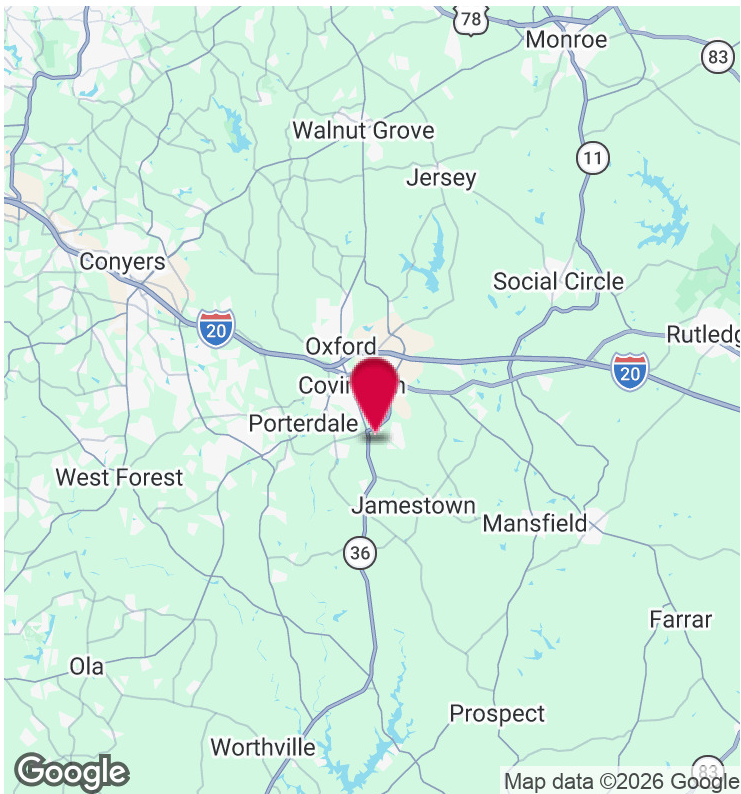


45 - 50 SUNBELT PARKWAY

COVINGTON, GA 30014

FOR SALE



PROPERTY HIGHLIGHTS

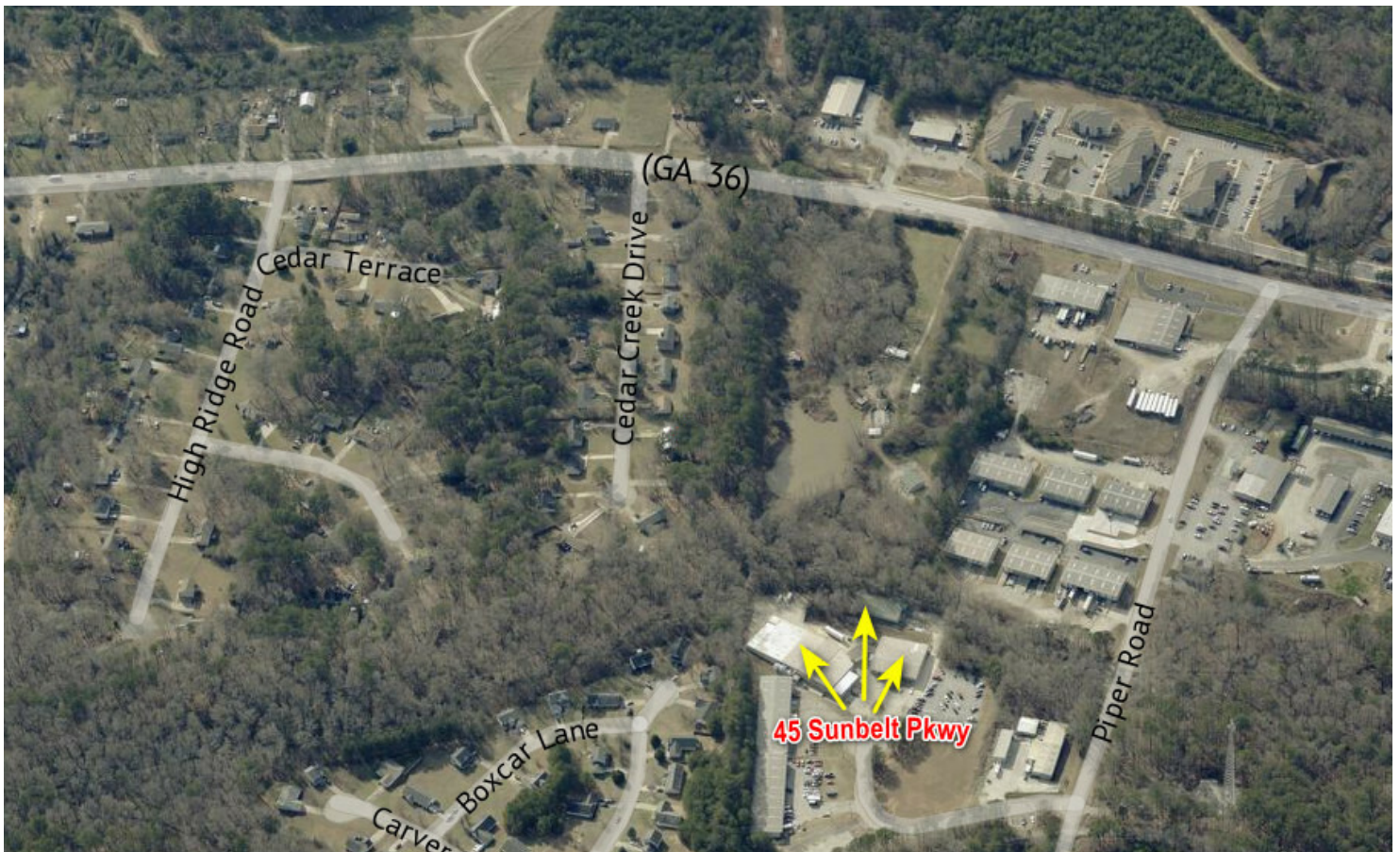
- **Building 1 - 22,764± SF with 2,000±SF Office**
- 4 Restrooms
- 4 Drive-In Doors, 1 Dock Door
- 18' Clear Ceiling Height
- 3 Phase/1200 Amps
- Sprinkler System
- **Building 2 - 8,968± SF with 468± Office**
- 2 Restrooms
- 4 Drive-In Doors, 1 Dock Door
- 16' Clear Ceiling Height
- 3 Phase/1200 Amps
- Sprinkler System
- **Building 3 - 5,000±SF**
- 1 Drive-In Door
- 16' Clear Ceiling Height
- **Zoned M-1**
- **All 3 Buildings must be sold together totaling 36,732±SF on 5.45± Total Acres**
- **Includes 2 Additional Lots Totaling 2.34± Acres**
- **Utilities for 3 Buildings: Snapping Shoals EMC, City of Covington Water & Septic**

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ADDITIONAL ACRES



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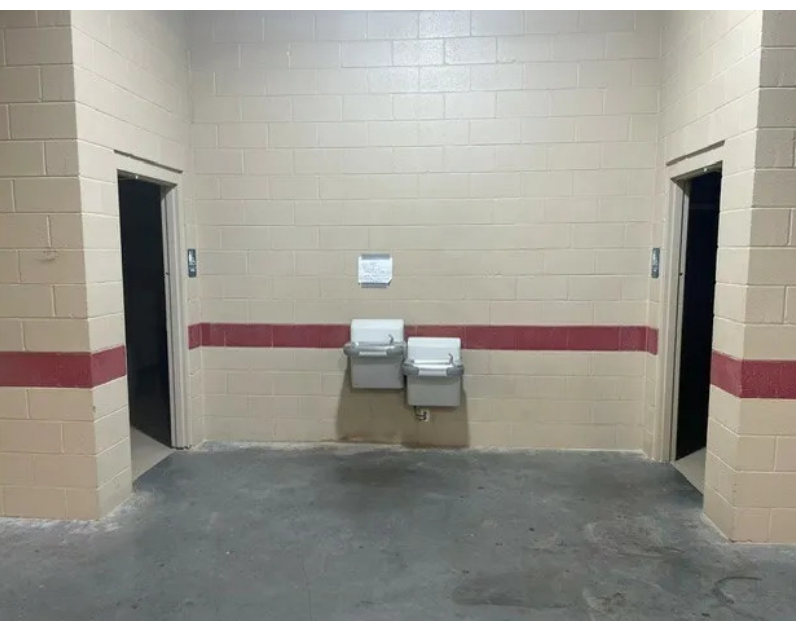
BUILDING 1



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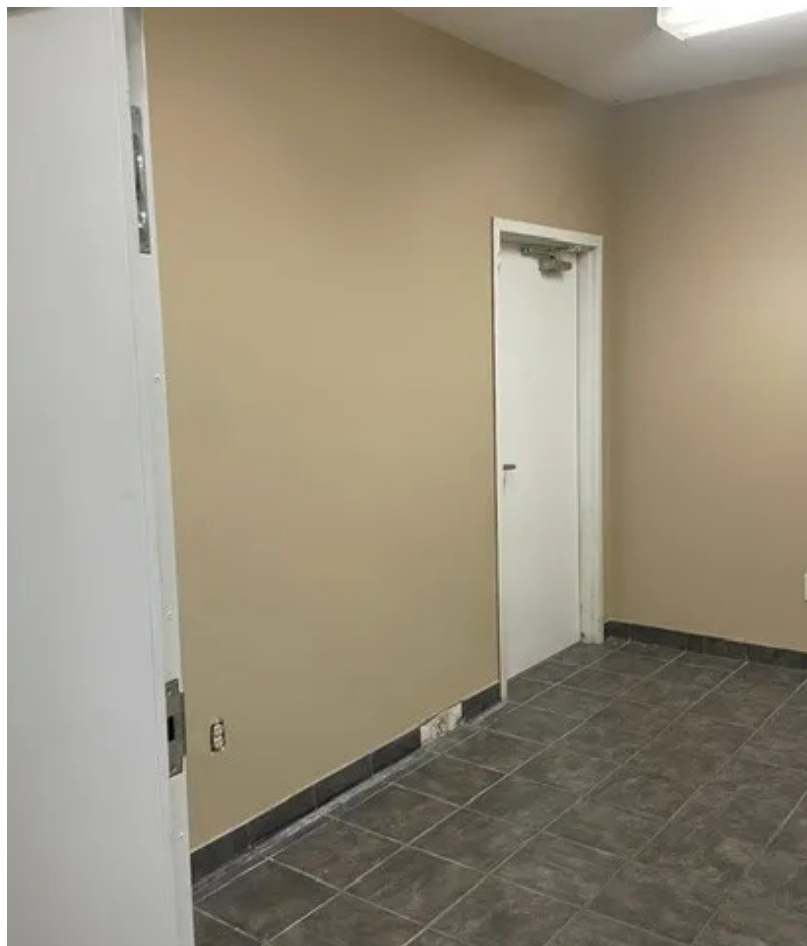


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BUILDING 2



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BUILDING 3



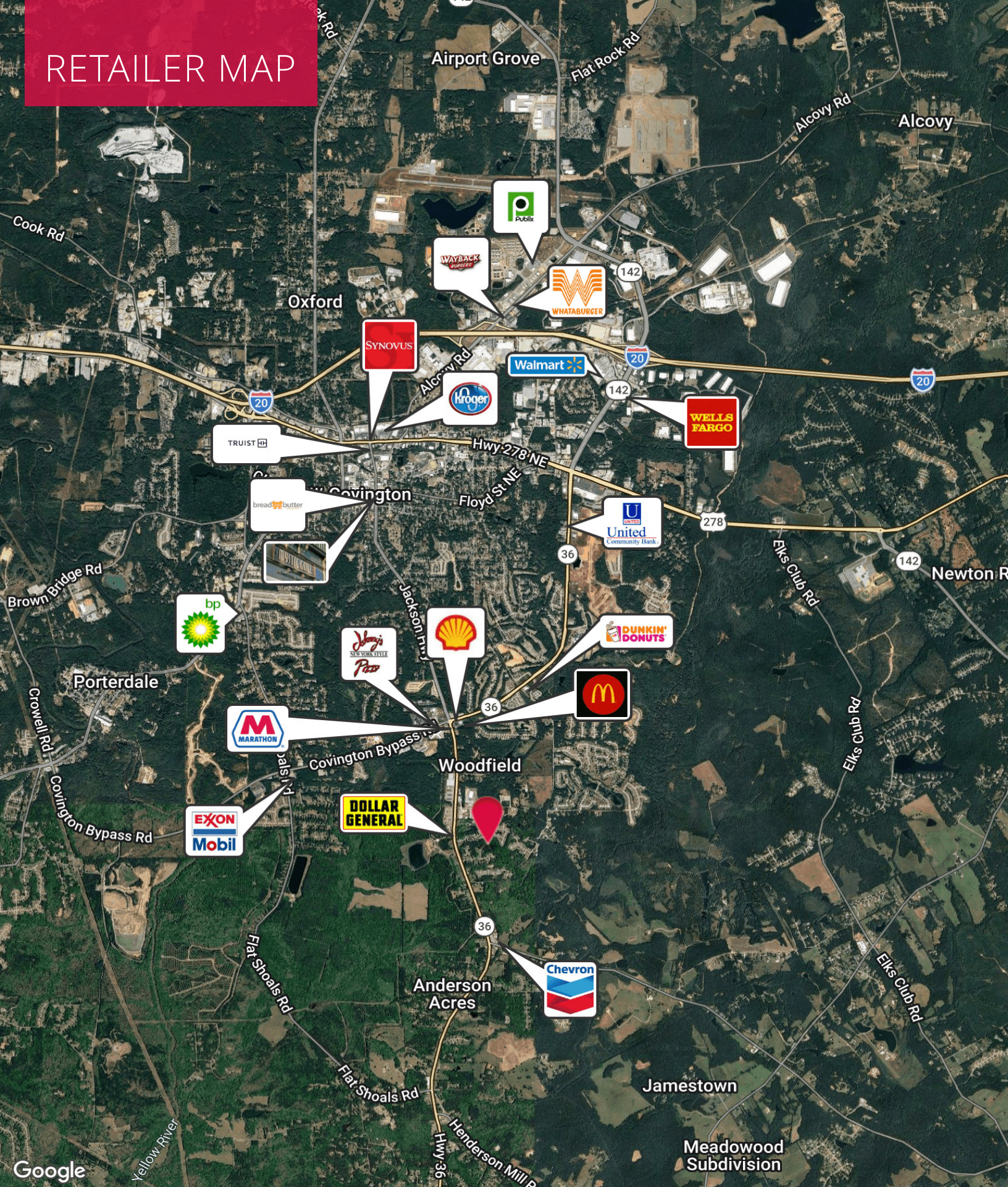
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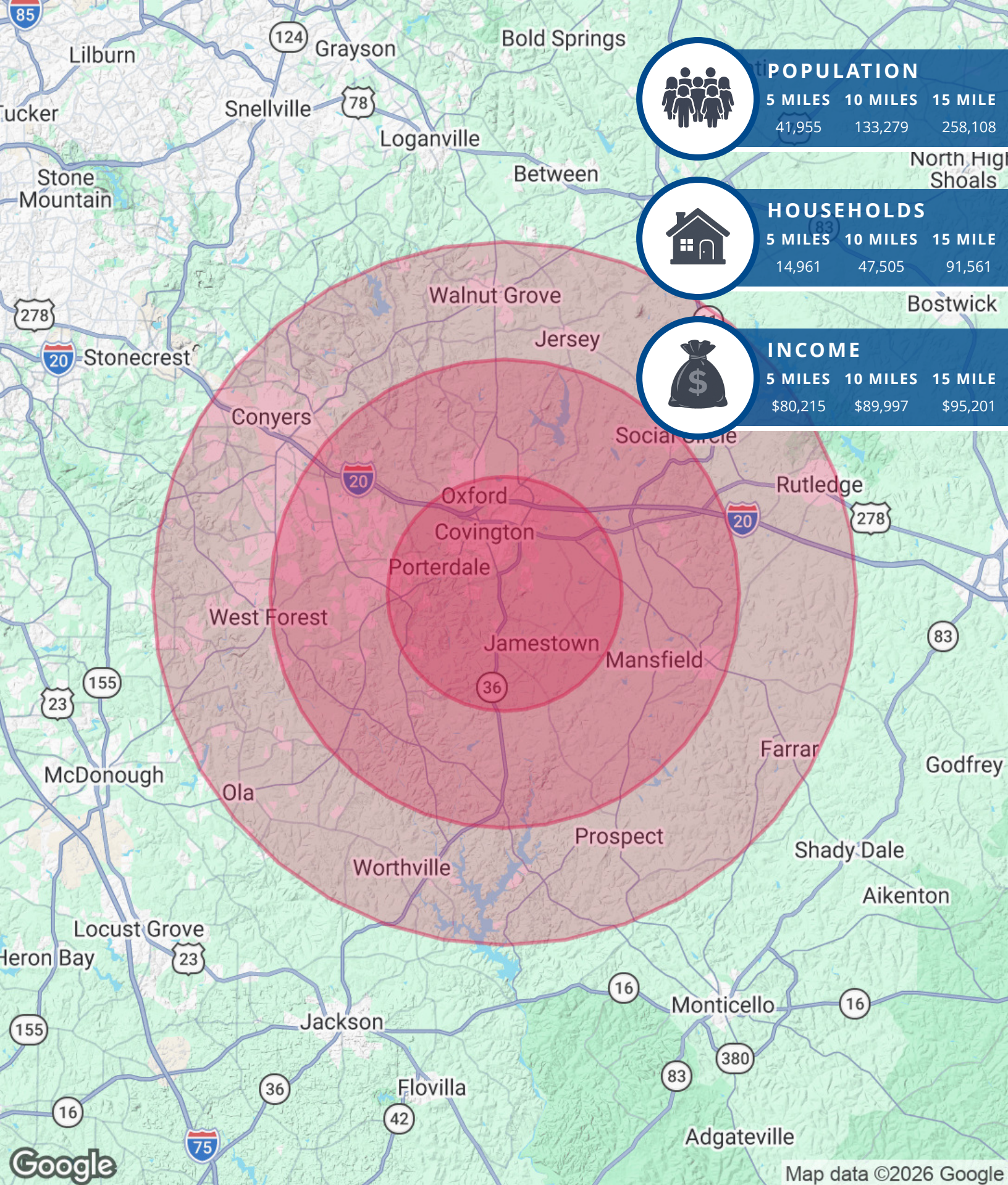
RETAILER MAP



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