



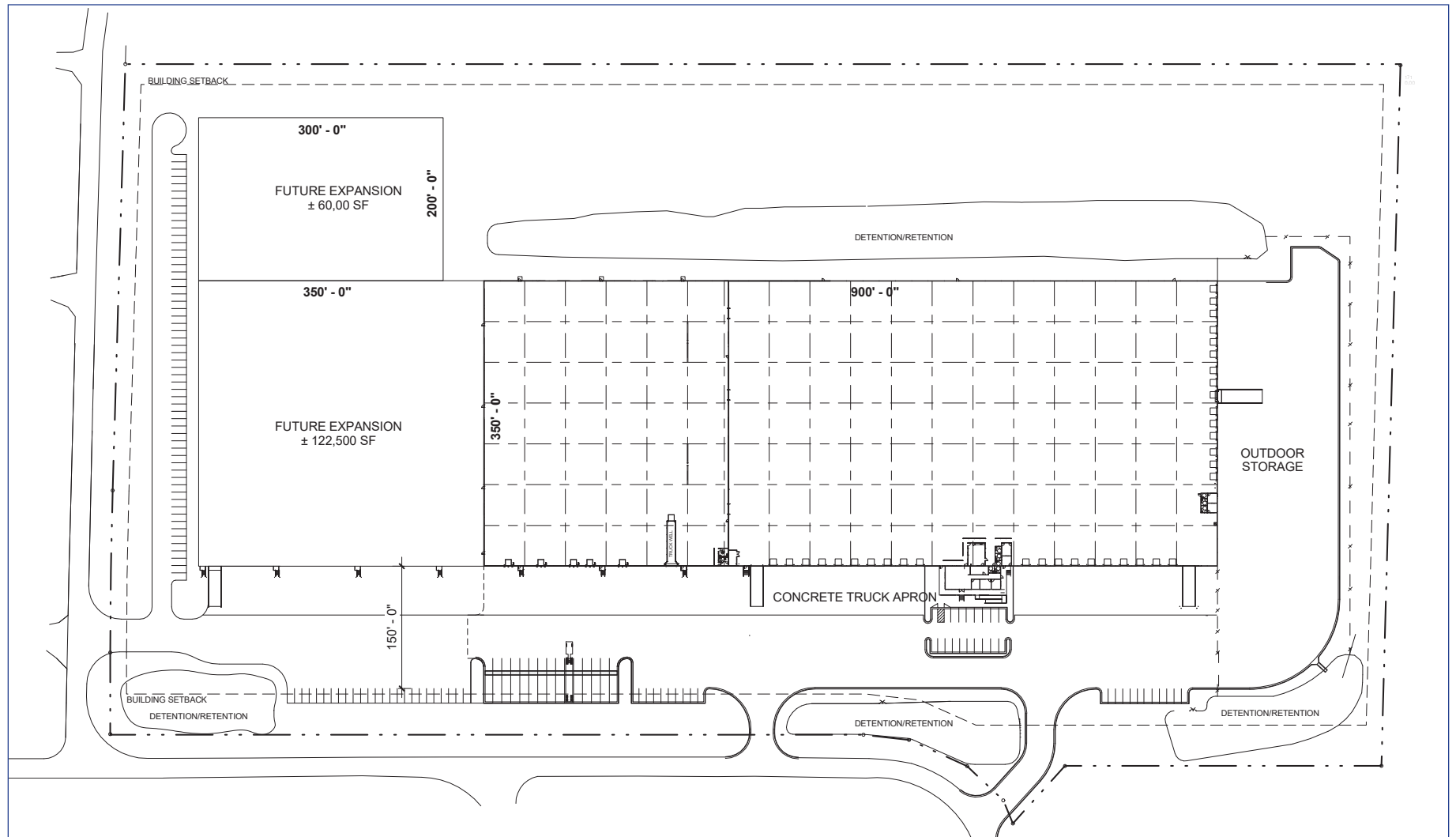
**105 Andrew Way**  
Villa Rica, GA 30180

± 317,940 SF Available for Lease  
Expandable by 122,500 SF

**Harrison Marsteller**  
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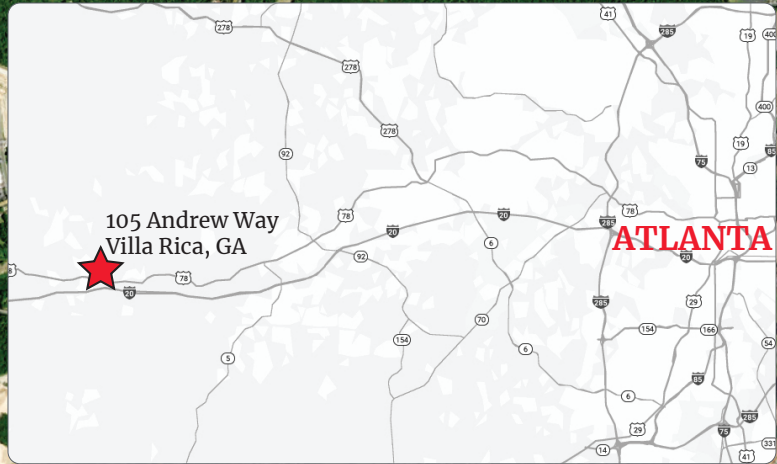
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# Property Overview



<b>Total SF</b>	317,940 SF	<b>Clear Height</b>	24' minimum	<b>Auto Parking</b>	41 spaces
<b>Expandable to</b>	440,440 SF	<b>Column Spacing</b>	50' x 50'	<b>Trailer Parking</b>	14 spaces
<b>Office Size</b>	BTS	<b>Dock-High Doors</b>	34 (9' x 10') equipped with mechanical pit levelers	<b>Outside Storage</b>	1.5 acres paved, lit, and fenced
<b>Building Depth</b>	350'				

# Local Area Highlights



Distance to:



I-20	1.2 miles
I-285	28.3 miles
Norfolk Southern (Austell)	22.8 miles
Atlanta CBD	35.5 miles

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