

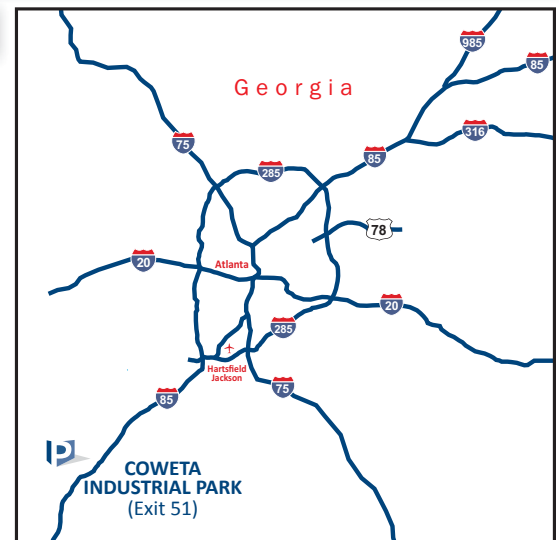
## COWETA INDUSTRIAL PARK

755 Coweta Industrial Parkway (Site 11) | Newnan, Georgia | Coweta County



### MANUFACTURING | WAREHOUSE | DISTRIBUTION

- Acreage: ±33.4
- Floor Slab: 7" Concrete Slab
- Dimensions: 360' D X 832' L
- Building Construction: Tilt-up Concrete Panel Walls
- Column Spacing: 50' D X 52' W (60' loading Bay)
- Clear Height: 32' Minimum
- Office: To Suit
- Roof: 22 Gauge Metal Roof Deck with 3.6" Rigid Insulation (R20) and a White Reinforced TPO Roof System (45 mil)
- Truck Court: 210' (60' concrete, 150' heavy duty asphalt)
- Dock Loading: 28 - 9' x 10' Dock High Doors (up to 56, if needed)
- Drive-In Door: 2 - 12' x 14' Ramp Doors
- Sprinkler System: ESFR
- Mechanical: To Suit
- Electrical: To Suit
- Warehouse Lighting: T5 Fluorescent
- Trailer Parking: 71 Off-dock Spaces
- Car Parking: 24 Spaces (expandable to 250 spaces)
- Less Developed Census Tract (tax incentives available subject to DCA approval)



FOR MAPS, PHOTOS, & BROCHURES, PLEASE VISIT OUR WEBSITE AT [WWW.PATTILLORE.COM](http://WWW.PATTILLORE.COM)

**BEN STAFFORD**

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## Park Features

- 768 Total Acres
- 7 Million SF of Projected Industrial Buildings
- Build to Suit Lease or Purchase 50,000 SF - 600,000 SF
- TurnKey Design/Build Services Available
- Protective Covenants
- Rail Sites Available - CSX Railroad

## Utilities

- Coweta County Water, 12" Main
- Coweta County Sewer, 10" Main
- Customer Choice Electricity
- Customer Choice Natural Gas - 6" Main
- Newnan Voice & Data - SONENT Ring; Redundant Infrastructure
- Coweta County Fire (Class 4 Insurance Rating)
- Coweta County Police

## Community Contact

Coweta County Development Authority

Phone: 770-304-1777 / Website: [www.developcoweta.com](http://www.developcoweta.com)

Distance to	Mile(s)
Interstate 85	.25
Interstate 285 (via I-85)	17
Downtown Atlanta (via I-85)	31
Newnan-Coweta Airport	9
Hartsfield-Jackson Atlanta Int'l Airport	22

## Community Features

- Freeport Tax Exemption (100%):
  - Class 1 Raw Materials
  - Class 2 Goods in Process/Finished Goods
  - Class 3 Trans - Shipment Goods
- Labor Force
  - In Excess of 100,000 within 25 Mile Commuting Distance

