



EQT | EXETER

**LANDLORD
WILLING
TO DEMISE
(±450K SF, ±360K SF)**



860 John B. Brooks Road

Pendergrass, GA

Building Size: 810,600 SF | 810,600 SF of Industrial Space Available

THOUGHTFULLY RENOVATED IN FEB 2024

- FRESHLY PAINTED EXTERIOR
- NEW LED LIGHTS
- MAIN OFFICE FULLY RENOVATED
- TRUCK COURT REFRESH
- UPDATED LANDSCAPING
- DOCK EQUIPMENT UPDATED

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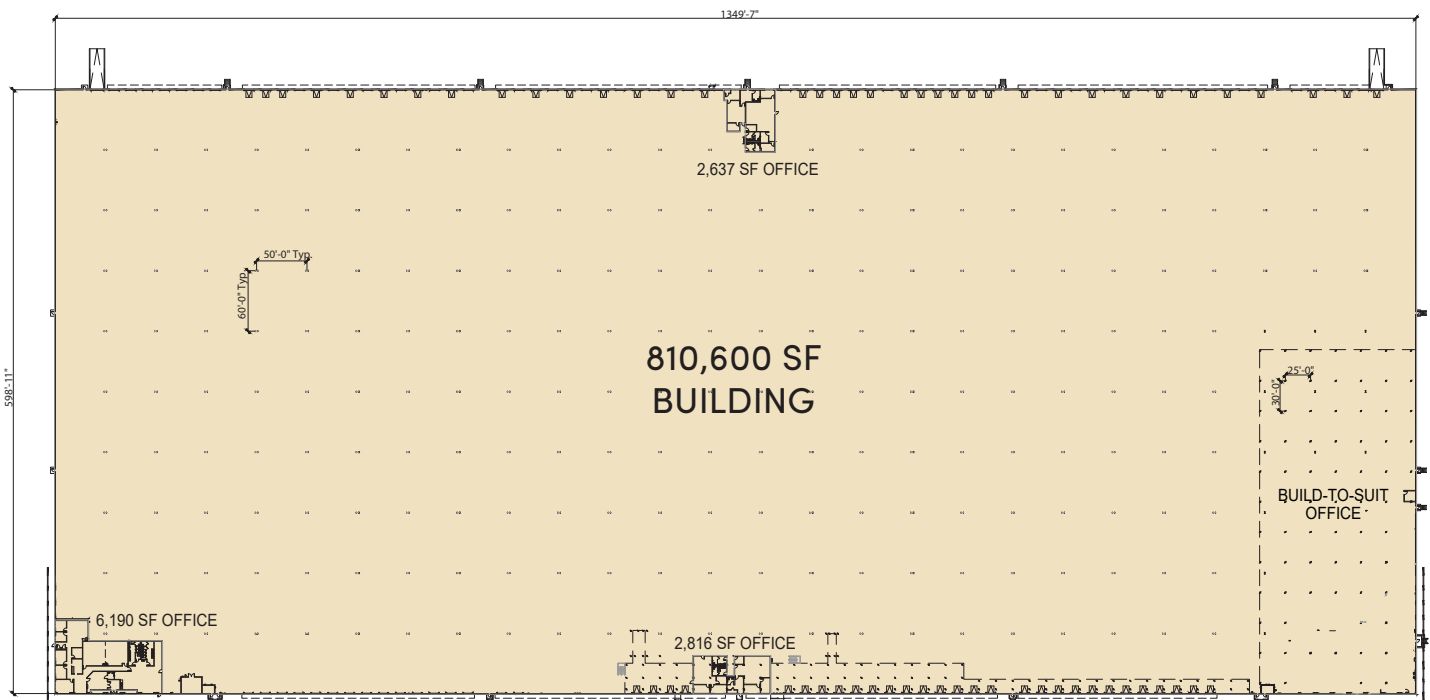
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Building Specifications

- Newly Renovated (Feb 2024)
- Landlord willing to demise (\pm 450K SF, \pm 360K SF)
- Approximately 11,643 SF Office (Landlord willing to demo to fit)
 - Plan west office: 6,190 SF Main
 - Plan north & south shipping and receiving office: 5,453 SF (\pm 2,500 SF in each of the two offices)
 - Plan east office: Build-to-Suit
- 600' X 1350' Cross-Dock Building
- 32' Ceiling Clear Height
- ESFR Sprinkler System With Fire Pump
- Tilt-Up Concrete Construction
- 4,000 Amp, 480 Volt, 3 Phase, 4 Wire Electrical Service
- 50' X 60' Column Spacing
- 185' Truck Court Depth; 60' Concrete Apron; 10' Dolly Pad Strips
- 126 (9' X 10') Dock High Doors; 65 Levelers (35,000 Lbs, 6'X8')
- 2 (12' X 14') Drive-In Doors
- 216 Auto Parking
- 451 Trailer Storage
- LED Lighting in Warehouse & East Office

Floor Plan

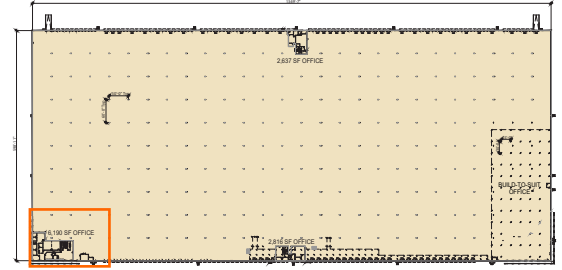
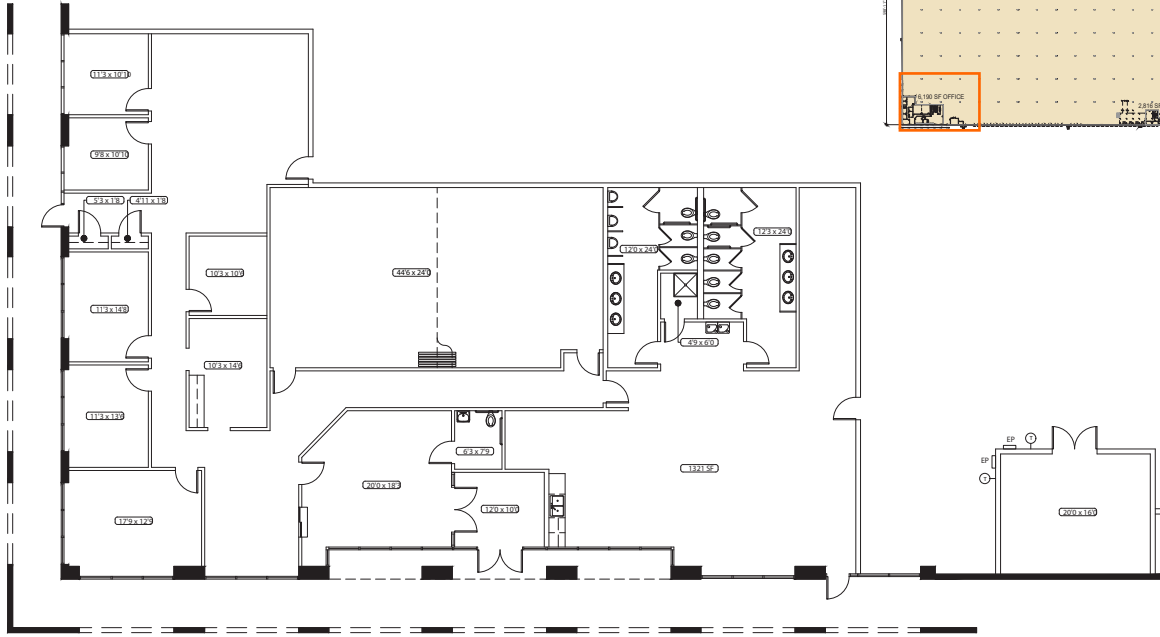


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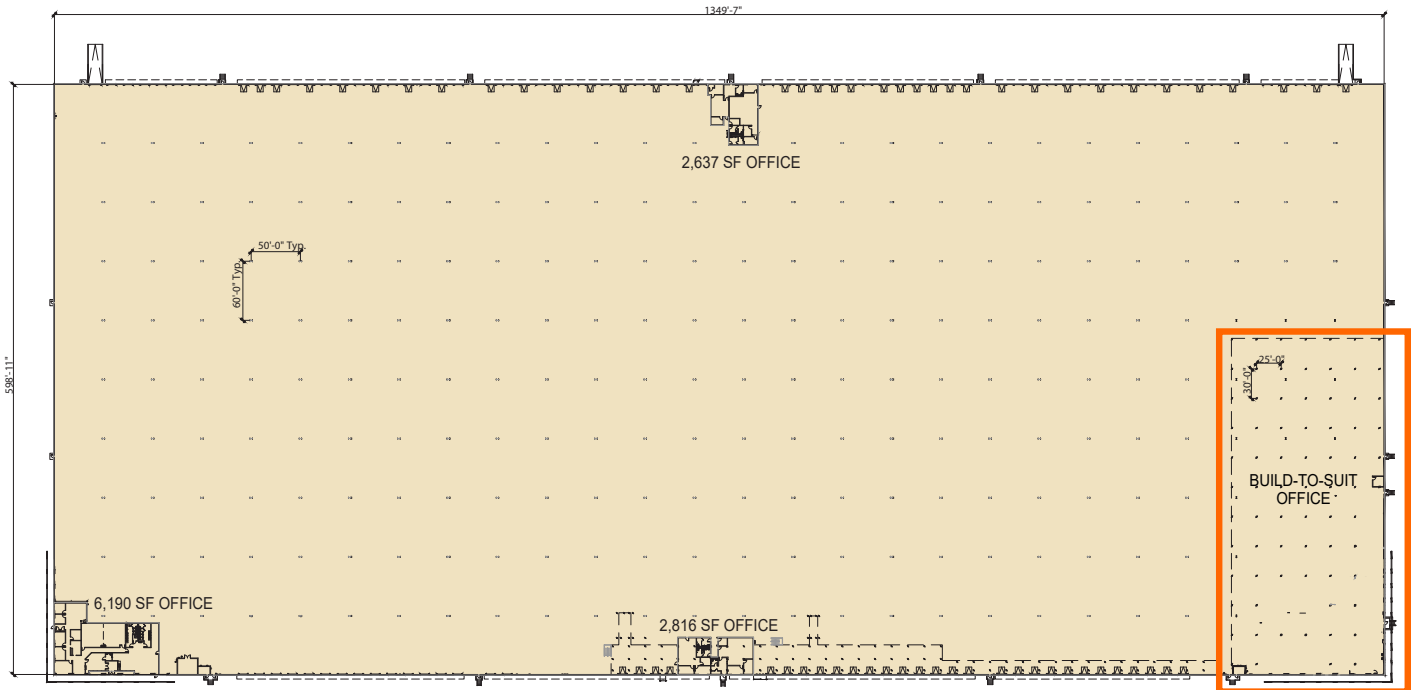
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West Main Office: 6,190 SF



East Main Office: Build-to-Suit

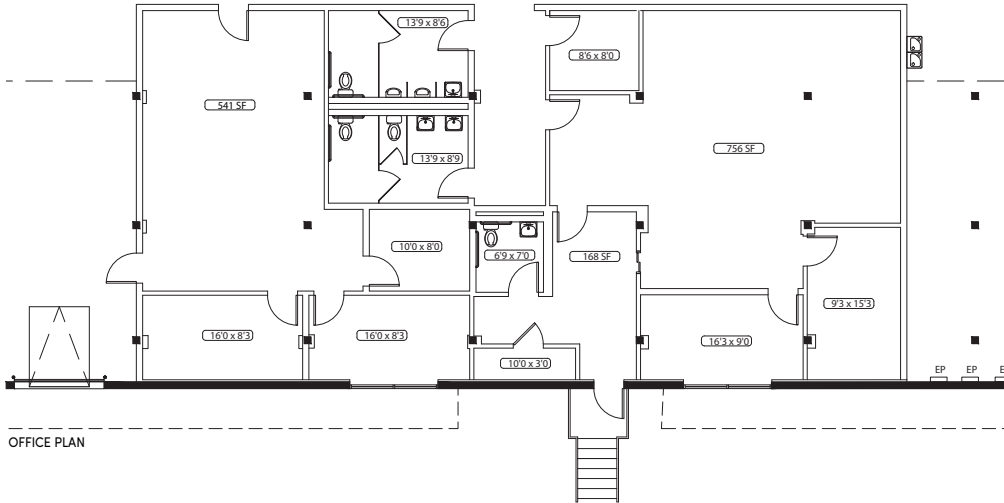
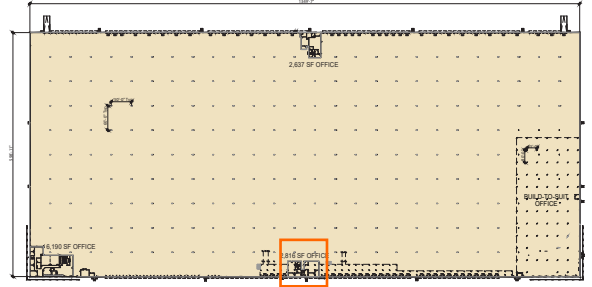


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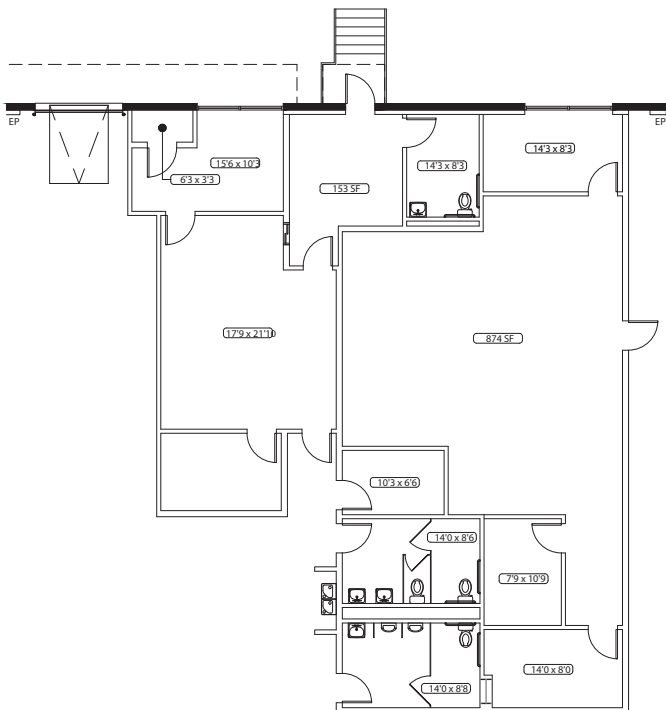
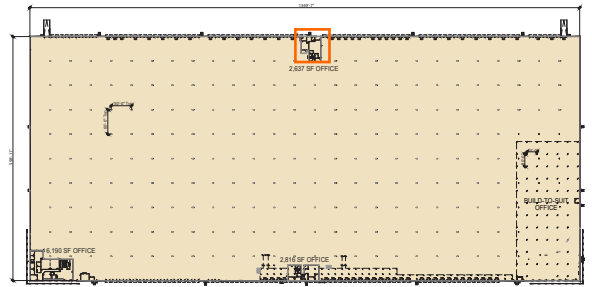
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South Shipping And Receiving Office: 2,816 SF



North Shipping And Receiving Office: 2,637 SF

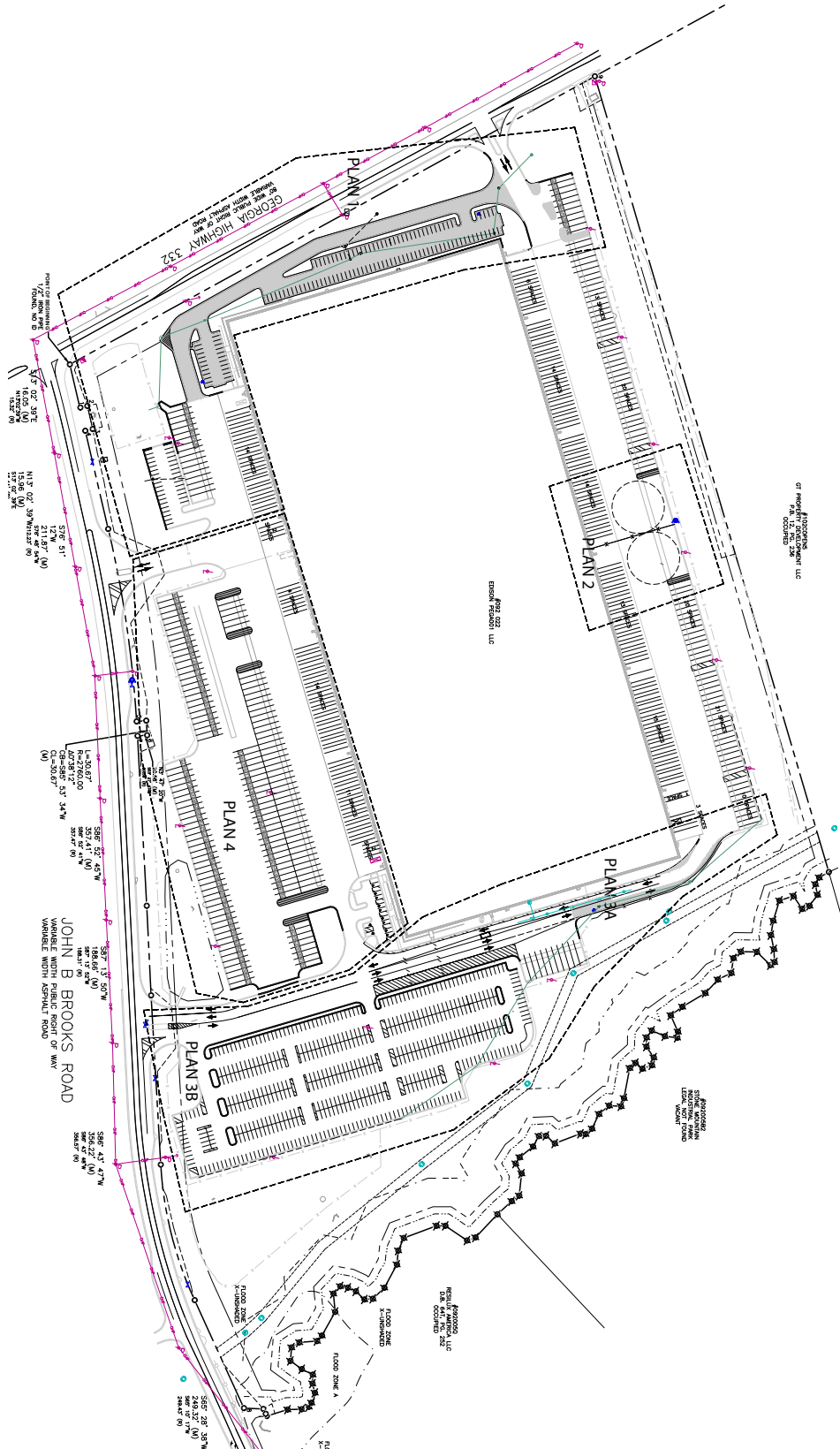


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Site Plan



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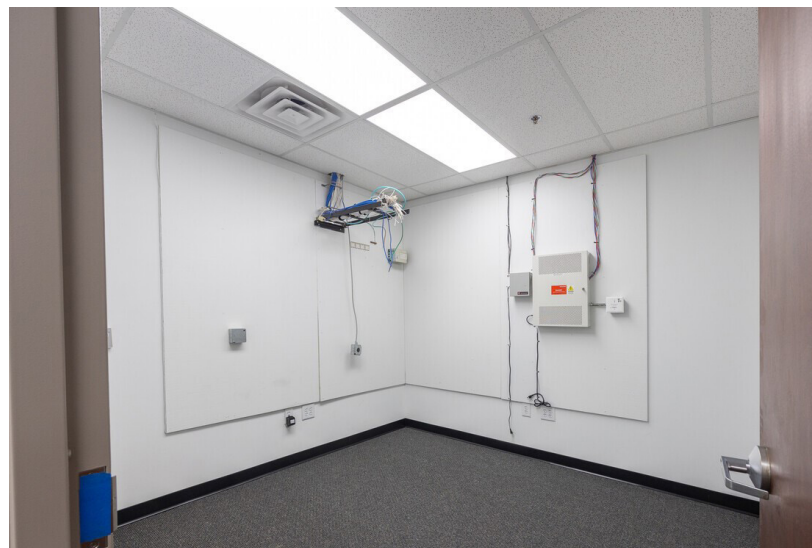
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