

3090

HIGHWAY 42

760,833 SF AVAILABLE
SUBLEASE



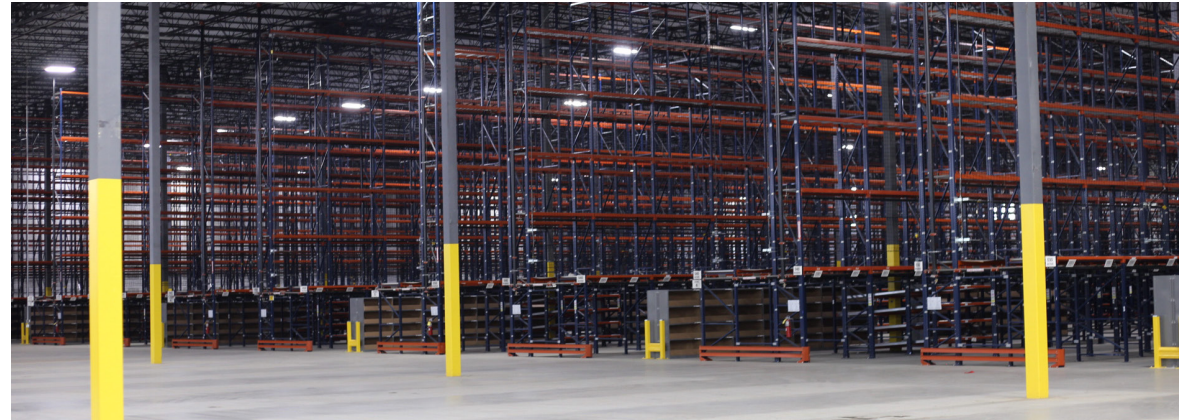
Locust Grove, GA

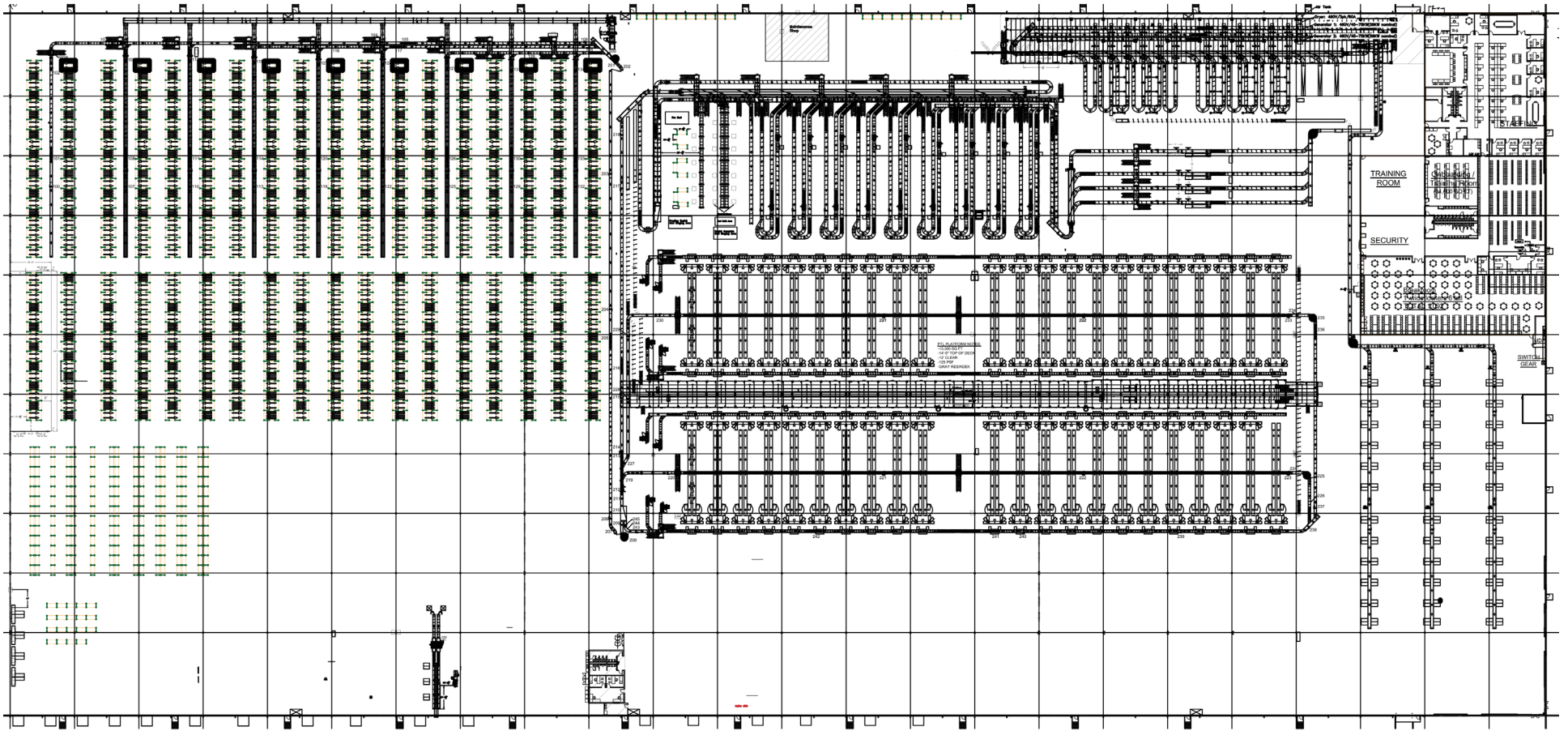
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760,833 SF AVAILABLE
SUBLEASE

AVAILABLE SPACE	760,833 SF (590' Deep)
TOTAL BUILDING SIZE	1,011,907 SF
OFFICE SPACE	35,378 SF plus 1,728 SF remote office
CLEAR HEIGHT	40'
DOCK HIGH DOORS	148 (9' X 10") 43 with 35k lb. Hydraulic dock levelers, with seals, lights, and dock locks
DRIVE-IN DOORS	2 (12' x 14')
CAR PARKING	414
TRAILER PARKING	202
COLUMN SPACING	50' X 54' with 70' speed bays
CONFIGURATION	Cross dock
POWER	Heavy
LIGHTING	LED Lights 35 FC at 3' AFF
SLAB	7" Concrete slab over 6" gab with 10 mil vapor barrier
TRUCK COURT	185' with Concrete apron
SPRINKLER	ESFR
ROOF	45 Mil white reinforced TPO
ADDITIONAL DETAILS	<ul style="list-style-type: none"> » Space is fully conditioned » Existing racking with in-rack sprinklers in place if desired to keep (+/-200k SF) » Existing parcel MHE in place if desired to keep » Sublease thru June 30, 2031







For More Information, Please Contact:

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