



BUILDING SIZE 131,041 SF | **AVAILABILITY** 131,041 SF

4700 Stalwart Drive

Fairburn, GA 30312



PROPERTY OVERVIEW

SINGLE TENANT BUILDING AVAILABLE FOR LEASE ±2.0 MILES FROM I-85

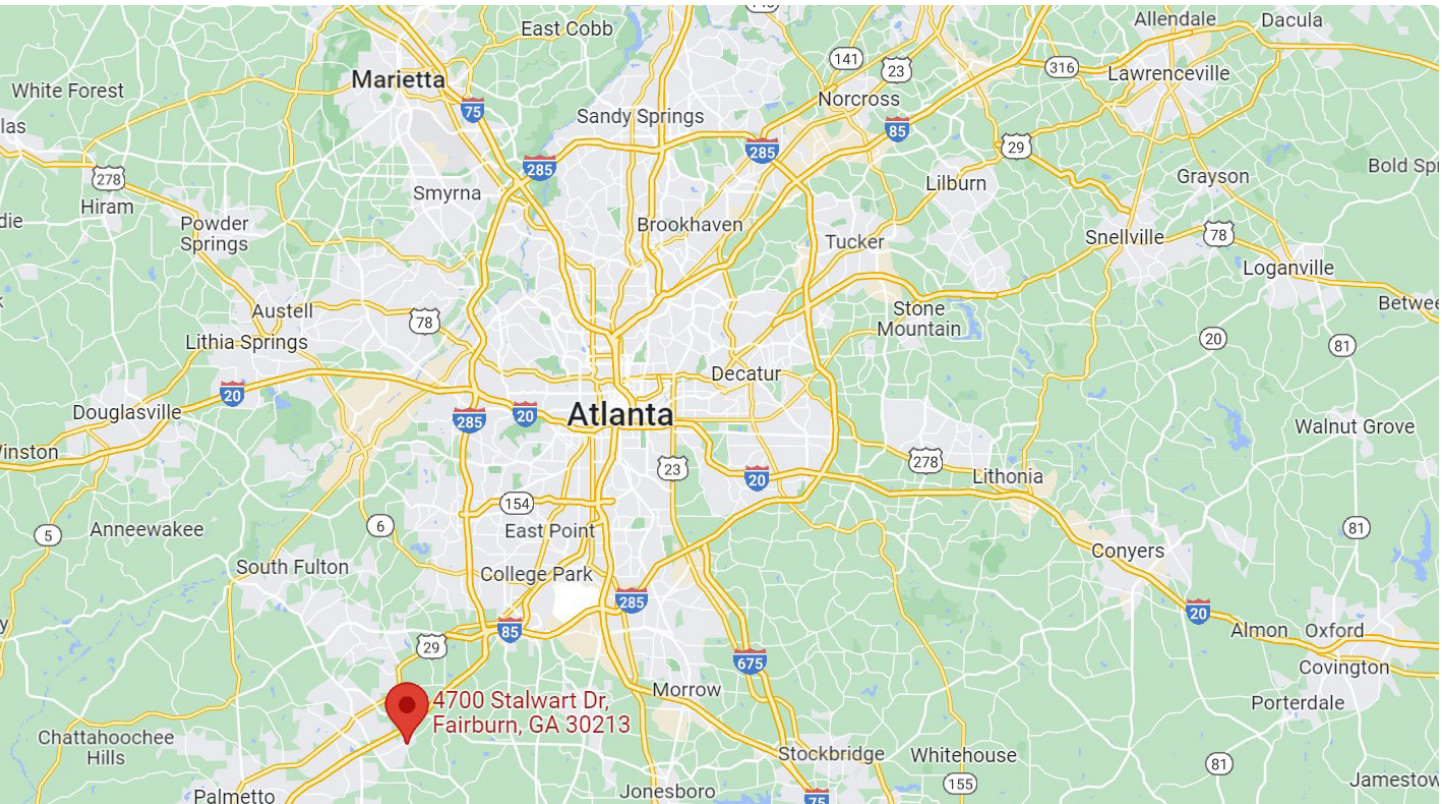


PROPERTY SPECIFICATIONS

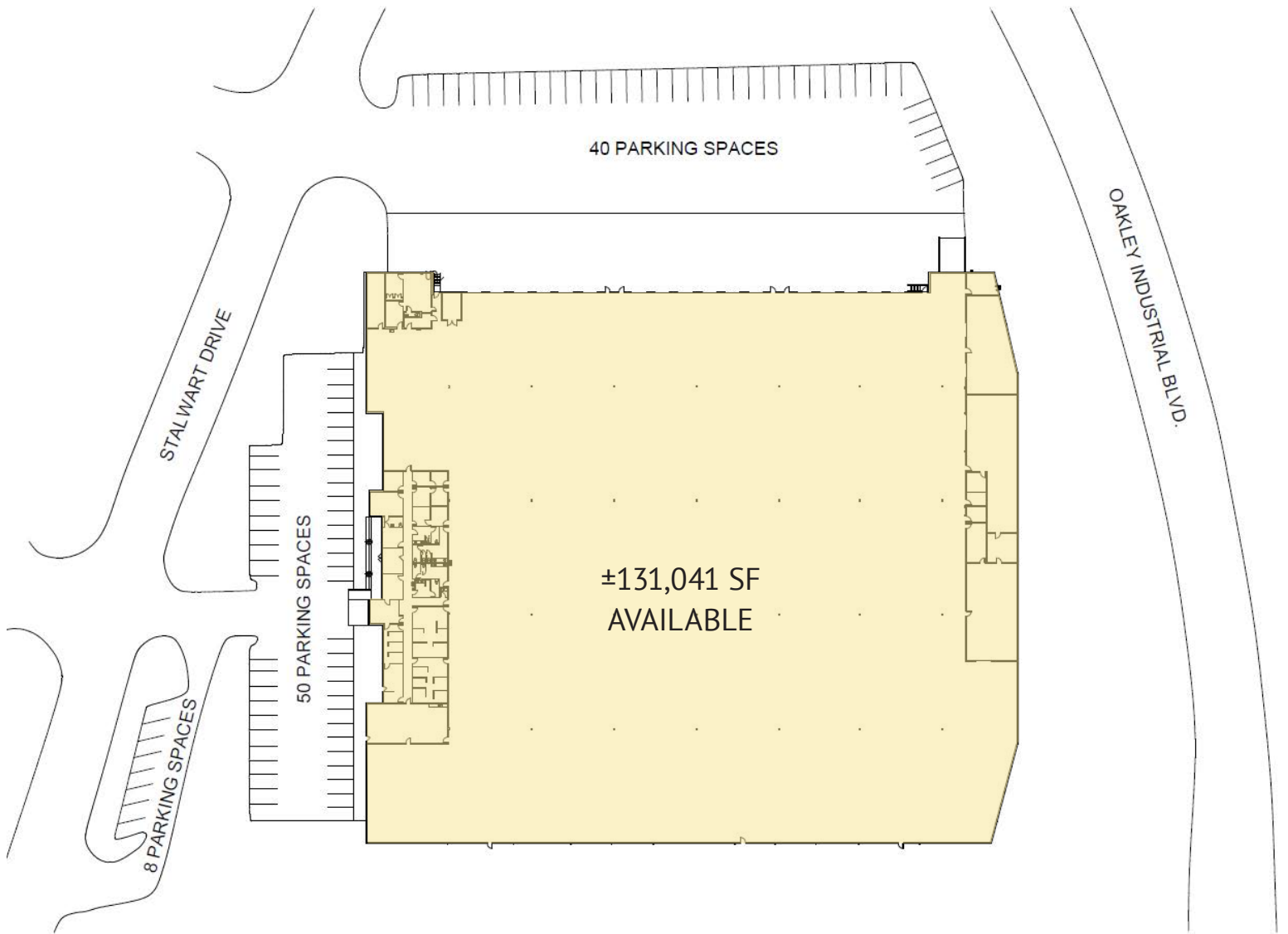
- » **Building SF:** ±131,041
- » **Building Dimensions:** 345' x 394'
- » **Main Office SF:** ±7,565
- » **Warehouse Office SF:** ±1,401
- » **Warehouse SF:** ±122,075
- » **Clear Height:** 26'
- » **Column Spacing:** 69' x 50'
- » **Power:** ±4,000 Amp / 480V / 3 Phase
- » **Sprinkler System:** ESFR
- » **Lighting:** T-5
- » **HVAC:**
 - » (5) Five Suspended Gas Heaters
 - » (10) Ten Exhaust Fans
 - » (2) Two HVLS Fans
- » **Dock High Doors:**
 - » (16) Sixteen 9'x10' Dock High Doors
 - » (11) Eleven with Shelters
 - » (8) Eight with Pit Levelers
- » **Drive-In Doors:** (1) 14' x 16' Drive-In Door with Concrete Ramp
- » **Truck Court:** 140' Truck Court with 50' Concrete Apron
- » **Auto Spaces:** ±90 (potential expansion for additional parking)



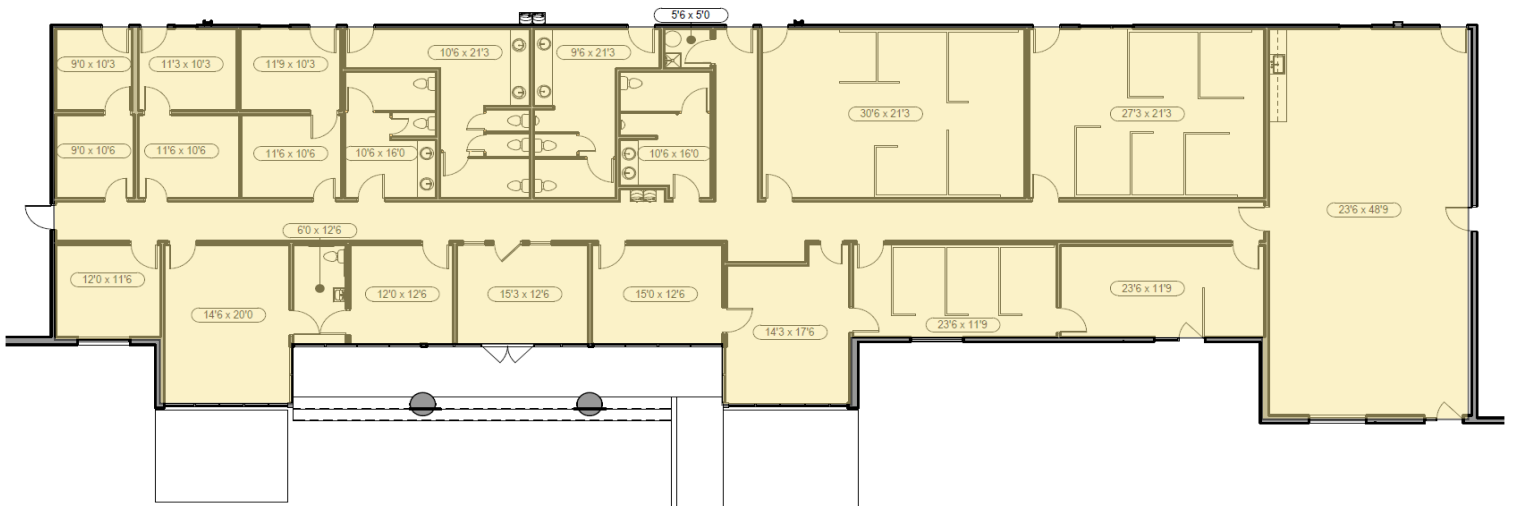
PREMIER ACCESS & LOCATION



SITE PLAN



MAIN OFFICE FLOOR PLAN



MAIN OFFICE: ±7,565 SF