

# 710 WES WALKER MEMORIAL DRIVE

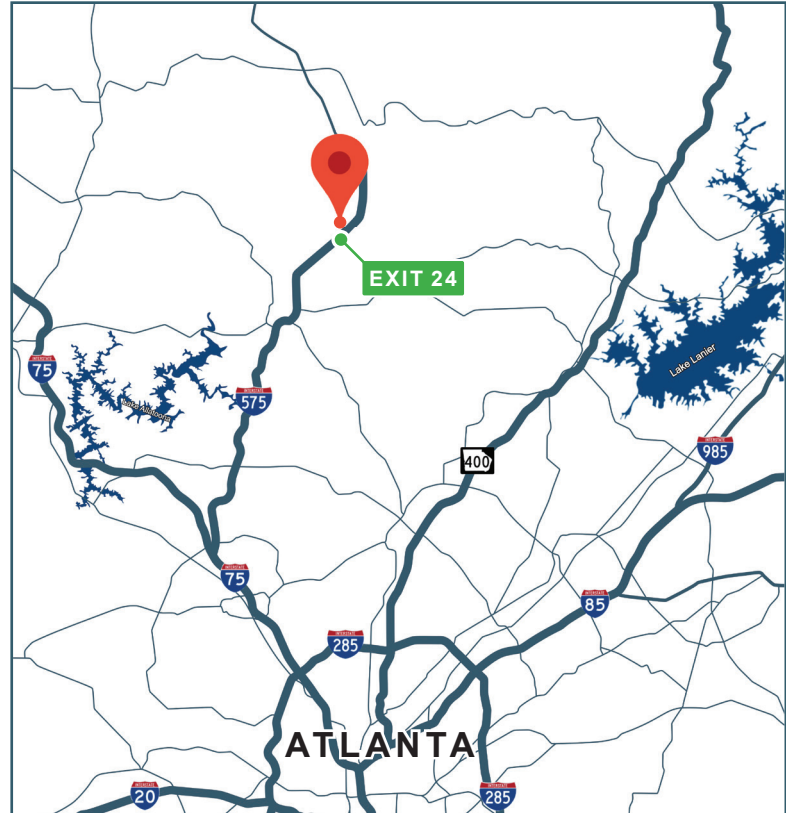
BALL GROUND, GA 30107

MULTI-TENANT OFFICE WAREHOUSE

±18,500 - 133,000 SF AVAILABLE



<b>BUILDING</b>	±133,000 SF Distribution Warehouse
<b>OFFICE</b>	Built-to-Suit
<b>TYPE</b>	Tilt Wall, Rear Load
<b>DIMENSIONS</b>	719' W X 185' D
<b>CEILING HEIGHT</b>	32' Clear
<b>COLUMN SPACING</b>	52' W x 60' D
<b>TRUCK COURT</b>	120'
<b>FLOOR</b>	6" 4,000 PSI Concrete
<b>ROOF</b>	White TPO, R-22 Rigid Insulation
<b>ELECTRICAL</b>	2,000 Amp, 277/480 Volt, 3 Phase
<b>LIGHTING</b>	Clerestory Windows, Built-to-Suit LED
<b>FIRE PROTECTION</b>	ESFR Sprinkler System
<b>TRUCK DOORS</b>	24 Dock-High, 2 Drive-In
<b>AUTO PARKING</b>	111 Spaces



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



**Hughes Commercial Real Estate, Inc.**  
8215 Roswell Road, Building 700  
Atlanta, GA 30350  
770-559-1099 | hughes-cre.com

<b>Cade McDonald</b>	404-307-5166	cade@hughes-cre.com
<b>Tommy Hughes, Jr.</b>	404-218-5080	tommy@hughes-cre.com
<b>James Hicks</b>	404-304-2386	james@hughes-cre.com



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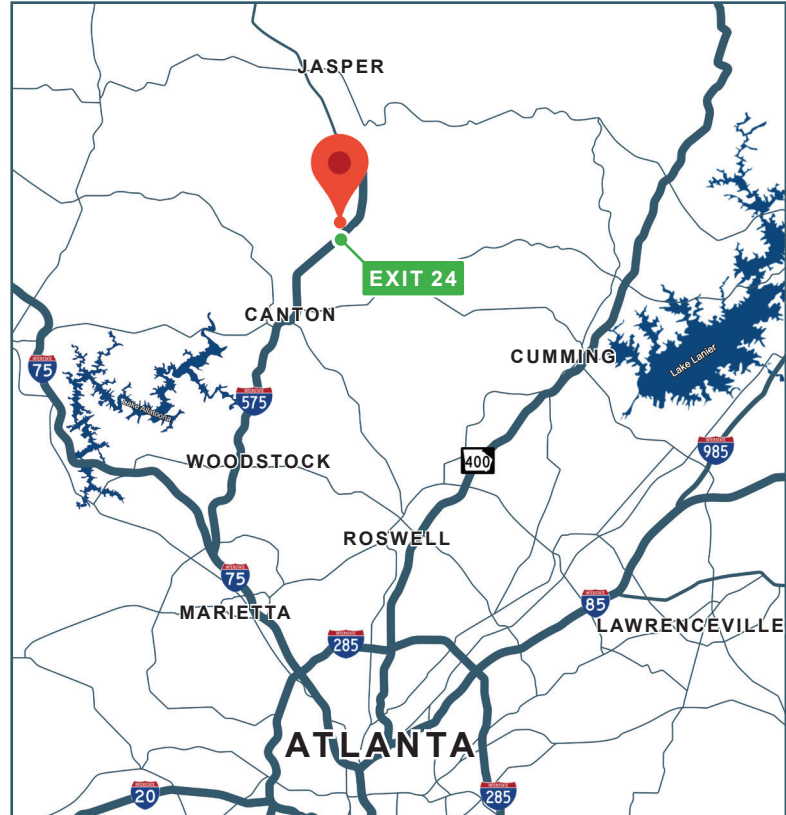
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INDUSTRIAL OUTDOOR STORAGE LOTS

±7 - 18 ACRES AVAILABLE



<b>PROPERTY</b>	±7 - 18 Acres of Industrial Outdoor Storage (IOS)
<b>LOT A SIZE</b>	±10.8 Acres
<b>LOT B SIZE</b>	±7.3 Acres
<b>POTENTIAL USES</b>	Equipment Storage Outdoor Storage Trailer Parking Laydown Yard
<b>PROPERTY AMENITIES</b>	Graveled Lots Fenced / Gated LED Lighting Stormwater Detention Ponds
<b>MAINTENANCE BUILDINGS</b>	±5,000 - 20,000 SF Built-to-Suit
<b>LOCATION</b>	I-575, Exit 24 (Airport Dr)
<b>PROXIMITY TO NEARBY CITIES</b>	±5 miles to Canton ±10 miles to Holly Springs ±15 miles to Woodstock ±16 miles to Cumming



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