

246 SOUTH INDUSTRIAL BLVD

CALHOUN, GEORGIA 30701



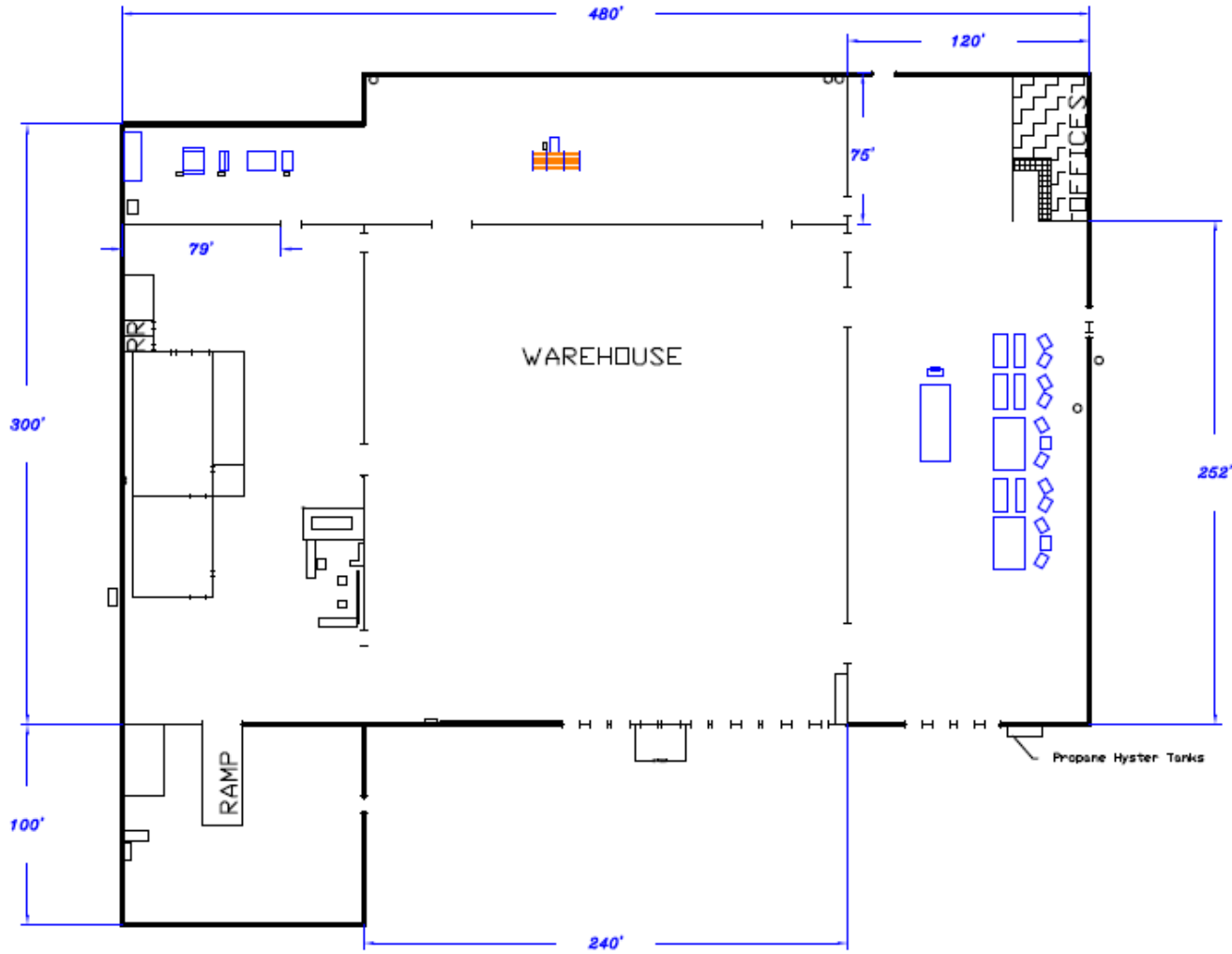
TRANSPORTATION

CITIES:	Atlanta - 67 miles
	Chattanooga - 53.8 miles
INTERSTATE:	Excellent access to Interstate 75
	Savannah: 314 miles
	Brunswick: 375 miles
PORT CITIES:	Charleston: 375 miles
	Jacksonville: 416 miles
	Norfolk: 620 miles
	Miami: 729 miles





FLOOR PLAN



BUILDING SPECIFICATIONS

LOCATION:	246 South Industrial Blvd
AVAILABLE:	±165,000 SF on 6.4 acres
OFFICE SPACE:	6,000 SF with 1,000 SF mezzanine
BUILDING CONSTRUCTION:	Masonry and metal panel
BUILDING TYPE:	Side-load warehouse
BUILDING DEPTH:	252' - 300' deep
BUILDING CEILING HEIGHT:	20'-28'
DOCK DOORS:	14 dock high doors; 2 drive in doors
TRUCK COURT:	100'
AUTO PARKS:	68 spaces
ELECTRICAL SERVICE:	2,500 AMPS
ROOF:	Roof partially replaced in 1993; remainder replaced in 2012