

375 INDUSTRIAL DRIVE

ROCKMART, GA 30153



±50,000 SF ON 6.01 ACRES FOR LEASE

[WATCH INTERIOR VIDEO](#)

8'H Concrete Exterior Wall Protectors

5 Drive-In Doors

Fully Fenced

Fully Paved Concrete & Asphalt Apron

Information is deemed from reliable sources. No warranty is made as to its accuracy.

NAIBrannenGoddard

MIKE POWELL

404 812 4052

mpowell@naibg.com

ANDREW WEBB

404 812 4058

awebb@naibg.com

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



SQUARE D COMPANY

SORGEI THREE PHASE GENERAL PURPOSE TRANSFORMER

CAT NO. EE30T3H KVA: 30

H.V. 480 H.V. AMPS. 36 Hz. 60 %/Z 5.1

L.V. 208Y/120 L.V. AMPS. 83.3 WT. 260 CLASS. AA

220 DEGREE C INS SYSTEM, 150 DEGREE C RISE TYPE SQ

STYLE NO. 33349-1Z12-089 SERIAL NO. 1112911105

DATE CODE 1148 ENCL. 17D TYPE 2 EFF. 97.5 @ 35%/ 75°C

TAP	VOLTS
1	208
2	480
3	480
4	480
5	485
6	443
7	430

UL LISTED POWER TRANSFORMER 127 H

24PDQ220-1 "Made in Mexico"

024E00307 480D2091A-001

MEETS FINAL RULE U.S. 10 CFR 431 MAR 2011

HAZARD OF ELECTRIC SHOCK, EXPLOSION OR ARC FLASH

PELIGRO DE DESCARGA ELECTRICA, EXPLOSION O DESTELLO POR ARCO

HAZARD OF ELECTROCUSSION, D'EXPLOSION OU D'ECLAIR D'ARC

TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ARTICLE 450.9 AND UL 1561, THE TRANSFORMER VENTILATION OPENINGS MUST HAVE A MINIMUM CLEARANCE OF 3 INCHES TO WALL OR OTHER OBSTRUCTIONS.

TYPE 3 & 3R, WHEN PROVIDED WITH HOOD CATALOG NO. WS363.

STRATEGIC LOCATION



375 INDUSTRIAL DRIVE

ROCKMART, GA 30153

NAIBrannenGoddard

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.

