

INNOVATION BUSINESS CENTER

185 INNOVATION WAY, NEWNAN, GA 30265 &
195 INNOVATION WAY, NEWNAN, GA 30265



50,000 - 400,000 SF
AVAILABLE

Trammell Crow Company

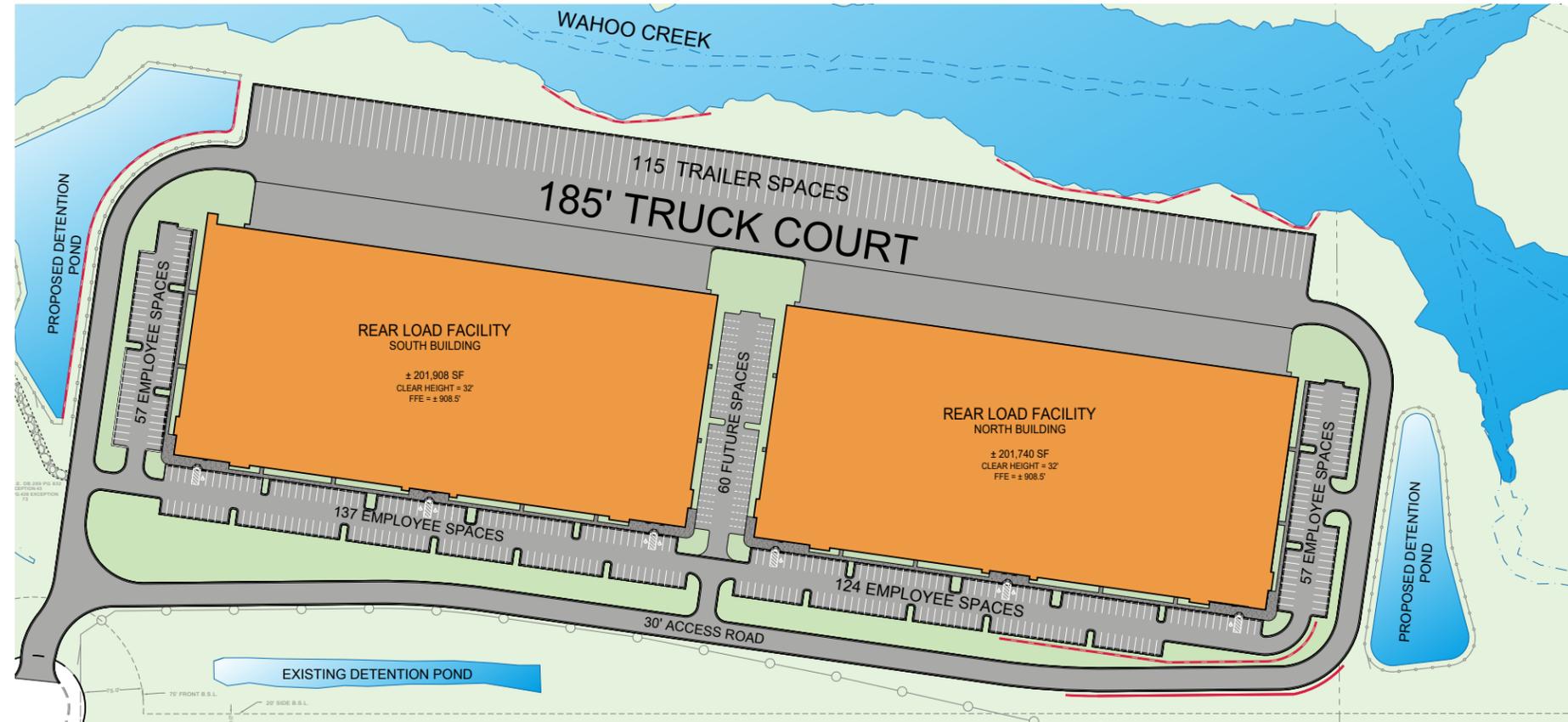
CBRE

50,000 - 400,000 SF

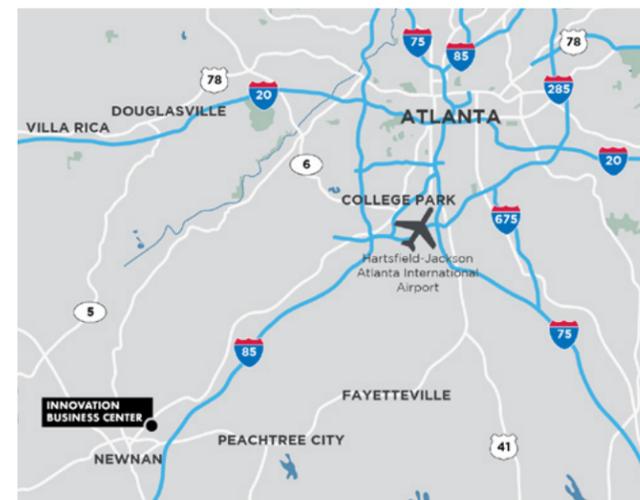
AVAILABLE

INNOVATION BUSINESS CENTER

CONCEPTUAL RENDERINGS



LOCATION MAP



AERIAL MAP



TENANT MAP

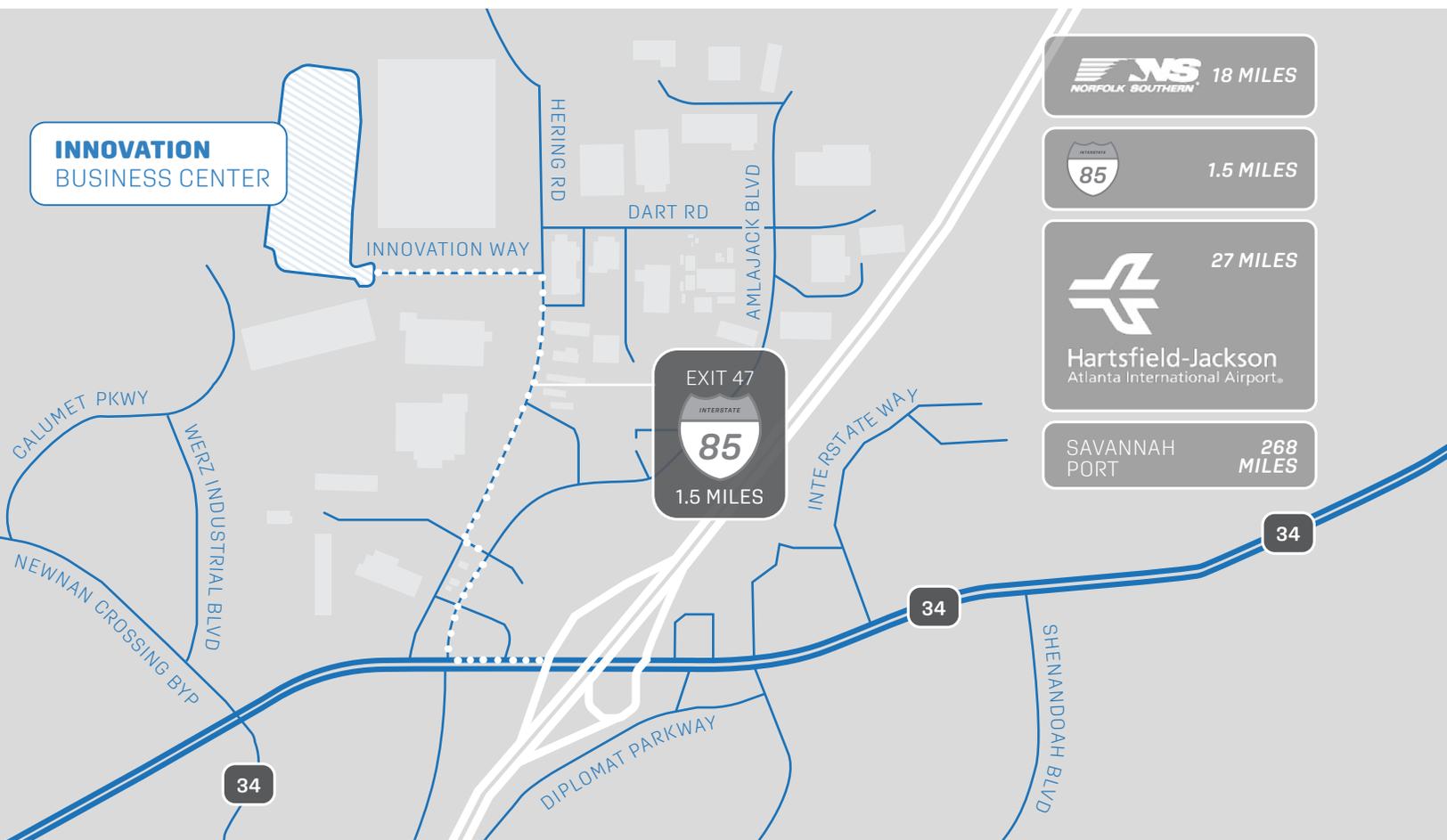


BUILDING DESIGN SPECIFICATIONS

AIRPORT / SOUTH ATLANTA SUBMARKET | NEWNAN, GEORGIA

The plan for Innovation Business Center is a modern, distribution facility consisting of two rear-load buildings. Both buildings will be similar in design and the specifications for each building are planned as:

	INNOVATION BUSINESS CENTER
Building Size(s)	201,740 [North Building] and 201,908 SF [South Building]
Building Clear Height	32' clear at the first column line
Building Dimensions	301' X 665' [excludes drip line]
Bay Spacing	48D' X 52W' [60' dock bays]
Trailer Parks	57 spaces of heavy-duty concrete paving [115 spaces total for both buildings]
Automobile Parks	181 spaces [North Building] and 194 spaces [South Building] of light-duty asphalt [375 spaces total for both buildings] with the ability to add 60 future spaces
Dock High Doors	41 [North Building] and 38 [South Building] 9' X 10' dock doors with vision panels
Drive-In Ramps	2 [12' X 14'] Drive-in concrete ramps at each building
Concrete Floor Slab	7" 4,000 psi on 6" stone, with 10 mil vapor barrier, sealed throughout warehouse
Fire Protection	ESFR [Early Suppression Fast Response] fire sprinkler system
Roof System	TPO – Mechanically Fastened 45 Mil. No skylights; R22 insulation at office areas and R15 throughout warehouse
Interior Lighting	LED T5 Lighting with 25' FC with motion sensors [Not part of shell – to be included in TI allowance]
Warehouse Ventilation	Three [3] Air Changes per hour
Electrical Service	2,500 AMP, 480 Volt
Dock Equipment	Z-Guards and bolted Dock Bumpers at each door
Truck Court	185' constructed with all heavy-duty concrete paving
Exterior Wall Construction	Painted Concrete Tilt-Wall with caulked joints
Warehouse Heat	Roof-mounted heating system
Entrances-Store Fronts	Four full storefront entrances with canopies with two at the corner and two at the midpoint of the each building, on employee parking side
Dock Canopy	Full length dock canopy over dock doors [bull nose]
Exterior Lighting	LED wall packs and downlights at entrances; LED light poles supplied by Power Company
Interior Painting	Paint interior warehouse walls white up to deck and columns safety yellow or red up to 12' high. Decking to be prefinished white



FOR MORE INFORMATION, **PLEASE CONTACT:**

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