

63,000 SF AVAILABLE

908 West Avenue | Cedartown, GA 30125



Industrial
park
setting



23'6" max ceilings
expandable by
approximately 30,000 SF

**Newmark Grubb
Knight Frank**
Industrial

Bartell Hardison
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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YEAR BUILT	1967 Expandable approximately 30,000 SF to the west
OFFICE	2,400 SF
OFFICE DESCRIPTION	<u>Front office space features:</u> Five (5) private offices and one (1) bullpen area <u>Finishes:</u> Vinyl tile flooring, painted sheetrock walls, acoustic ceiling tile and fluorescent lighting
QUALITY	Good
DIMENSIONS	150' x 400' with offsets
CEILING HEIGHTS	17' 6"(Min) – 23' 6"(Max)
CEILING COMMENTS	Vinyl backed insulated metal with translucent panels
COLUMN SPACING	25' x 50'
COLUMNS	Steel Tubular
ROOF	Standing seam metal
FLOORS	Concrete
WALLS	Brick to 8' with vinyl backed insulation above (Star Brand Building)
LIGHTING	Combination strip fluorescent and metal halide
LOADING	<u>North:</u> Five (5) interior tailgate docks, complete with levelers and pads, accessed via three (3) drive-in doors
GAS	City - 4" main
WATER	City - 12" main
SEWER	City - 10" main
POWER	GA Power - 240 V, 3 phase, 400 amp
HEAT	Gas - Ceiling suspended units
AIR CONDITIONING	Office
VENTILATION	Wall mounted fans and ceiling mounted louvers
AIR LINE	Air lines in portion of warehouse
FREEZER COOLER	3,000 SF freezer/cooler
SECURITY	Fully fenced truck court
MISCELLANEOUS	2015 taxes - \$7,987.79
PARKING	Ample, paved
LAST USE	Grocery warehouse/distribution
SPECIAL FEATURES	2,250 SF separate racked room with mezzanine above



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