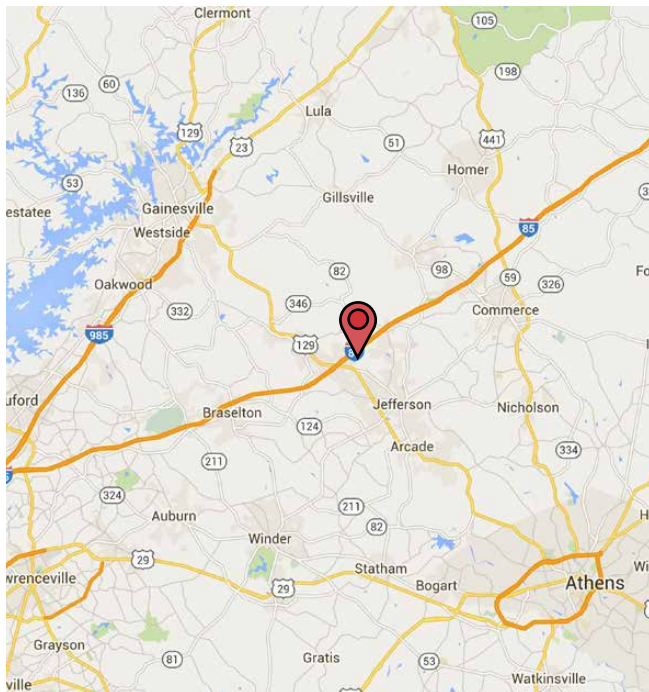




## 235 Hog Mountain Road Jefferson, Georgia 30549



### PROPERTY HIGHLIGHTS

- 673 Employee parking spaces
- I-85 visibility and signage
- Excellent interstate access
- Future billboard opportunities

### 1. Building Features

- Total size: 459,134 SF
- Acres: 37.66
- Year Built: 2010
- Construction Type: Tilt-wall

### 2. Office Area

- Size: 25,700 SF

### 3. Showroom Area

- Size: 18,950 SF

### 4. Warehouse Area

- Size: 409,500 SF
- Roof: 45 Mil; TPO Roof
- Loading: 127 Dock doors; 110 with 30,000-lb airbag levelers & lights; 2 ramp doors
- Ceiling Clearance: 32'0"

- Truck Court Depth: 185'
- Cross dock configuration
- Column Spacing: 52'W x 46'8"D;
- 60' Speed Bays
- Sprinklers: ESFR with fire pump
- Power: 4,000 Amps; 77/480v
- 3 phase 2 backup generators
- Security: Fully fenced
- Employee Parking: 673 Parking spaces
- Trailer Parking: 152 Trailer spaces
- Heating/Air Circulation: Cambridge Natural Gas heaters; rooftop exhaust fans to provide 3 air rotations per hour
- Mezzanine: 61,601 SF;
- 150 PSI open area; 5,434 SF metal deck. Neither included in square footage.
- Lighting: T8 high performance fluorescent

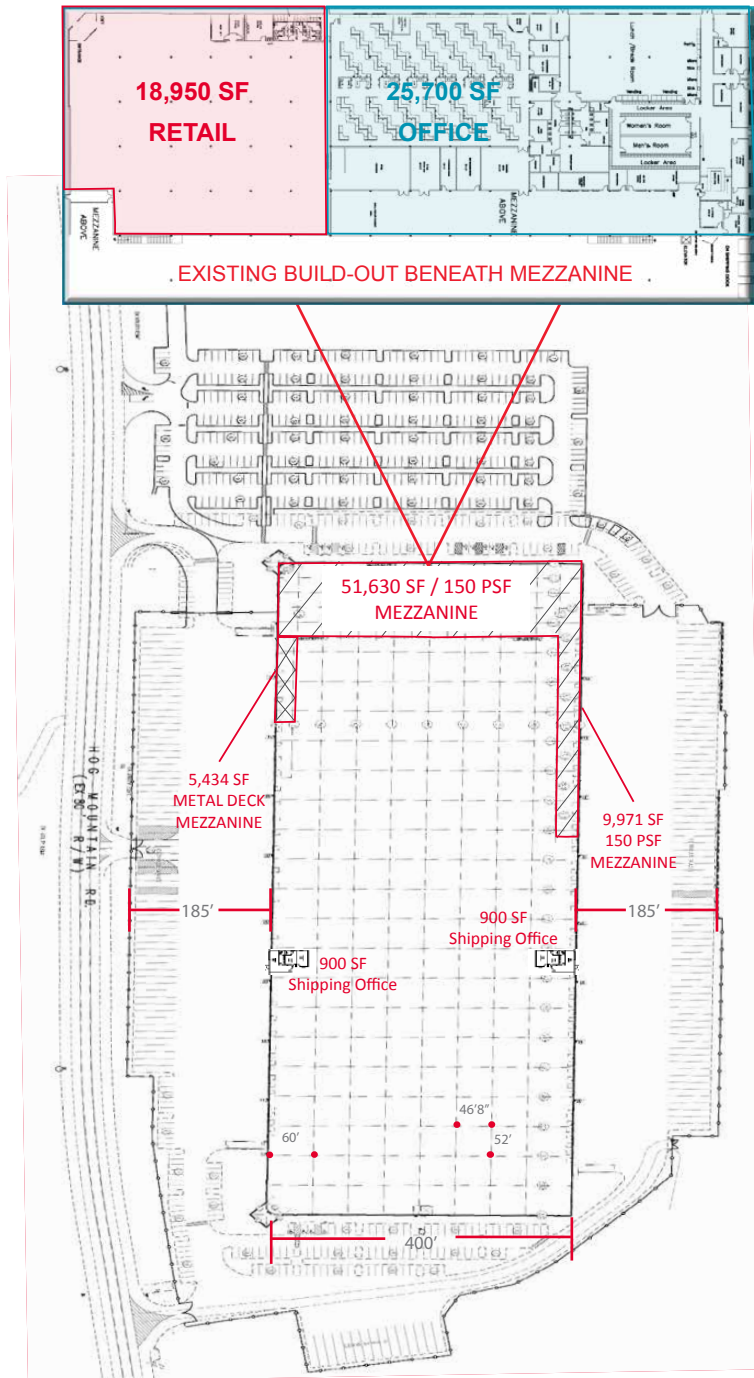
*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

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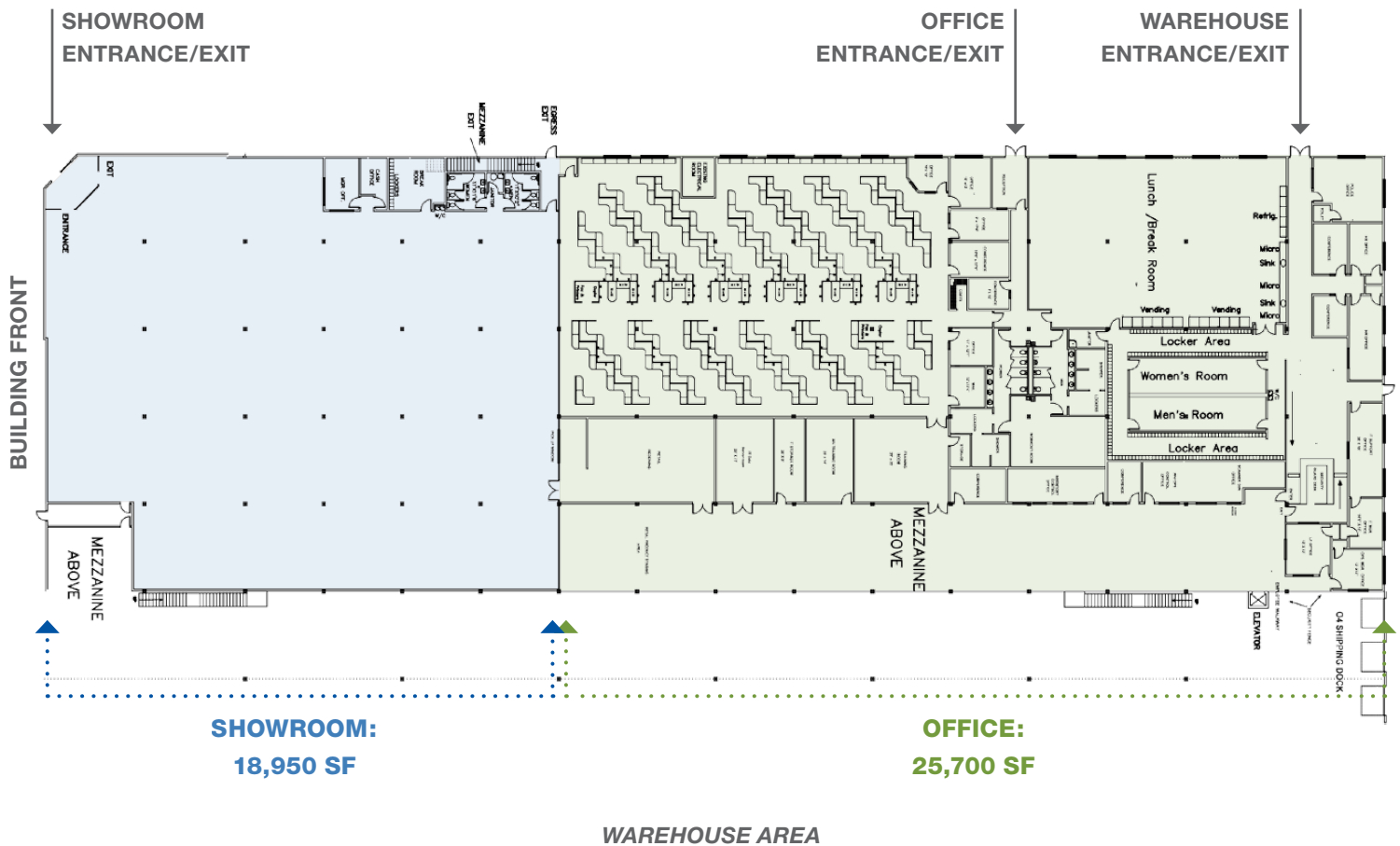
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### Office/Showroom Layout

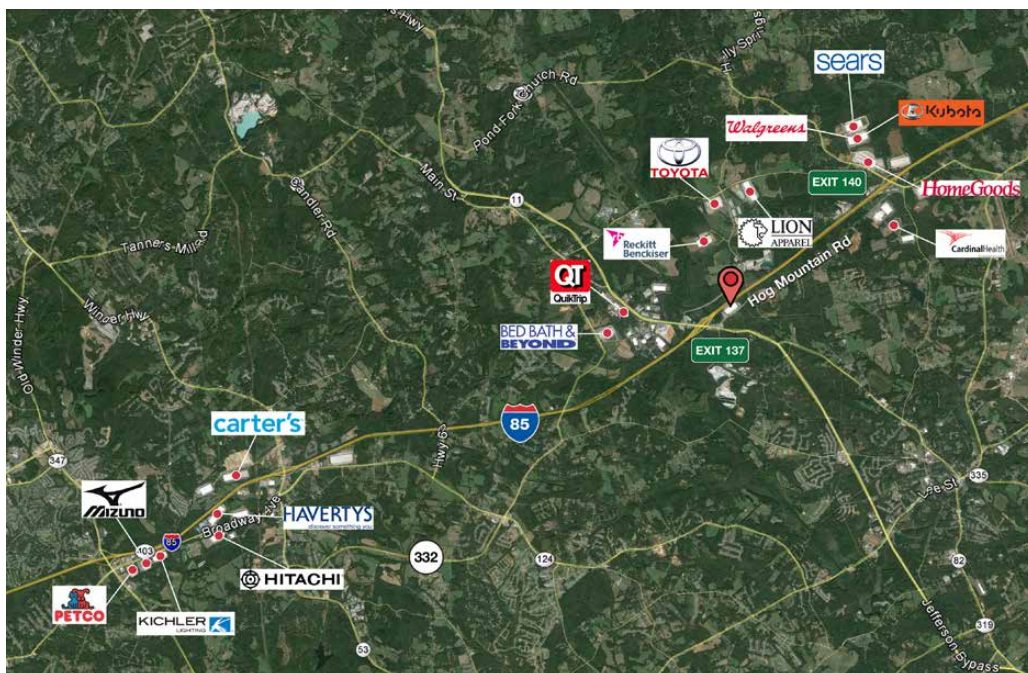
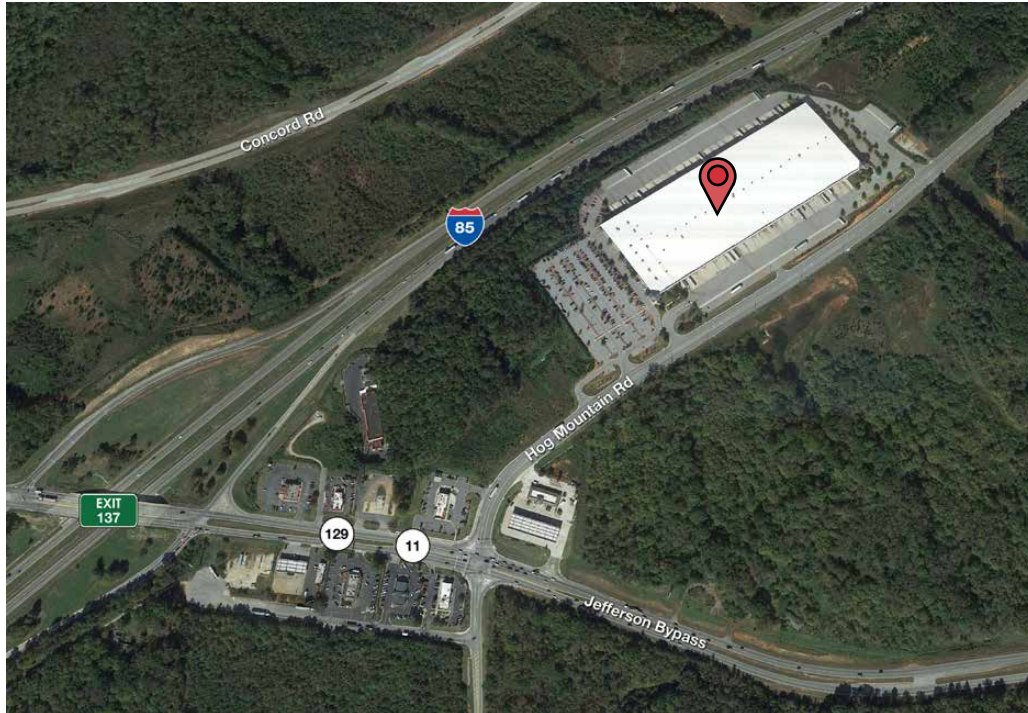


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