

**FOR SALE or LEASE**

**LAVISTA  
ASSOCIATES, INC.**

Commercial and Industrial, Realtors®

**CRANE-SERVED INDUSTRIAL**



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## BUILDING SPECIFICATIONS

*All numbers and specifications are approximate and should be independently verified.*

### CRANES

- (2) 20-ton bridge cranes @ 25' high
- (1) 55' span and (1) 100' span
- (1) 5-ton bridge crane

### POWER

3000 Amps plus distribution - 480/277

### UTILITIES

- Natural Gas
- City Water and Sewer
- Alternative Well Water

### COMPRESSED AIR

Throughout

### NEW CONSTRUCTION

Completed in 2007

### LIGHTING

(78) high-bay industrial-metal halide lighting - 400 watts each

### SITE

23.91-acre developed site with updated detention - partially fenced

### CONCRETE STORAGE LOT

Approximately 15 acres concrete outside storage with 6" concrete and gravel base

### EXTERIOR DOORS

- (4) 25' x 25' motorized
- (3) 16' x 20' motorized
- (1) 20' x 25' motorized
- Other miscellaneous sizes

### ZONED

Heavy Industrial - City of Adairsville  
Bartow County, Georgia

### BUILDING

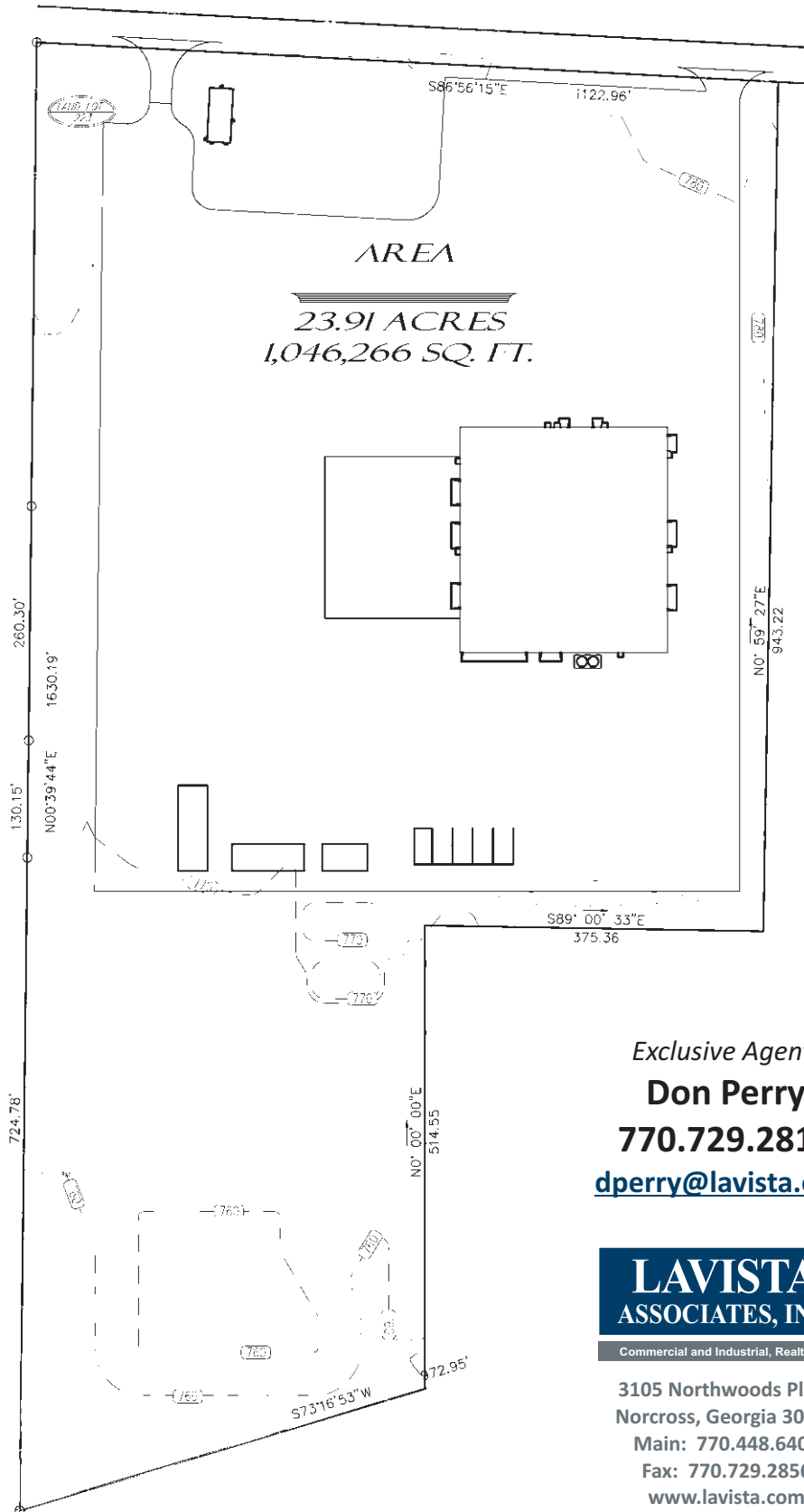
35' - 37' eve height  
Exterior - 7' of 6" concrete wall  
26 gauge metal siding and  
10' translucent panels

### SLAB

Five (5) Different Areas  
Area 1 - 4000 PSI - 8" thick, 1 layer reinforced  
Area 2 - 4000 PSI - 10" thick, 1 layer reinforced  
Area 3 - 5000 PSI - 10" thick, 1 layer reinforced  
Area 4 - 4000 PSI - 8" thick, 1 layer reinforced  
Area 5 - Office - 3000 PSI - 4" thick,  
fiber mesh reinforced

# CRANE-SERVED INDUSTRIAL

Approximately 57,500 SF plus outbuildings  
250' x 230'



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