



11300 Hazelbrand Road, NE | Covington, GA 30014



**322,560 SF AVAILABLE
DELIVERS AUG 2022**

Rear Load Design

36' Clear Height

52' x 56' Column Spacing
with 60' Speed Bay

195' Truck Court
with 60' Concrete Apron

(57) 9' x 10' Dock-High Doors

(2) 13' x 14' Drive-In Doors

LED lighting with Motion Sensors

TPO Roof

ESFR Fire Protection

Located in a TIER 2 COUNTY, which
provides a \$3000 tax credit for each
new job created for up to 5 years

OWNED AND MANAGED BY

AshleyCapital
opportunity into value



FOR MORE
INFORMATION
PLEASE CONTACT

BOBBY MAYSON
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PROPERTY SPECIFICATIONS

ADDRESS	11300 Hazelbrand Road, NE Covington (Newton County) Georgia 30014
SIZE	Total: 322,560 Square Feet Available: 322,560 Square Feet Minimum Divisible: 200,000 Square Feet
DIMENSIONS	320' x 1008' (Rear Load Design)
SITE	32.75 Acres
CONSTRUCTION	Walls: Tilt-Up Concrete Panels Slab: 7" Concrete Slab Roof: TPO (45 mil / R22 Insulation) Ceiling Height: 36' Clear Minimum Column Spacing: 52' x 56' with 60' speed bay Clerestory Windows: 91
ELECTRICAL POWER	2000 Amps / 480 Volt / 3 Phase
SPRINKLER	ESFR (2000 GPM Fire Pump)
LIGHTING	LED with Motion Sensors
WATER / SEWER	City of Covington
NATURAL GAS	Atlanta Gas Light
TRUCK LOADING	(57) 9' x 10' Dock-High Doors (18) 40,000 lb Hydraulic Levelers (2) 13' x 14' Drive-in Doors 195' Truck Court with 60' Concrete Apron
ZONING	ID (Industrial Distribution)
PARKING	188 Automobile 84 Trailer Staging (44 Future Trailer Staging Spots)
TRANSPORTATION	Located Approximately 1 mile from I-20 via Exit #93 (GA Hwy 142)