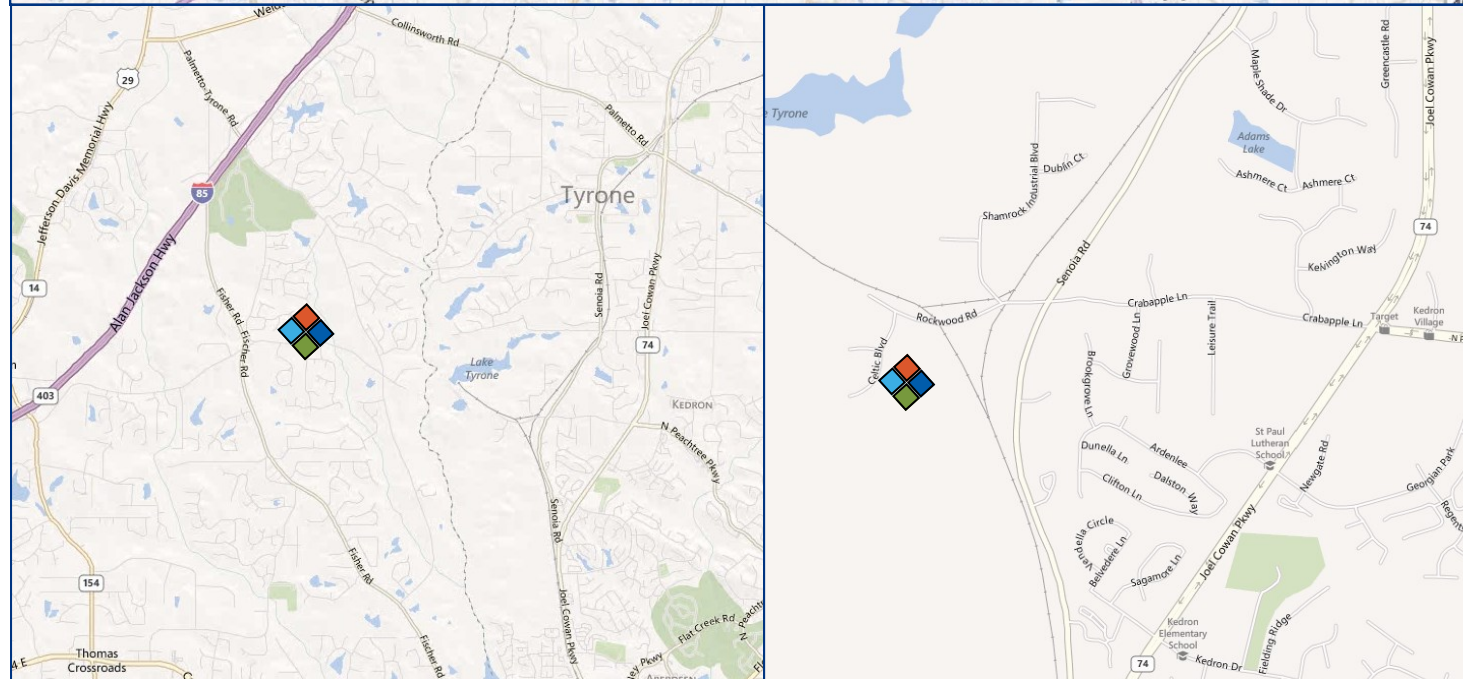
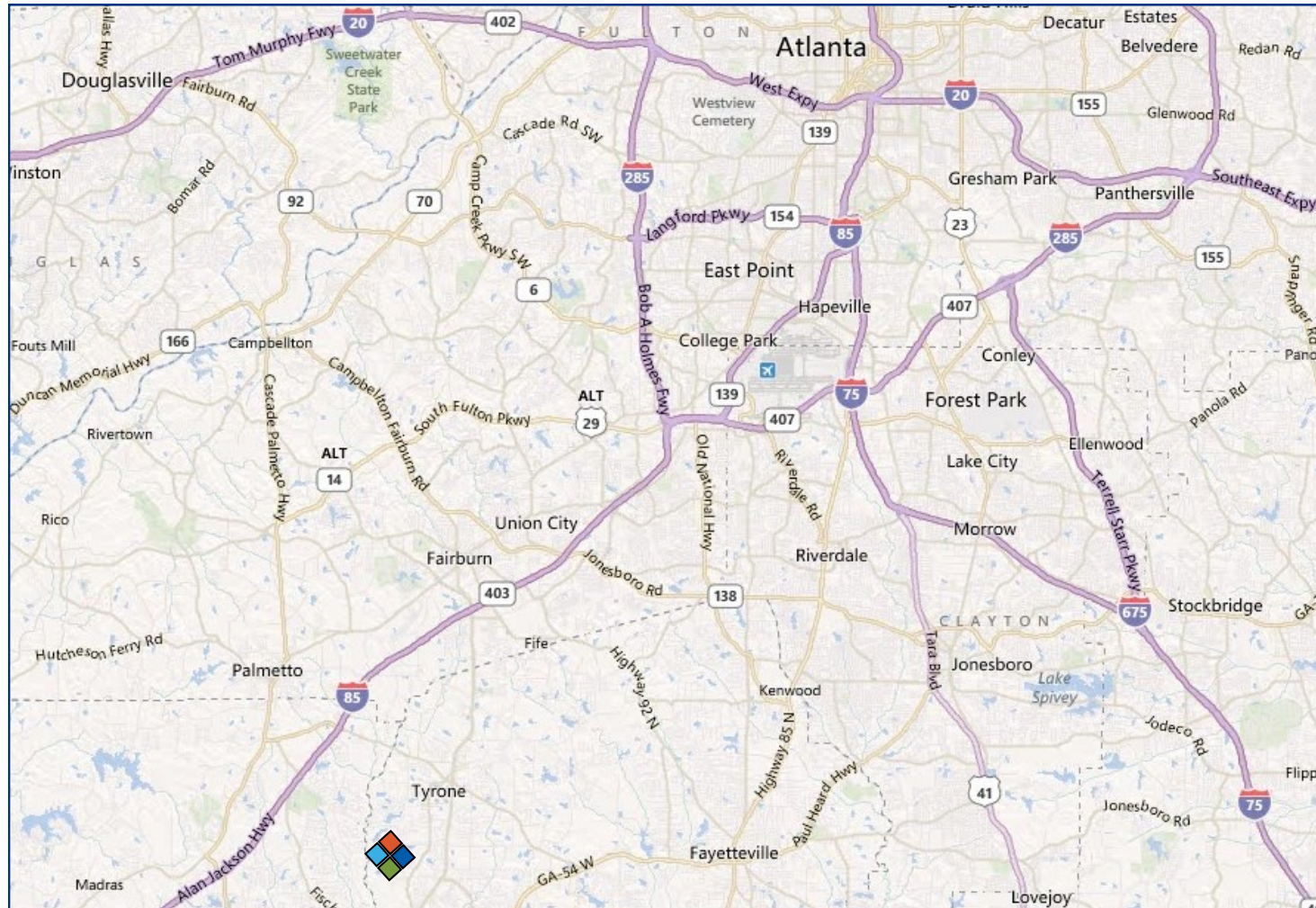


INDUSTRIAL FACILITY
140 CELTIC BLVD | TYRONE | GA



Industrial Facility
FAYETTE COUNTY
140 CELTIC BLVD | TYRONE | GEORGIA



INDUSTRIAL
SPACE
FOR LEASE

RBA 68,199 sq ft
Warehouse 61,975 sq ft
Office 6,224 sq ft

ZONING
Industrial

LEASE RATE
Inquire

MANUFACTURING | WAREHOUSE | DISTRIBUTION



For more information,

Brad Jubin
678-481-5676
Brad@EdifyCRE.com

Edify CRE, LLC
309 Roundstone Rock
Tyrone, GA 30290

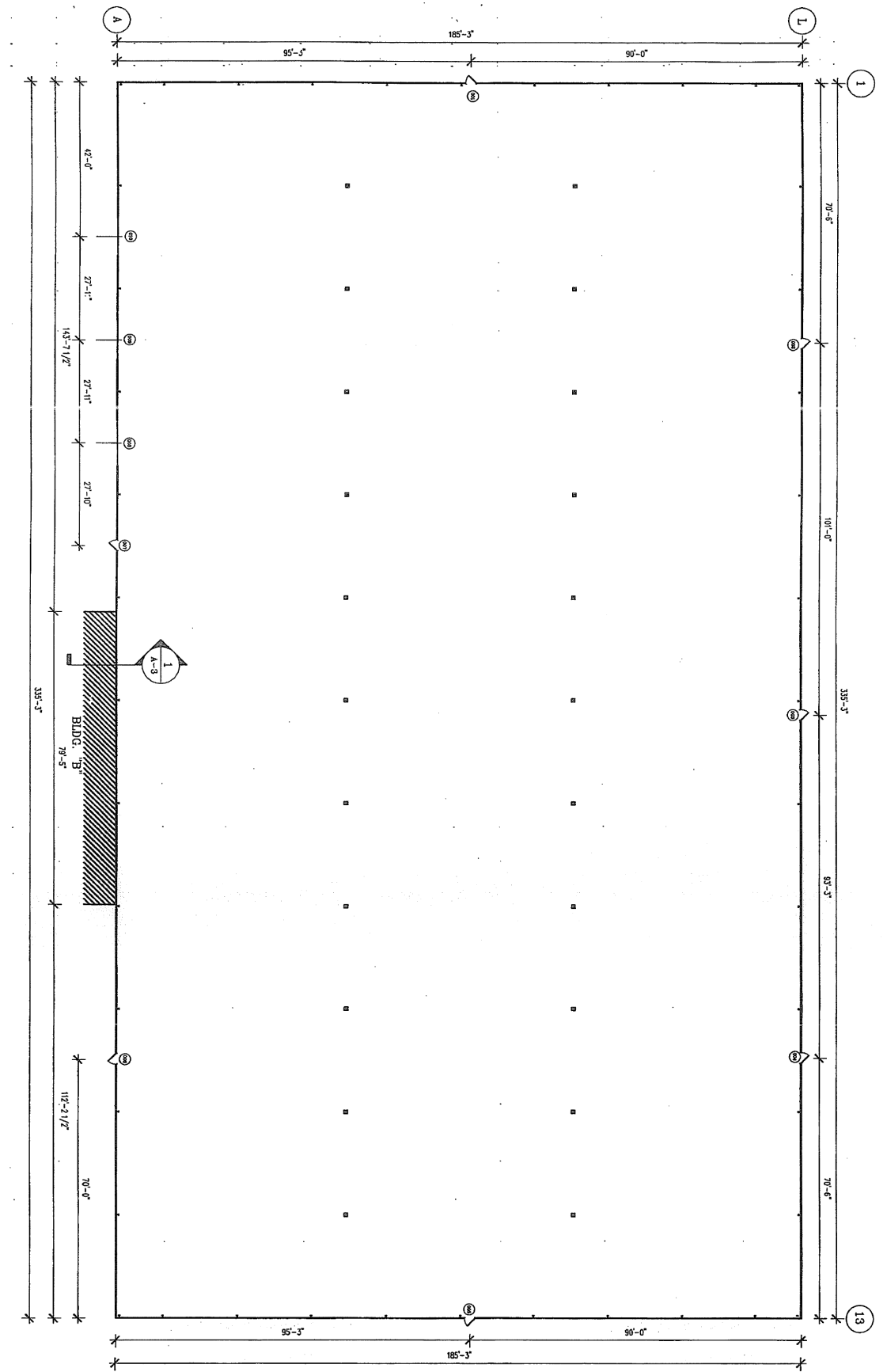
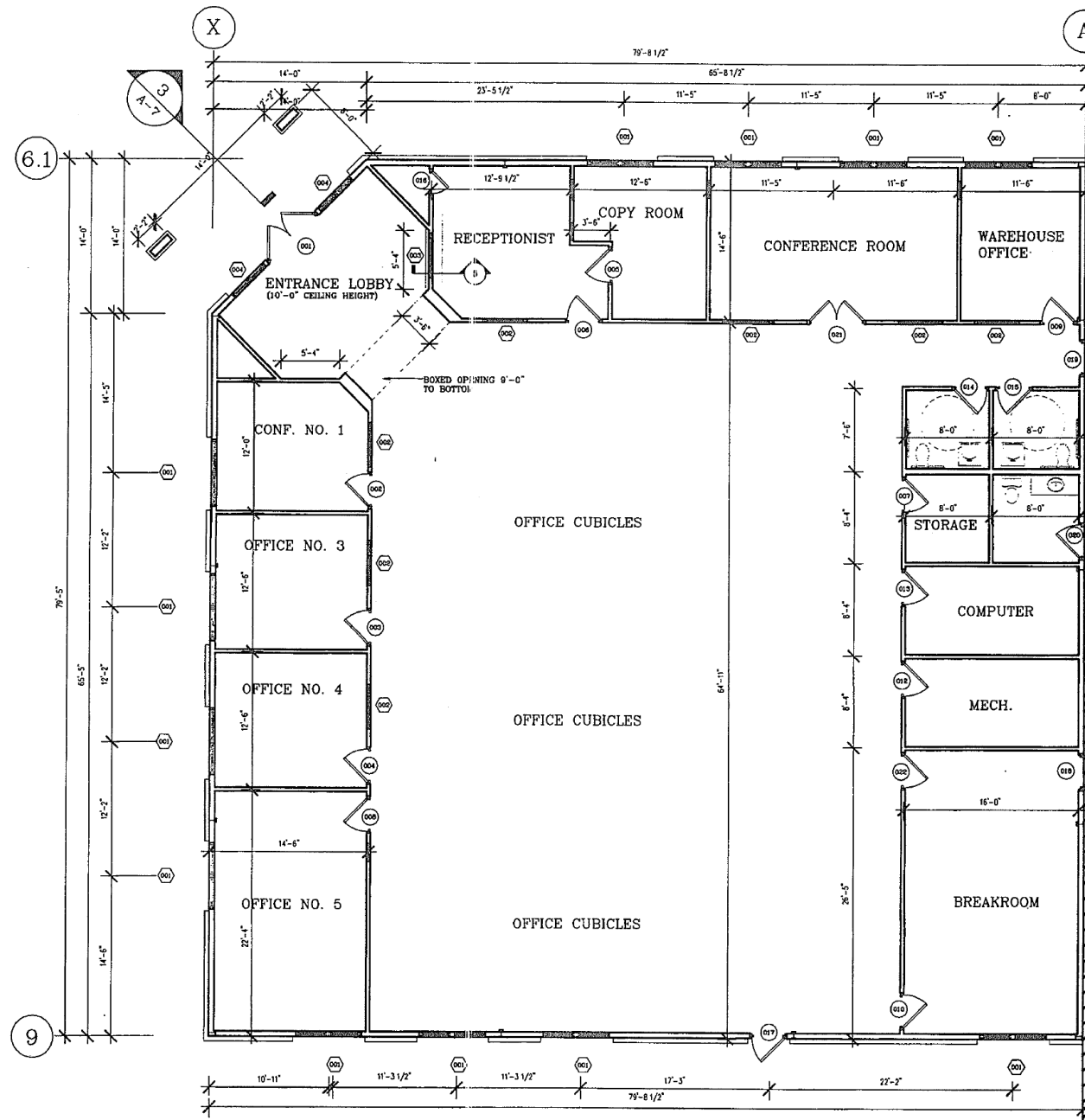
STRATEGIC LOCATION

- Strong Demographics with High Median Household Income of \$100,000+ 5-mile radius
- South of Atlanta, 20 miles—4 lane or more continuous
- Easy access to I-85 and Atlanta Hartsfield-Jackson International Airport
- Strong Workforce Demographics
- Master-Planned Communities with strong Quality of Life
- Dolce Atlanta Conference Center (5 miles) with 233-room hotel and Wyndham Conference Center (3 miles) with 250 guest rooms and 26,000 sf meeting space
- Residential living: Single Family Homes from \$150,000-\$2M+ with median of \$275,000. Lake homes and 3 golf courses surrounding residential developments
- Strong industrial base. Current Companies in Fayette County include: Cooper Lighting, Panasonic, NCR, Hoshizaki America, TDK, World Airways, Avery Dennison, National Weather Service.
- Progressive Chamber and Economic Development Authority

The information presented herein is provided as is, without warranty of any kind. Edify CRE, LLC assumes no liability for errors and omissions.

Office Area

Warehouse



Building Specifications

- RBA:** 68,199 sq ft
- Warehouse:** 61,975 sq ft
- Office:** 6,224 sq ft
- Ceiling Height:** ~24' Clear max (19' min)
- Exterior Walls:** Metal
- Roof System:** Metal Standing Seam
- Sprinkler:** Wet
- Electrical:** Total service
- Truck Doors:** Six dock high truck doors and 1 one drive-in

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