' with 60' speed bays
SPRINKLER:	ESFR
TRUCK COURT:	130' / 240' including trailer parks'
POWER:	2,600 amps, 3 phase, 277v/480v with ability to expand

Building C - 124,945 SF



Building Specs:

TOTAL SF:	124,945 SF
SPEC OFFICE:	1,500 SF
BUILDING CONFIGURATION:	Rear Load
CLEAR HEIGHT:	32'
DOCK HIGH DOORS:	30 (9' x 10')
DRIVE-IN RAMPS:	2 (12' x 14')
TRAILER PARKS:	15
AUTO PARKS:	99
BUILDING DEPTH:	240'
COLUMN SPACING:	50' x 52' with 60' speed bays
SPRINKLER:	ESFR
TRUCK COURT:	130' / 185' including trailer parks'
POWER:	1,500 amps, 3 phase, 277v/480v with ability to expand



Zoning:	M-1, Light Industrial	Sanitary Line:	6"
Store Fronts:	2/ea	Gas Service:	5 psi
Electrical Service:	Bldg A: 2500 Amps, Bldg B: 4000 Amps, Bldg C: 4000 Amps 3 Phase 270/480V	Fiber/Telecommunications:	Spectrum and AT&T, empty conduits provided to electrical room.
Interior Painting:	Within column painting. Interior panels painted white.	Fire Protection:	ESFR - Bldg A: K22, Bldg B: K28, Bldg C: K17
Interior Floor Slab:	7"	Roof System:	60 mil TPO over R-15 insulation
Floor Sealer:	2 Coats of Ashford sealer	Warehouse Ventilation:	Code minimum
Lighting:	25 FC with motion sensors	Canopy:	4' Bullnose canopy
Water Distribution:	3"	Bumpers:	Included at all dock positions



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