

# 46 HILLWOOD CIRCLE

NEWNAN, GA 30263

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**FOR LEASE**

**±7,130 SF Warehouse on 1.5 Acres**

**Tommy Watkins, SVP, SIOR**

Hailey Realty Company, Inc.

900 Circle 75 Parkway, Suite 525, Atlanta, GA 30339

Direct: 678-904-6803

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Features	Description
Year Built:	1991
County:	Coweta
Municipality:	City of Newnan
Parcel #:	N57A 034
Total SF:	±7,130 SF
Office SF:	±1,065 SF (3 Offices, Breakroom, 2 Restrooms fully renovated in 2023)
Acreage:	±1.5 Acres
Loading:	One (1) Dock-High One (1) Van-High One (1) Grade Level Drive-In-Door
Zoning:	IHV - Heavy Industrial
Clear Height:	12'
Parking:	12 Spots
Power:	200 Amps @ 120/208V, 3ph
Roof:	New TPO March 2024
Lighting:	LED
Utilities:	Newnan Utilities (water/sewer & power)
Location:	Located 2.5 Miles from I-85 at Exit 47 (Bullsboro Dr) off Millard Farmer Industrial Blvd

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