



1440 ROCK MOUNTAIN BLVD

STONE MOUNTAIN | GEORGIA

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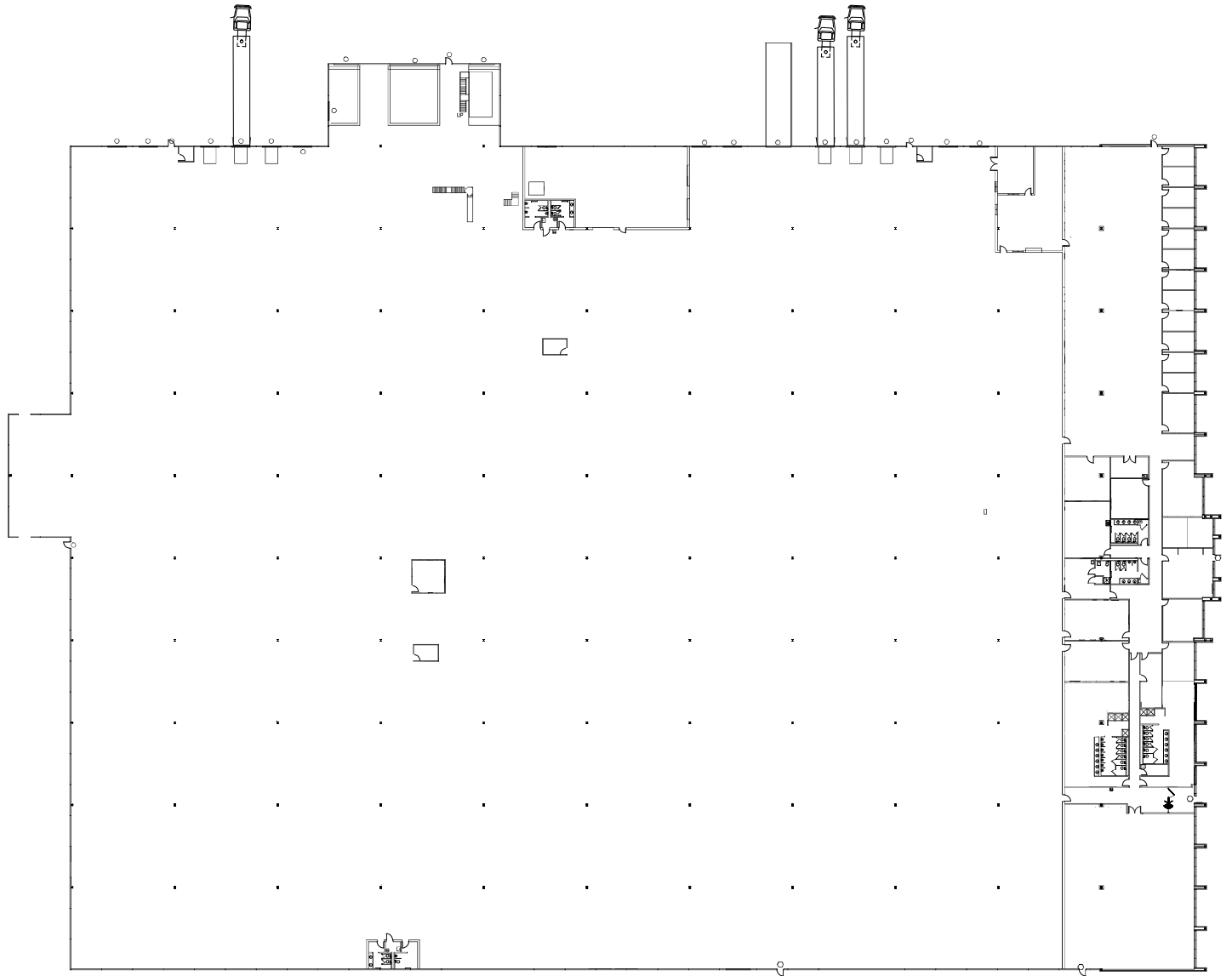
PROPERTY OVERVIEW



PROPERTY ADDRESS	1440 Rock Mountain Boulevard, Stone Mountain, Georgia 30083
SITE AREA	12.89 Acres
TOTAL BUILDING AREA	220,800 SF
OFFICE AREA	27,600 SF
WAREHOUSE AREA	195,060 SF (Production & Warehouse)
YEAR CONSTRUCTED	2000
CONSTRUCTION TYPE	Brick & Block front offices, Tilt-wall concrete
HVAC (PRODUCTION)	Production / Warehouse 100% HVAC
LOADING	14 (9' x 10') Dock high doors 1 Drive-in ramp door 3 Oversized Drive-in grade level doors to truck well
PARKING	270 Car parks
CEILING CLEAR HEIGHT	24'
COLUMN SPACING	40' x 46'
ELECTRICAL	4,000 Amps
ROOF	New roof to be installed by Seller prior to closing
TAXES	Property is located in a tier 3 tax credit zone

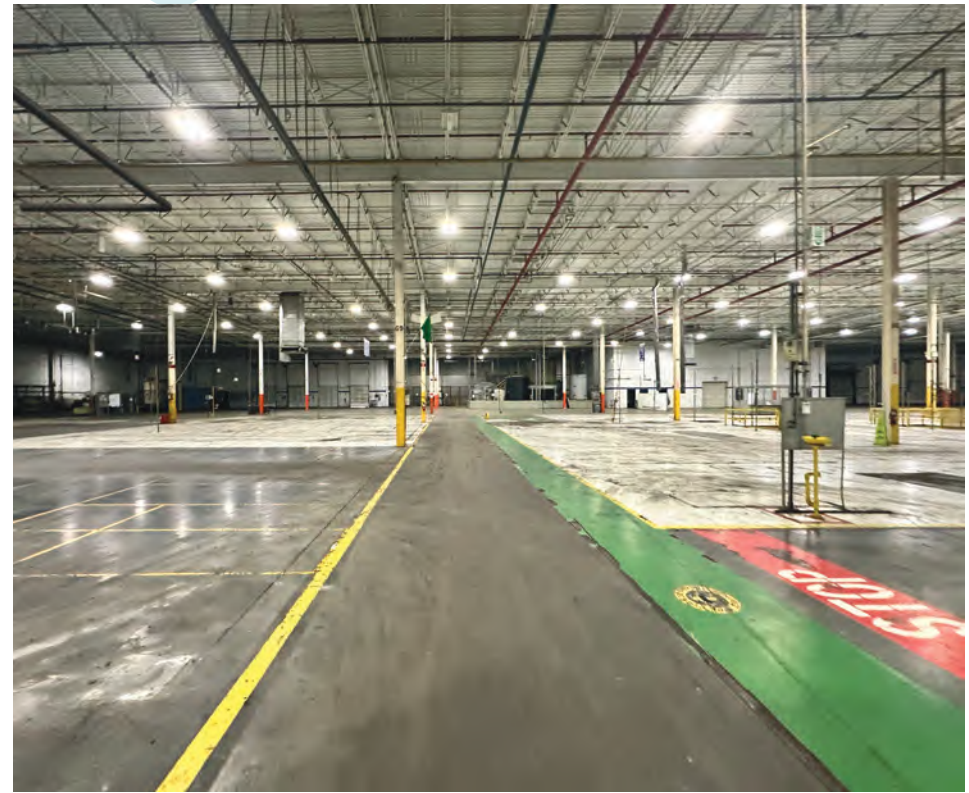
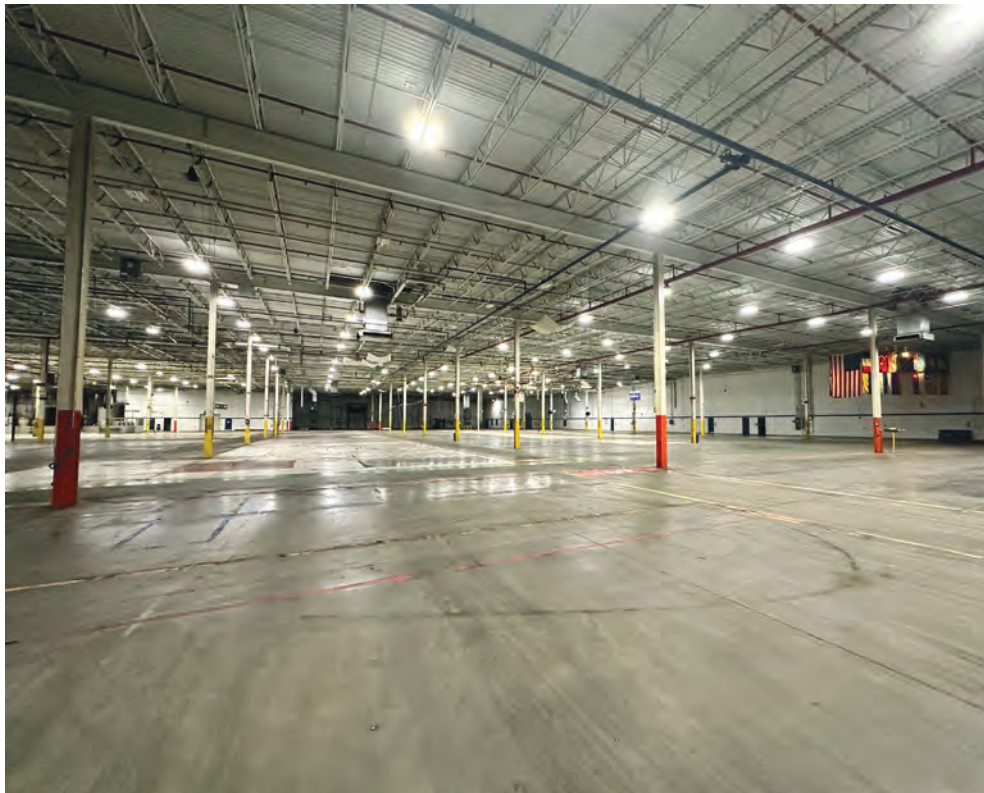
PROPERTY OVERVIEW

FLOOR PLAN



PROPERTY OVERVIEW

PHOTOS



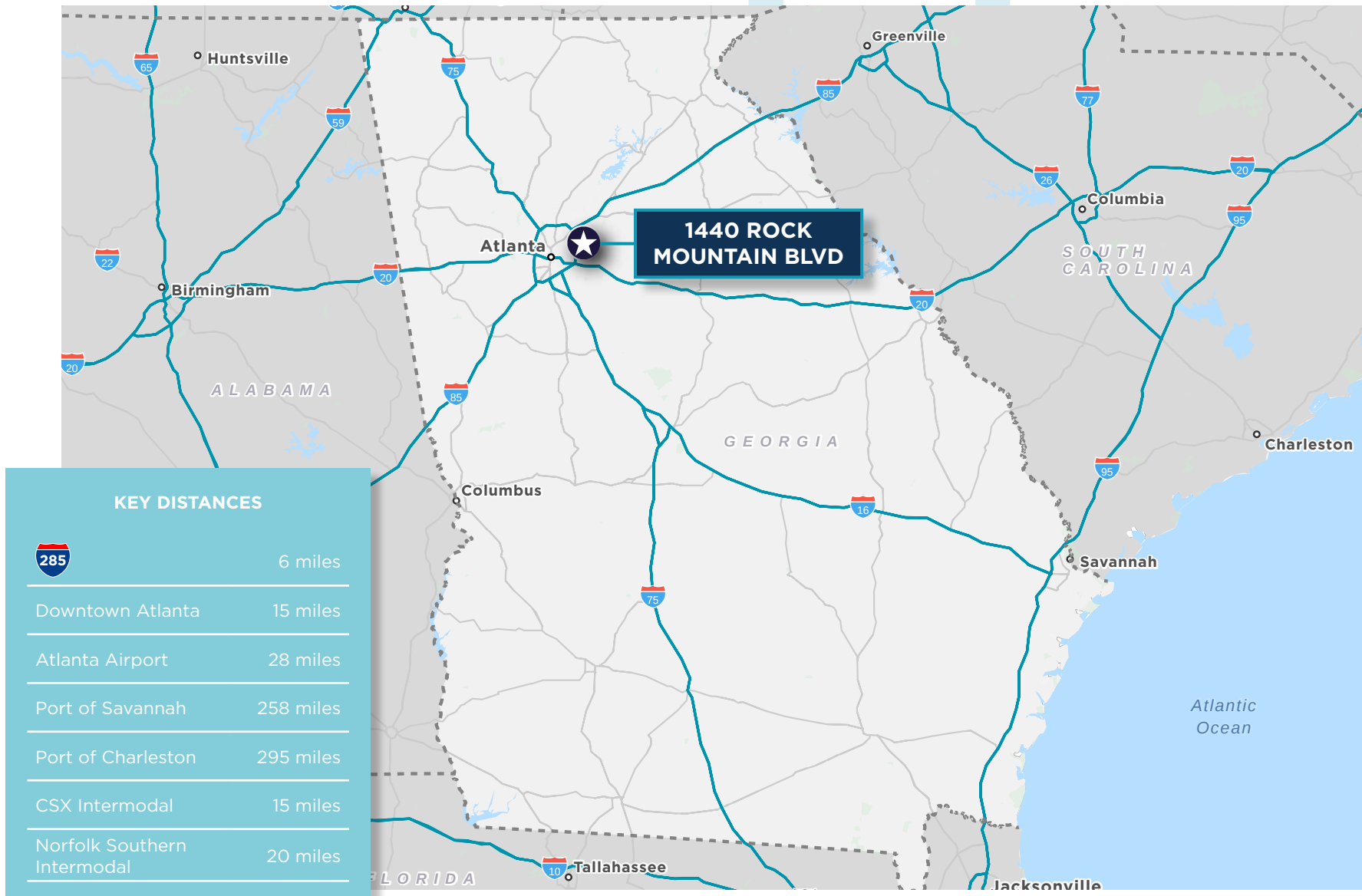
LOCATION OVERVIEW

ATLANTA METRO



LOCATION OVERVIEW

GEORGIA



AERIAL OVERVIEW





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