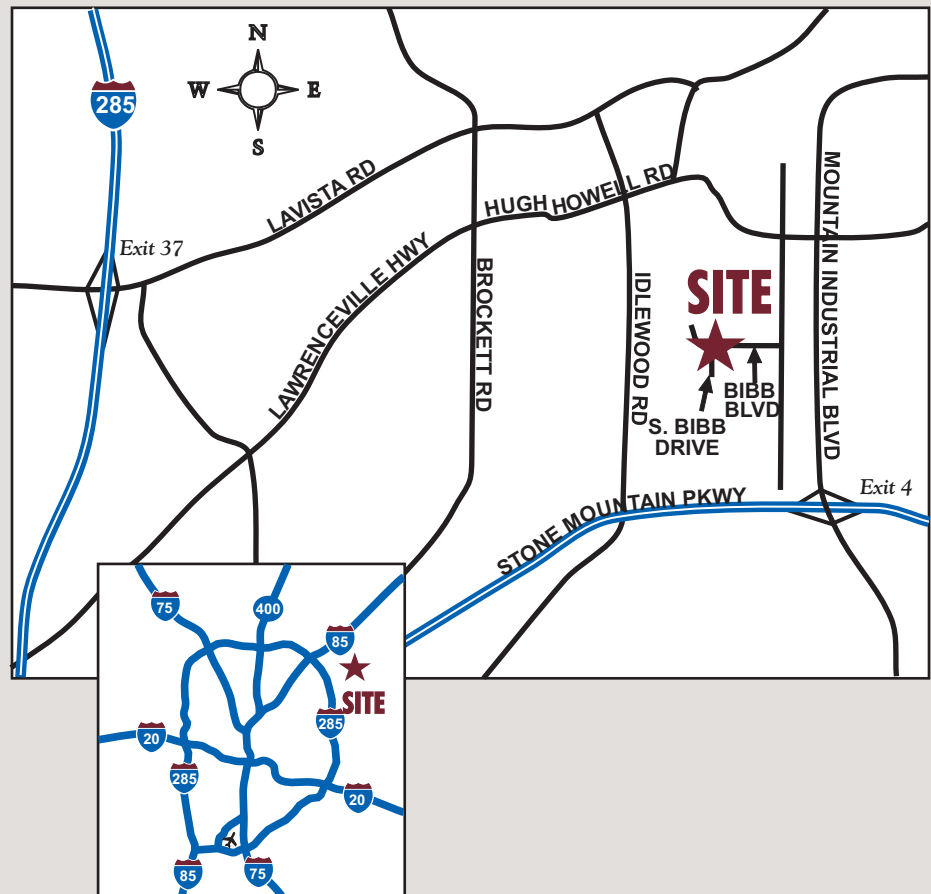




41,386 SF AVAILABLE FOR SALE

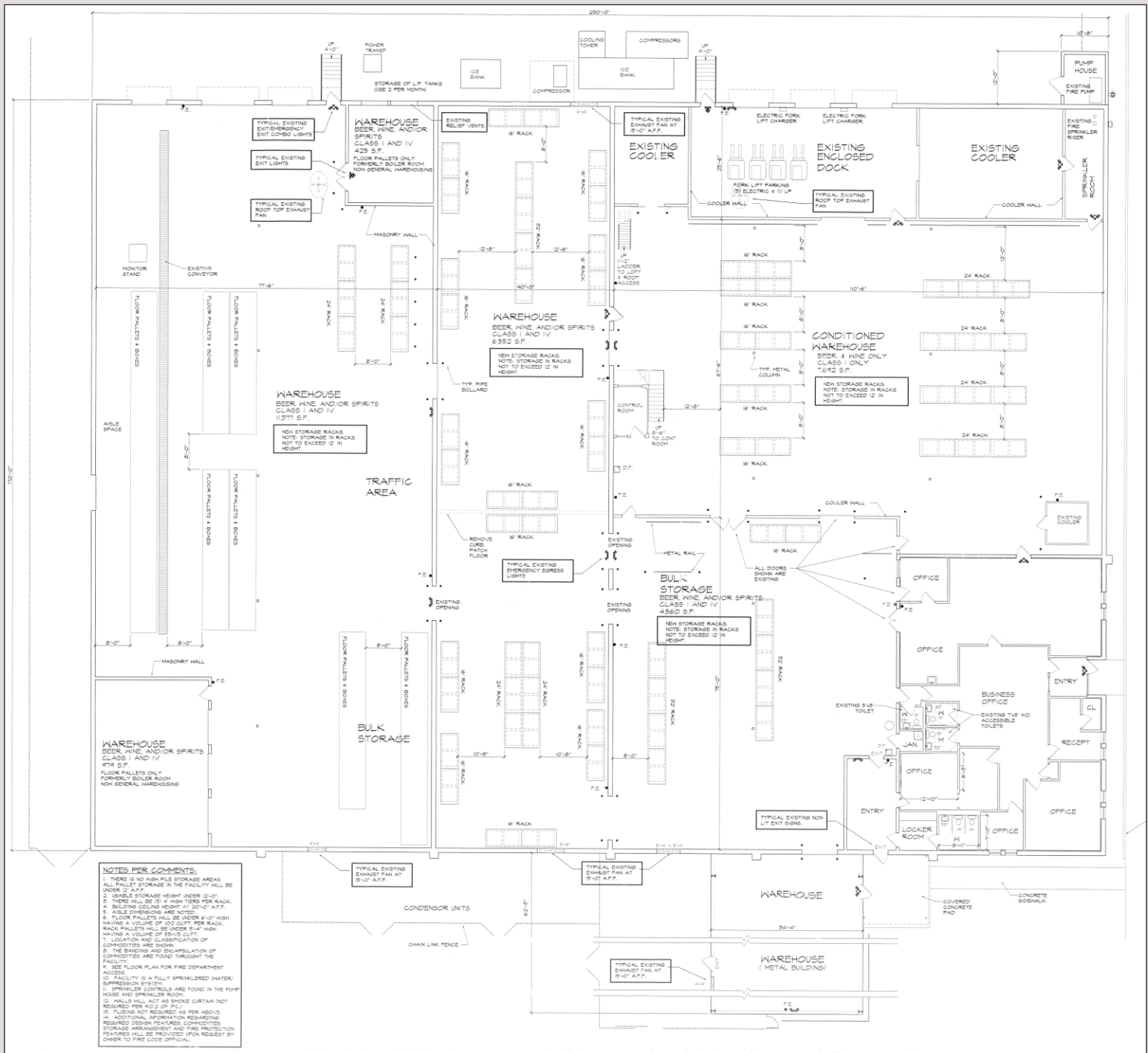
PROPERTY FEATURES:

- ◆ 41,386 SF
- ◆ 3,486 SF Office
- ◆ 22' ceiling height
- ◆ 6 docks with levelers & 1 drive-in door
- ◆ 9,800± SF cooler area @ 40°-50°
- ◆ Exhaust fans & skylights
- ◆ 800 Amps @ 277/480 volts
- ◆ Fully sprinklered
- ◆ 3 acres



**WILSON HULL & NEAL**  
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404.771.3673 cell  
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**NOTES PER COMMENTS:**

1. THERE IS NO HIGH PILE STORAGE AREA. ALL PALLET STORAGE IN THE FACILITY WILL BE UNDER 12'-0" AFF.
2. USABLE STORAGE HEIGHT UNDER 12'-0" AFF.
3. THERE WILL BE 24" HIGH TIE-BACKS PER RACK.
4. BUILDING CEILING HEIGHT AT 20'-0" AFF.
5. AISLE DIMENSIONS ARE NOTED.
6. FLOOR PALLETS WILL BE UNDER 8'-0" HIGH HAVING A GROUND OR 100 GULF PER RACK. RACK PALLETS WILL BE UNDER 9'-4" HIGH HAVING A GROUND OR 85 GULF.
7. LOCATION AND CLASSIFICATION OF COMMODITIES ARE NOTED.
8. THE BUILDING AND ENCLOSURE OF COMMODITIES ARE NOTED THROUGHOUT THE FACILITY.
9. SEE FLOOR PLAN FOR FIRE DEPARTMENT ACCESS.
10. FACILITY IS A FULLY SPRINKLERED (WATER) SUPPRESSION SYSTEM.
11. SPRINKLER CONTROLS ARE FOUND IN THE PUMP HOUSE AND SPRINKLER ROOM.
12. WALLS WILL ACT AS SMOKE CURTAIN NOT REQUIRED PER IBCS OF IFC.
13. PLUMBING NOT REQUIRED AS PER ABOVE.
14. ADDITIONAL INFORMATION REGARDING REQUIRED DESIGN FEATURES, COMMODITIES STORAGE MANAGEMENT AND FIRE PROTECTION FEATURES WILL BE PROVIDED UPON REQUEST BY OWNER TO FIRE CODE OFFICIAL.