

FREE STANDING FLEX | WAREHOUSE



PROPERTY FEATURES

- Total Square Feet: 30,000
- Office: 6,150 SF
- 6 Dock High Doors
- 2 Drive In Doors
- Additional Service Bay with 2 additional Drive In Doors
- 4 Acres
- Abundant Parking
- Outside Storage
- Great West Midtown Location & Quick Access to I-285
- 20' Clear
- Column Free Warehouse (21,000 SF)
- Building is suited for multiple uses including, Flex, Service, Office, Church and Production Offices
- Traffic Count: 20,000/day
- Adjacent 3.5 Acres Available For Lease or Sale



For Leasing Information:

Clay Willcoxon | clay@raulet.com | 404.601.9500 x12
John Raulet | john@raulet.com | 404.601.9500 x11

www.raulet.com

Photo Gallery



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Aerial



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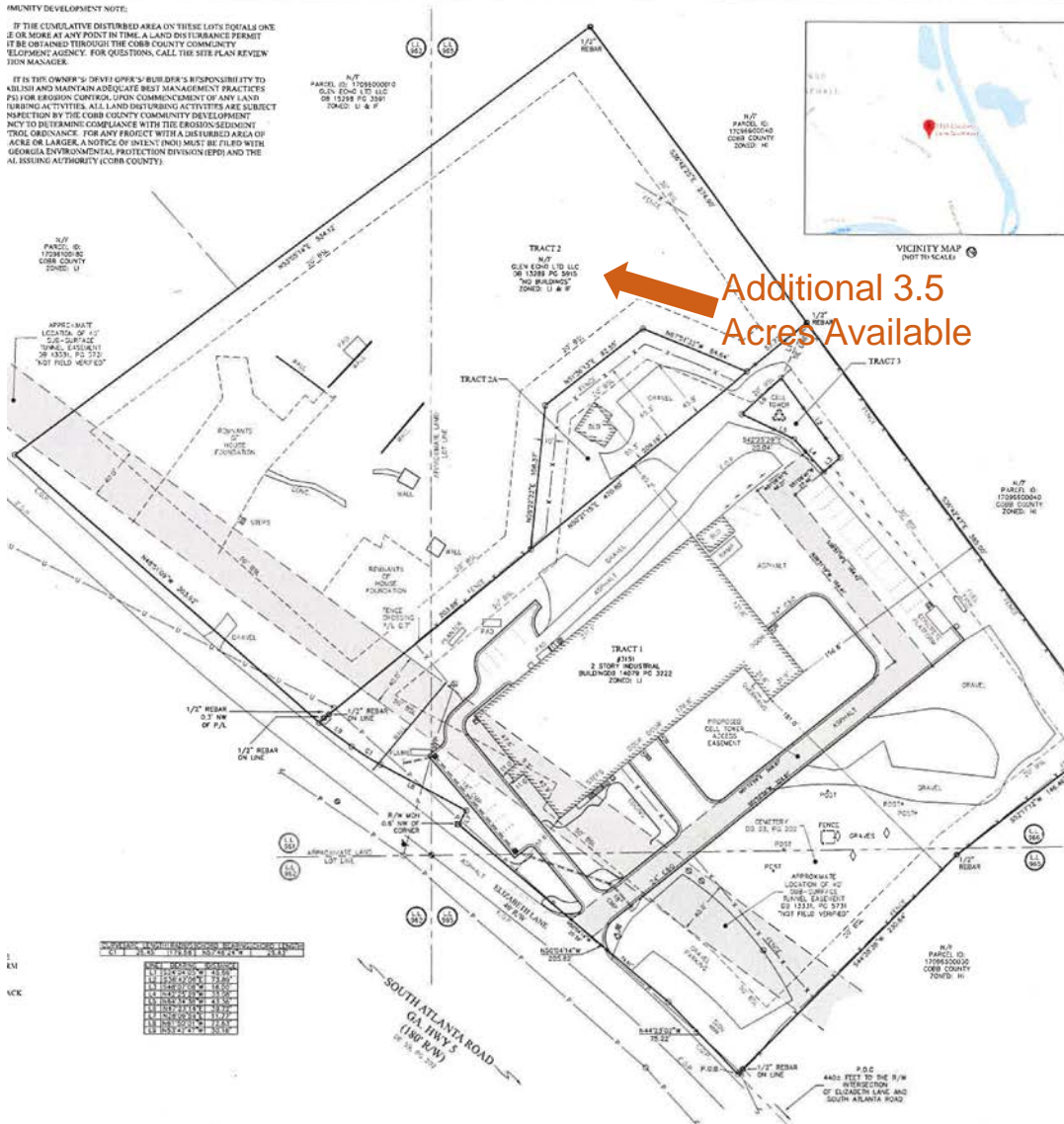
www.raulet.com

Survey

COMMUNITY DEVELOPMENT NOTE:

IF THE CUMULATIVE DISTURBED AREA ON THESE LOTS TOTALS ONE (1) ACRE OR MORE AT ANY POINT IN TIME, A LAND DISTURBANCE PERMIT MUST BE OBTAINED THROUGH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. FOR QUESTIONS, CALL THE SITE PLAN REVIEW TEAM MANAGER.

IT IS THE OWNER'S/DEVELOPER'S/BUILDER'S RESPONSIBILITY TO MAINTAIN AND MAINTAIN ADEQUATE BEST MANAGEMENT PRACTICES FOR EROSION CONTROL UPON COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES. ALL LAND DISTURBING ACTIVITIES ARE SUBJECT TO INSPECTION BY THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY TO DETERMINE COMPLIANCE WITH THE EROSION CONTROL ORDINANCE. FOR ANY PROJECT WITH A DISTURBED AREA OF ONE (1) ACRE OR LARGER, A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION (EPA) AND THE ADJUDICATING AUTHORITY (COBB COUNTY).



ZONING INFORMATION:

L1 - LIGHT INDUSTRIAL
SETBACKS:
FRONT: 5'
SIDE: 20'
REAR: 30'

INFORMATION OBTAINED FROM COBB COUNTY ZONING: 04/10/2019

THE SURVEYOR HAS REVIEWED THE ZONING MAPS AND RECORDS AND HAS DETERMINED THAT THE ZONING AND SETBACK REQUIREMENTS ARE AS SHOWN.

FLOOD STATEMENT

BY GRAPHIC REPRESENTATION ONLY, I HAVE EXAMINED THE FLOODING INFORMATION AND HAVE DETERMINED THAT THE PROPERTY IS NOT IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INFORMATION AS SHOWN ON THE FLOOD HAZARD MAPS OF COBB COUNTY, GEORGIA.

SURVEYOR'S ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

REGISTERED PROFESSIONAL SURVEYOR
MICHAEL S. KELLEY PLS #2113
DATE: 04/18/2019

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, BASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE SECURITY.

COBB COUNTY WATER SYSTEM _____ DATE _____
ZONING DIVISION _____ DATE _____
DEVELOPMENT & INSPECTIONS DIVISION _____ DATE _____

OWNER'S ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT FOR A DEEDY AUTHORIZED ACT OF THEFT WHOSE NAME IS SURCHARGED HEREON. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY COBB COUNTY IS ONLY FOR THE SUBDIVISION OR COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THIS SUBDIVISION OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE _____ DATE _____
PRINT NAME _____
SIGNATURE _____ DATE _____
PRINT NAME _____

SPR-2019-

AREA	AREA	AREA	AREA	AREA	AREA
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
73	74	75	76	77	78
79	80	81	82	83	84
85	86	87	88	89	90
91	92	93	94	95	96
97	98	99	100		