



Real value in a changing world

76 Sprayberry Road

Newnan, GA 30265

I-85 South Submarket Sublease

298,895 SF total available

14,945 SF office



Property Highlights

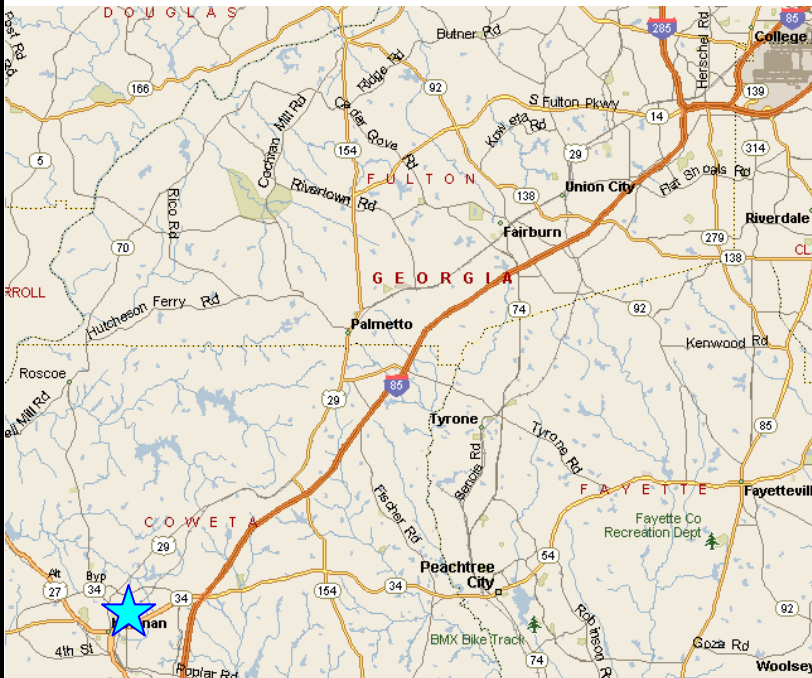
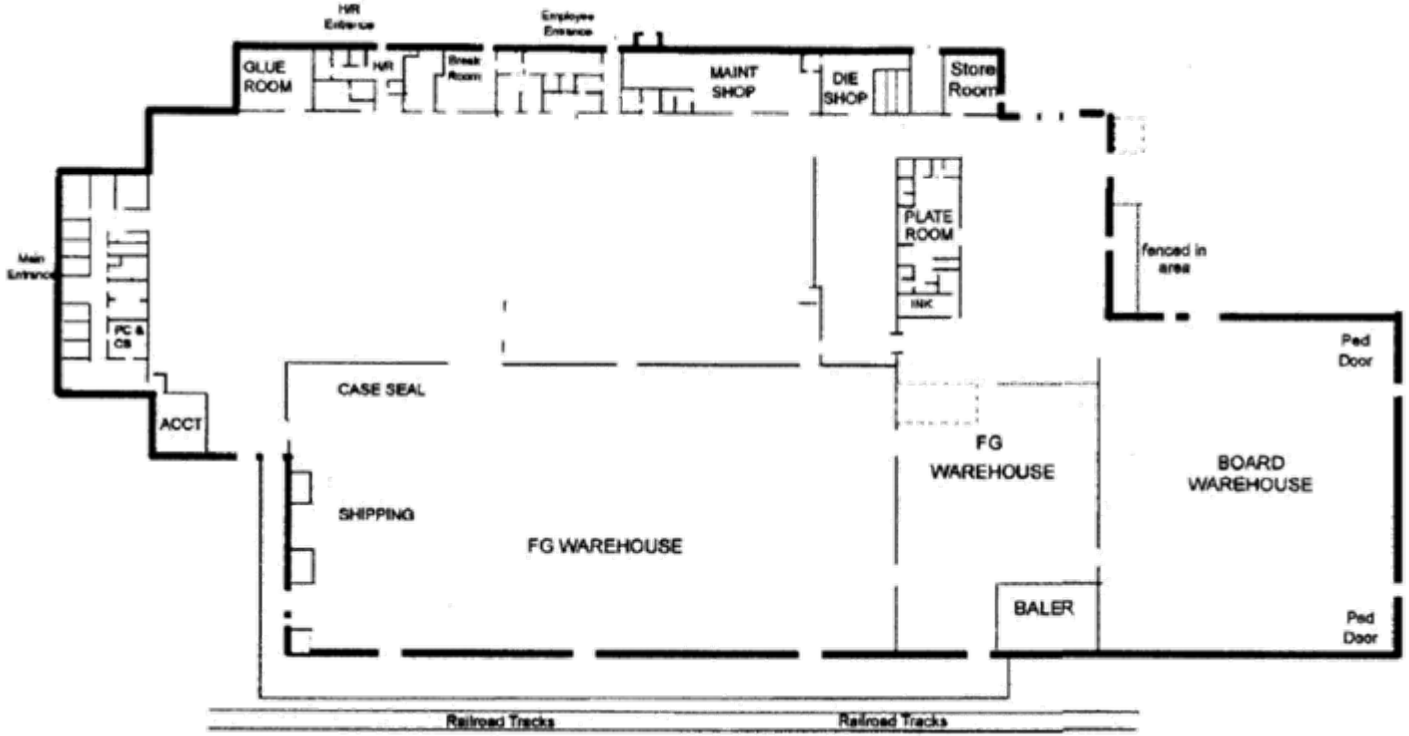
- 298,895 total square feet
283,950 square feet of warehouse
14,945 square feet of office
- Situated on 20.9 acres
- Ceiling height 17'11" to 25'
- 17 dock doors / 2 drive-ins
- 4 rail spots (CSX)
- Column spacing 25' x 50-60' deep
- Built in 1959, renovated in 1985 and 2009
- 223 free parking spaces
- Heavy Power: 3500 KVA Transformer, 46KV to 4800 Volts
- Sublease expires March 31, 2014
- Rental Rate \$1.00/SF NNN
- NNN Expenses = \$0.20/SF

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