

# FOR LEASE

3 PASCHALL RD, PEACHTREE CITY, GA 30269



## PROPERTY INFORMATION

AVAILABLE SPACE	±36,000 SF
BUILDING SIZE	±72,160 SF Industrial Building
TYPE	Tilt Up Concrete
COLUMN SPACING	60' Load-Bearing Walls
BAY DIMENSIONS	60' x 200'
CLEAR HEIGHT	19' Bay 500 - 800 27' Bay 900 - 1000
LOADING*	4 Dock-High Doors 7 Exterior Docks (5 with Levelers) 1 Ramp 6 Roll-Up Doors *Can add more dock positions
TRUCK COURT	120'
COVERED DOCK AREA	±13,800 SF
ROOF	New 60 mil TPO
ELECTRICAL	3 Phase
LIGHTING	New LEDs
ZONING	Industrial
PARKING / DRIVEWAY	Paved Driveway & Truck Courts Paved Employee Area Gravel Trailer Area
ADDITIONAL	Bay 500 - 700: Restrooms & small offices can be available.



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.**  
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## BAY BREAKDOWN



\* Bay 500 - 700: Restrooms & small offices can be available.

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