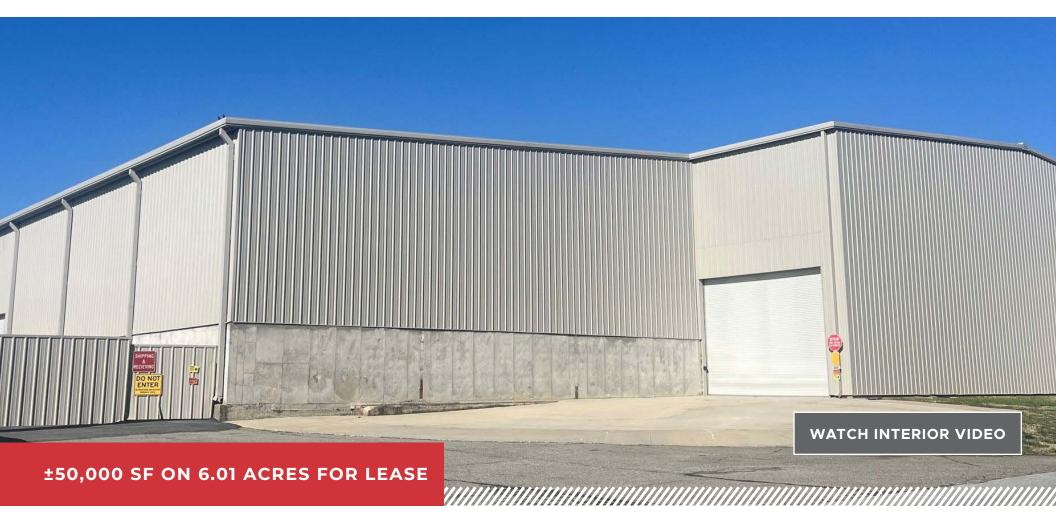
375 INDUSTRIAL DRIVE

ROCKMART, GA 30153



8'H Concrete Exterior Wall Protectors

5 Drive-In Doors

Fully Fenced

Fully Paved Concrete & Asphalt Apron



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COMPETITIVE FEATURES



±50,000 SF Industrial Building



6.01 Acres



5 Drive-In Doors

- (1) 20'W x 20'H Motorized
- (1) 14'W x 16'H
- (1) 16'W x 20'H
- (1) 12'W x 12'H
- (1) 14'W x 14'H



8'H Concrete Exterior Wall Protectors



Motion Activated T-5 Warehouse Lights



Metal Skin Steel Frame Construction



Enclosed Power & Server Room with HVAC



Wall Height

30' @Eaves, 40' @Center-Point



Not Sprinklered



2 Side Ventilation Fans



12" Concrete Slab Warehouse Floor Excellent Condition



Heavy Power



Renovated in 2024



YARD AREA

Exterior Fully Paved Concrete & Asphalt Apron

Fully Fenced & Screened 10'H

2 Access Gates, 1 on each Side of Building - Double Access, 1 Sliding, 1 Swinging 3 Exterior Electrical Transformers (see page 4)

1 Oversized Wash Out with Filtration System

Exterior Weight Scales

Exterior Loading Platforms, 1 with Leveler

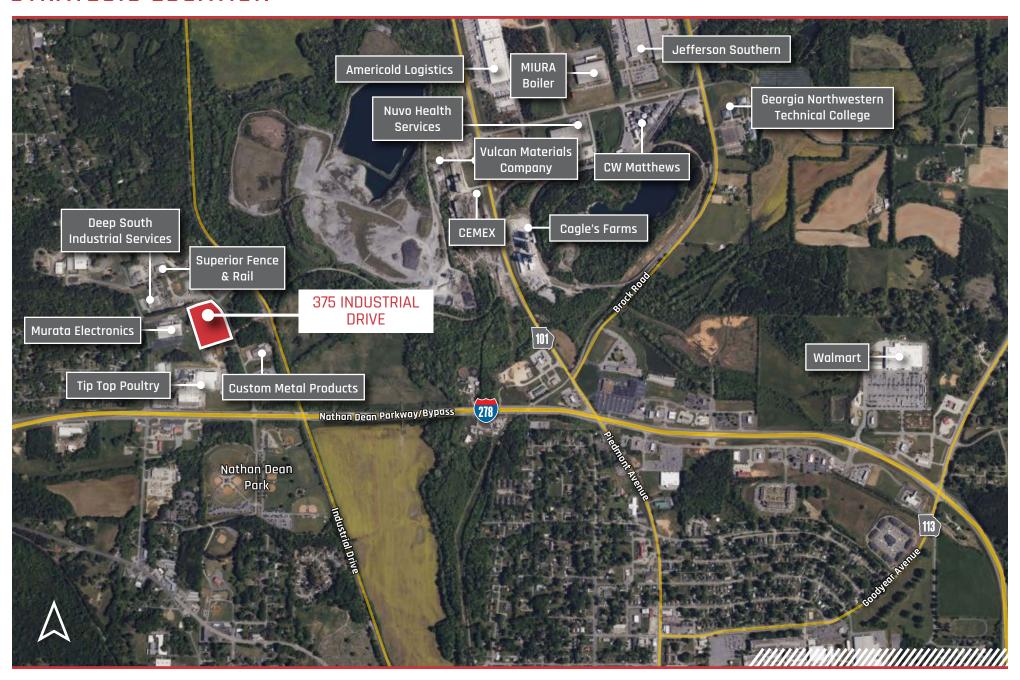
PROPERTY PHOTOS



PROPERTY PHOTOS



STRATEGIC LOCATION



375 INDUSTRIAL DRIVE ROCKMART, GA 30153 Na Brannen Goddard For more information please contact: MIKE POWELL 404 812 4052 | mpowell@naibg.com ANDREW WEBB 404 812 4058 | awebb@naibg.com Information is deemed from reliable sources. No warranty is made as to its accuracy.