

LAVISTA
ASSOCIATES, INC.

Commercial Real Estate

OVER
50
YEARS
EST. 1972

FOR LEASE

TWIN CREEKS BUSINESS CENTER

700 Sigman Road | Conyers, Georgia 30013

24,960 SF AVAILABLE

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

Office Space (Build-to-Suit)

Tilt-Up Construction

28' Clear Height

48' x 52' Column Spacing

(6) 10' x 11' Dock-High Doors
(2 w/ Air Leveler)

60' Concrete Truck Apron

Owned & Managed by

AshleyCapital



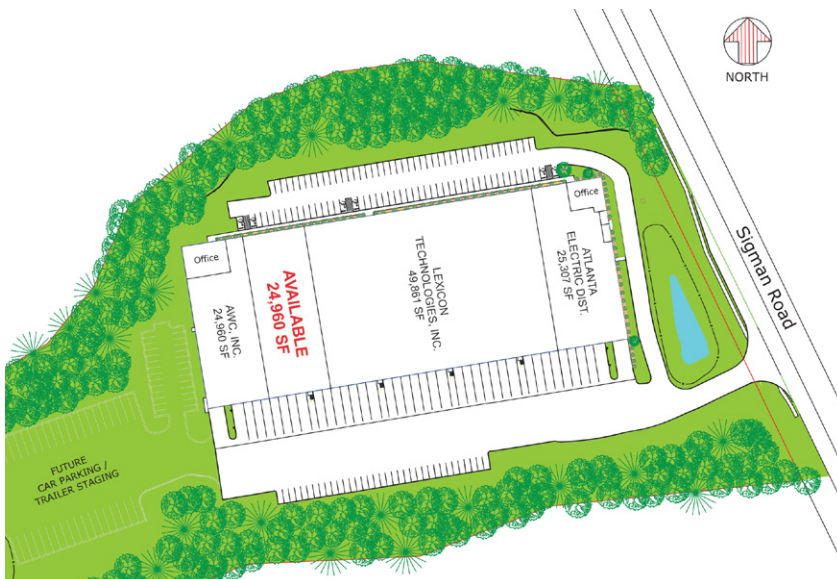
FOR MORE
INFORMATION
PLEASE CONTACT

BOBBY MAYSON
770.729.2817
bmayson@lavista.com

LAVISTA.COM

3490 Piedmont Road, NE | Suite 1300 | Atlanta, Georgia 30305

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PROPERTY SPECIFICATIONS

SIZE	Total:	149,760 Square Feet
	Available:	24,960 Square Feet
	Minimum Divisible:	24,960 Square Feet
DIMENSIONS		240' x 624'
SITE		16.39 Acres
YEAR BUILT		2008
CONSTRUCTION	Walls:	Tilt-Up Concrete Panels
	Slab:	6" Reinforced Concrete - 4000 PSI
	Roof:	TPO
	Ceiling Height:	28' Clear Minimum
	Column Spacing:	48' x 52'
ELECTRICAL POWER		Georgia Power
SPRINKLER		ESFR
LIGHTING		T5HO 6-Lamp Fluorescent Fixtures
HVAC		Cambridge Air Rotation System
WATER / SEWER		Rockdale County
NATURAL GAS		Atlanta Gas Light
TRUCK LOADING		(32) 10' x 11' Dock-High Doors (20 w/ 7' x 8' Pits) (6) Oversized 12' x 14' Doors (2 w/ Ramps) 155' Truck Court with 60' Concrete Apron
ZONING		ID (Industrial Distribution)
PARKING		129 Automobile 40 Trailer (Potential) 2 Additional Acres for Potential Parking
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)