

AVAILABLE FOR LEASE

74 S° BUSINESS PARK



1400 Senoia Rd, Tyrone, GA | I-85 South Submarket

90,000 SF Office/Warehouse Facility
10,000 - 30,000 SF Contiguous
+- 1.5 Acres of outside Storage
Flexible Configuration
Office to Suit

FOR LEASING INFORMATION, PLEASE CONTACT:

Blake Barnett

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Randy Wright

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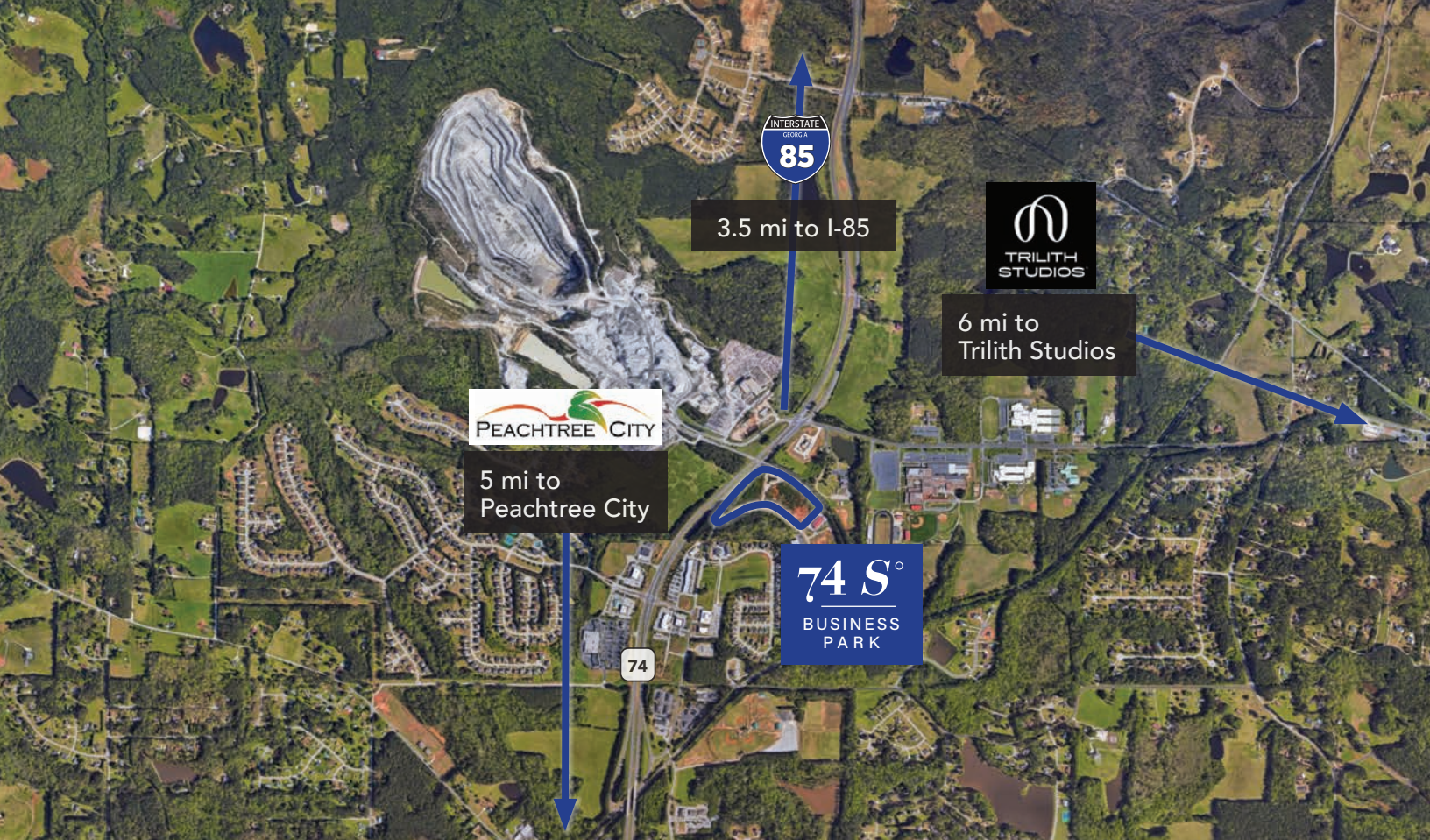
randy@islandinv.com



WOODLAND
DEVELOPMENT



THE STEPHEN W. WRIGHT COMPANY



Project Specifications

Project Address	1400 Senoia Road, Tyrone, GA 30290
Building Size	Three 30,000 square foot buildings
Total Project Size	90,000 square feet on 10 total acres
Estimated Date of Substantial Completion	4th Quarter 2024
Column Spacing	Free span
Slab	6" thick reinforced concrete
Loading Design	Rear-load Dock High & Drive in
Dock-High Doors	6 - 9' x10' per building, 18 total project
Drive-In Doors	2 - 12' x14' per building, 6 total project

Clear Height	24' clear minimum
Car Parking	30+ spaces per building, 90+ spaces total project
Outside Storage	Up to one acre
Building Dimensions	300' long, 100' deep
Truck Court Depth	125' / 175' shared
Exterior Walls	Prefabricated steel with architectural elements
Signage	Building and monument

Area Highlights

- Ⓞ 15 miles to Hartsfield Jackson airport
- Ⓞ \$74,168 Median hh income (3 mi)
- Ⓞ 6 miles to trilith studios
- Ⓞ Building signage
- Ⓞ Custom office to suit
- Ⓞ Golf cart paths to peachtree city

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