

# CONYERS, GA

## 130,557 SQUARE FEET

### AVAILABLE METAL FABRICATION FACILITY



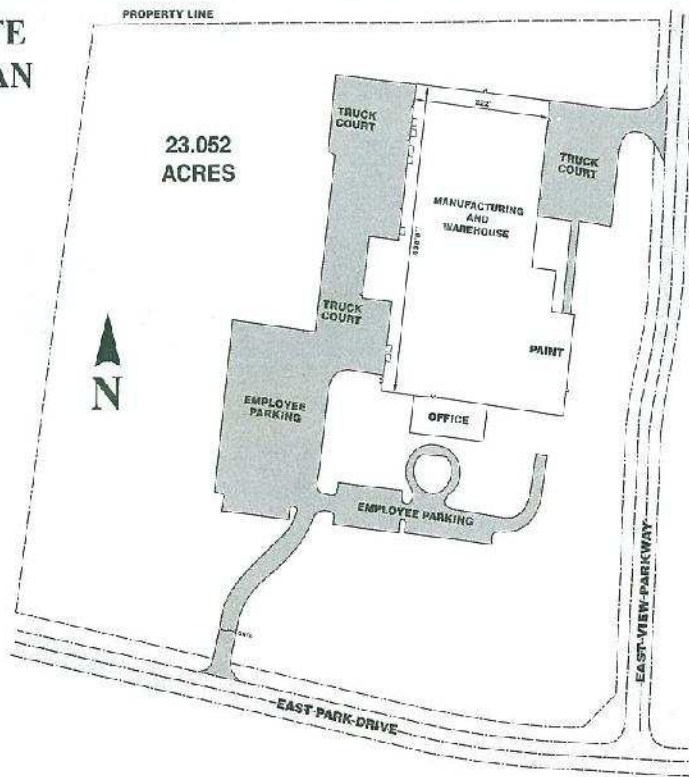
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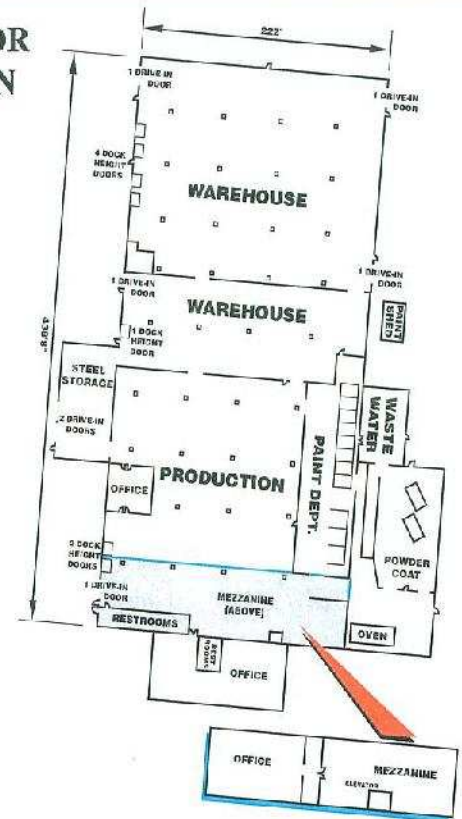
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# SITE PLAN/FLOOR PLAN/SPECIFICATIONS

## SITE PLAN



## FLOOR PLAN



**ADDRESS:** 2030 East Park Drive  
Couyers (Rockdale County), GA 30013

**TOTAL SIZE:** 130,557 Sq. Ft.

Warehouse/Production: 99,957 Sq. Ft.  
Paint: 9,600 Sq. Ft.  
Mezzanine: 8,800 Sq. Ft.  
Office: 7,200 Sq. Ft.  
Canopy: 5,000 Sq. Ft.

**SITE SIZE:** 23.052 Acres

**YEAR BUILT:** 1990 (62,973 Sq. Ft.)  
Expansions: 1994 (17,760 Sq. Ft.)  
2000 (49,824 Sq. Ft.)

**BUILDING DIMENSIONS:** 222' x 438'8"

**COLUMN SPACING:** Varies from 40' x 40' to 40' x 50'

**CEILING HEIGHTS:** 22' 6" clear - 27' clear  
15' clear to 18' clear under mezzanine

**TRUCKING:** 7 Dock height doors - 10' x 10'  
7 Drive in doors - 10' x 12' to 14' x 16'  
Special features: Docks have levelers and seals

**TRUCK COURT:** Depth - 130'  
Concrete apron - 50'

**PARKING:** 143 paved spaces

**CONSTRUCTION:** Walls: Brick and block  
Floors: 6" reinforced concrete  
Roof: Metal  
Columns: Steel

**LIGHTING:** Metal halide and fluorescent skylights throughout the facility

**UTILITIES:** Power: Georgia Power  
2,000 amps; 277/480 volts; 3 Phase  
Water: Rockdale County  
12" Main  
3" Line  
Sewer: Rockdale County - 3" Line  
Gas: Snapping Shoals - 4" Main

**SPRINKLER:** 100% Wet

**AIR CONDITIONING:** Office and Mezzanine are 100% covered

**HEATING:** Suspended gas fired units

**PREVIOUS USE:** Metal Fabrication - Manufacturing of Construction Equipment Cabs

**MISCELLANEOUS:** 9 Overhead cranes (Three 2-Ton, Six 1-Ton)  
8 Stage pretreatment paint system  
Max. part size: 72" x 72" x 81" 1,000 lbs.  
Waste water treatment facility  
Welding and metal fabrication equipment  
2 Ingersoll-Rand compressed air units

## COMMUNITY

**SIX COUNTY LABOR MARKET:**  
(Rockdale, DeKalb, Gwinnett, Henry, Newton and Walton Counties, GA)

**EFFECTIVE PROPERTY TAX RATES:**  
Real - \$14.28/\$1,000  
Personal - \$14.28/\$1,000

**LABOR MARKET POPULATION:** 1,624,311

**COMMERCIAL AIRPORTS:** Atlanta Hartsfield International - 28.9 Miles

**LABOR MARKET LABOR FORCE:** 963,319

**MAJOR HIGHWAYS:** Interstate 20 - 2.1 miles  
Hwy 20 & Hwy 138 - .7 miles

**LABOR MARKET MANUFACTURING EMPLOYMENT:** 80,075

**AREA MANUFACTURERS:** Lithonia Lighting, PRATT Industries  
Hill-Phoenix, Sweetheart Cup Company

**LABOR MARKET UNEMPLOYMENT** (8/03): 49,940 (5.18%)

Bio-Lab, Inc., Jet-Corr, Inc.