



Space Profile for

Unit: #1-100 - 7045-12

Area: 4214 sq ft

Address

7045 Mt. Zion Circle, Ste. 12

Morrow, GA 30260



4300 West Cypress St., Suite 160

Tampa, FL, 33607

Shoppes at Morrow Station 1



CONTINENTAL REALTY
CORPORATION

1427 Clarkview Road,
Suite 500,
Baltimore, MD 21209

Unit #
1-100-7045-12
Ground Floor
4,214 SF

Square footage shown was measured
on-site and adheres to BOMA standards.

Width
60' - 9"

Depth
70' - 2"

Revisions

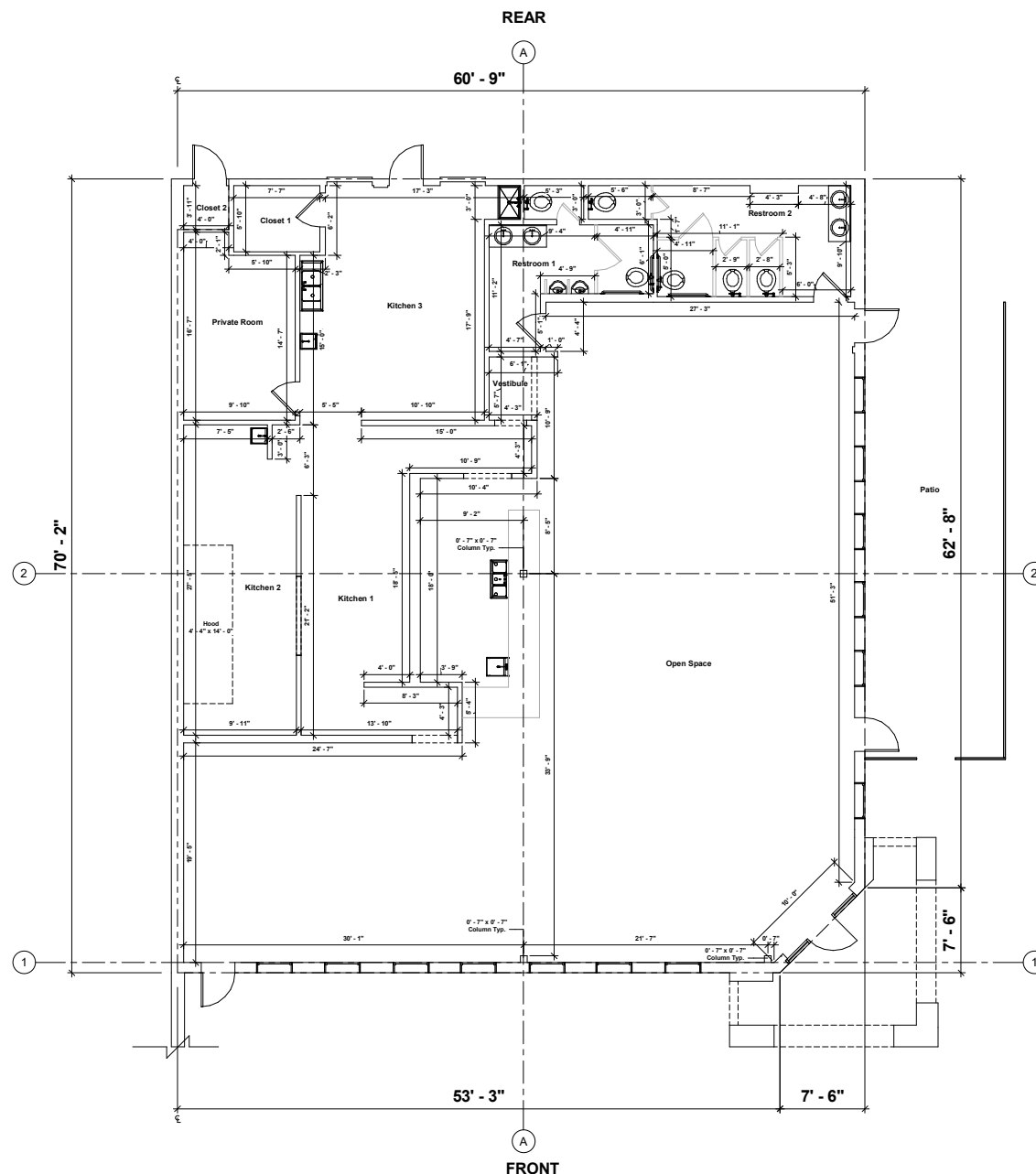
Floor Plan
Prepared 04/22/2026
Unit # 1-100-7045-12

Plans Produced by:
ID PLANS

4300 West Cypress Street, Suite 160,
Tampa, Florida 33607
Phone: (866) 657-2545
idplans.com



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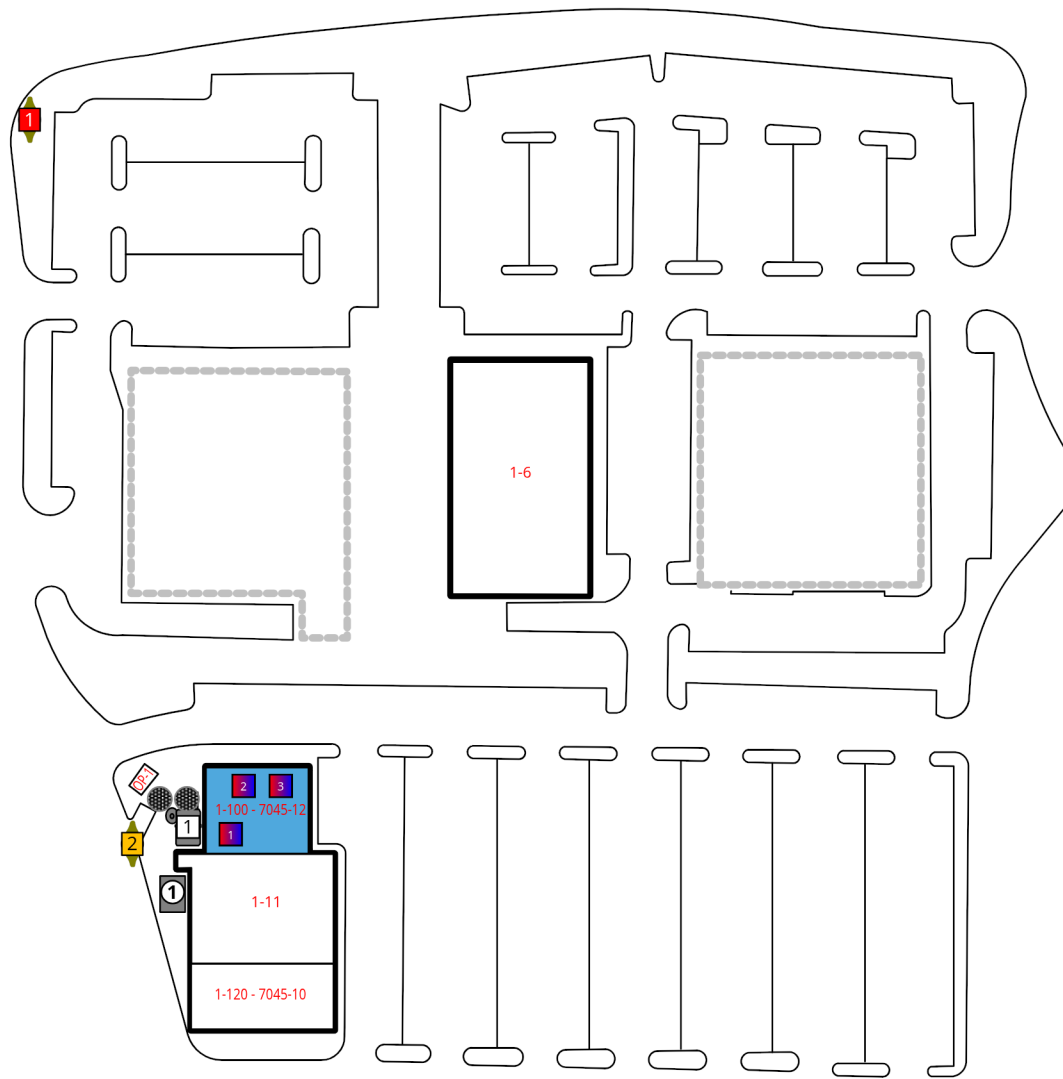


A1 MAIN FLOOR

Virtual Tour

Legend

	Tenant Water Meter		Air Handler		Rectangular Column		Disconnect
	Sub Water Meter		HVAC Unit		Appliance Outlet		Freezer
	House Water Meter		Blank Air Handler		Outlet		Can Light
	Blank Water Meter		Blank HVAC Unit		Service Panel		Recessed Light
	Tenant Gas Meter		Vertical Fire Riser		Water Heater		Ceiling Fan w/ Light
	Sub Gas Meter		Horizontal Fire Riser		RJ45		Ceiling Fan
	House Gas Meter		Fire Sprinkler		Backflow Preventer		Diffuser
	Blank Gas Meter		Fire Alarm Pull		Water Fountain		Air Vent
	Tenant Electric Meter		Fire Alarm		Grease Trap		Emergency Light
	Sub Electric Meter		Fire Extinguisher		Step Down Transformer		4 Bulb Fluorescent
	House Electric Meter		Thermostat		Floor Drain		2 Bulb Fluorescent
	Blank Electric Meter		Fire Alarm Control Panel		Tankless Water Heater		1 Bulb Fluorescent



Space Overview

Overview	Actual Square Footage	Measured Depth of Space
	4214 SQFT	70' 2"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 11"	0' 7"	1' 1"	0' 11"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
	2457.91 SQFT		1446.46 SQFT		4214 SQFT	3904.37 SQFT

Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist	Height From Floor To Bottom Of Girder
	Front: 11' 0" Back: 10' 0"	Front: 15' 5" Back: 14' 0"	Front: 12' 10" Back: 12' 1"	

Ceiling Information Cont.	Clear Ceiling Height
	9' 10"

Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	1	CARRIER	48TFD006- -501GA	4301G24160	5	2001	
	2	CARRIER	48TFD007- -511	4901G40047	6	2001	
	3	CARRIER	4BTFD014-A-511	5101G20453	12.5	2001	

Not Present	Assets Not Present
	Air Handler

Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	200	Rear Exterior	Not Listed	General Electric	Handle	
	2	200	Rear Exterior	Not Listed	General Electric	Handle	
	3	200	Rear Exterior	Not Listed	General Electric	Handle	

Electric Meter	Reference	Meter #	Location	Amps	Notes
	1	3506916	Rear Exterior		

Not Present	Assets Not Present
	Step-Down Transformer

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Number of Circuit Breakers	Notes
	1	20	Not Listed	No Label	Not Listed	No Label	Office		
	2	0	Not Listed	No Label	Not Listed	No Label	Office		Amps not listed, no label, amps not on breaker
	3	225	120/208	A Series Panelboard	GT860920	General Electric	Office		
	4	225	120/208	A Series Panelboard	GT860891	General Electric	Office		

IDPlans does not provide an Ampacity Report

Plumbing

Not Present	Assets Not Present
	Water Fountains
	Backflows

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tank	Water Line (in)	Location	Notes
	1	A.O. SMITH	BTR197110	MB02-1500265-110	100	Tank	3/4"	Utility Room	

Water Meter	Reference	Meter #	Location	Meter Size	Meter Type	Notes
	1	21316764	Meter Vault	Inaccessible	House	Meter vault flooded. Meter # obtained from water company.
	2	19017506	Utility Room	1 1/2 inch	Sub	

Waste

In-ground Grease Trap Cover	Diameter	Notes
	24	
	24	

Not Present	Assets Not Present
	Grease Container

Fire

Fire Alarm Control Panel	Reference	Manufacturer	Model	Number of Lines	Phone Numbers Listed	Location	Notes
	1	HONEYWELL	ES-50X		None	Office	

Not Present	Assets Not Present
	Fire Extinguisher

Sprinkler Heads	Sprinkler Type	Sprinkler Heads Present	Sprinklers Located in Space	Riser Located in Space	Additional Information
			Yes	No	

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	1	3197214	Rear Exterior	2 inch	

Room

Restroom	Unit	Description
	Restroom 1	
	Restroom 2	