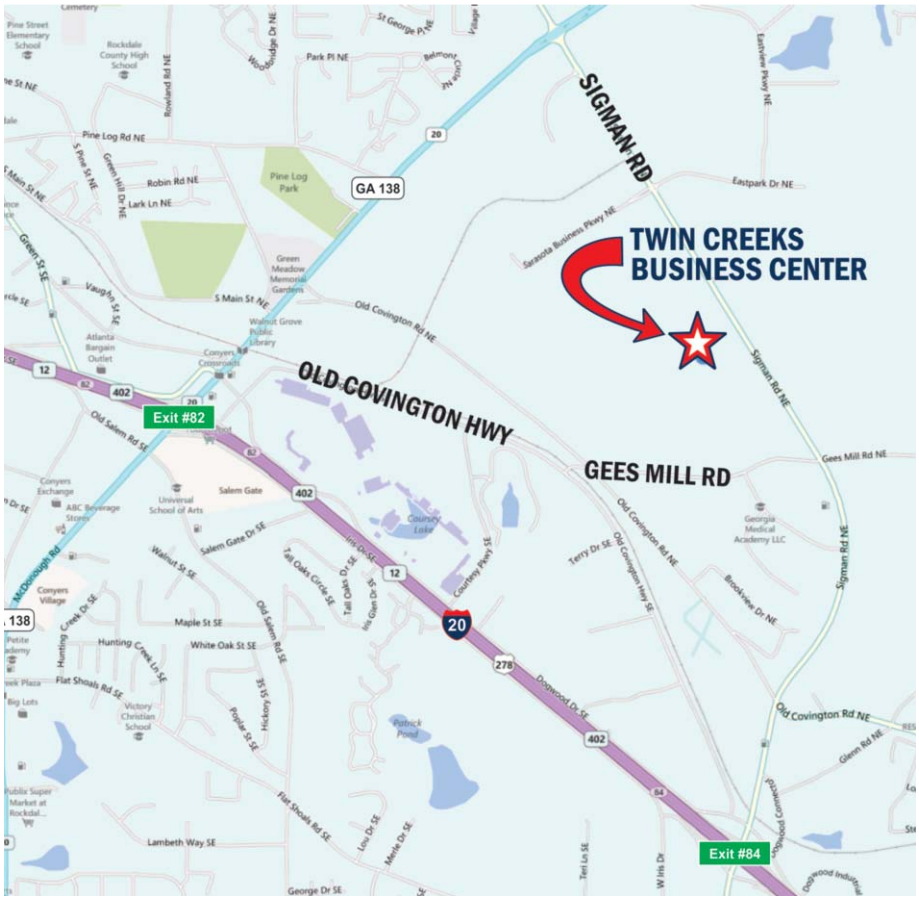
LAVISTA ASSOCIATES, INC.
Commercial and Industrial, Realtors®

45 YEARS 1972 - 2017

FOR LEASE

TWIN CREEKS BUSINESS CENTER

Twin Creeks Parkway| Conyers, Georgia 30013



60,000 SF - 105,000 SF

Minimum 60,000 SF

Excellent Access to I-20 via Exit #84 (Salem Road)

Tilt-Up Construction

32' Clear Height

48' x 50' Column Spacing

60' Staging Bay

60' Concrete Truck Apron

T5 Lighting

ESFR Sprinkler System

(46) Dock-High Doors *(per building)*
(32 *w/ Pits*)

(4) Oversized Loading Doors *(per building)*
(*2 w/ Ramps*)

FOR MORE INFORMATION PLEASE CONTACT

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PROPERTY SPECIFICATIONS

60,000 SF - 105,000 SF

SIZE	
Total:	480,000 Square Feet
Building 1940:	105,000 Square Feet Available
Building 1990:	LEASED
Minimum Divisible:	60,000 Square Feet
DIMENSIONS	300' x 800'
SITE	45 Acres
YEAR BUILT	2017
CONSTRUCTION	
Walls:	Tilt-Up Concrete Panels
Floors:	6" Reinforced Concrete - 4000 PSI
Roof:	TPO
Ceiling Height:	32' Clear Minimum
Column Spacing:	48' x 50' with 60' staging bay
OFFICE / SUPPORT	Build to Suit
ELECTRICAL POWER	Georgia Power
SPRINKLER	ESFR
LIGHTING	T5HO 6-Lamp Fluorescent Fixtures
HVAC	Forced-Air, Gas Fired Heaters in Warehouse Area
WATER / SEWER	Rockdale County
NATURAL GAS	Atlanta Gas Light
TRUCK LOADING	(46) 10' x 10' Dock-High Doors (32 w/ 7' x 8' Pits) *(per building)* (4) Oversized 13' x 14' Doors (2 w/ Ramps) *(per building)* 200' Truck Court with 60' Concrete Apron *(per building)*
ZONING	ID (Industrial Distribution)
PARKING	Building 1940: 137 Automobile, 59 Trailer Building 1990: 145 Automobile, 62 Trailer
TRANSPORTATION	Located Approximately 1 mile from I-20 via Exit #82 (GA Hwy 138) and Approximately 2 miles from I-20 via Exit #84 (Salem Road)