

**LAVISTA
ASSOCIATES, INC.**

Commercial and Industrial, Realtors®

40
YEARS
1972 - 2012

FOR LEASE 1350 LESTER ROAD



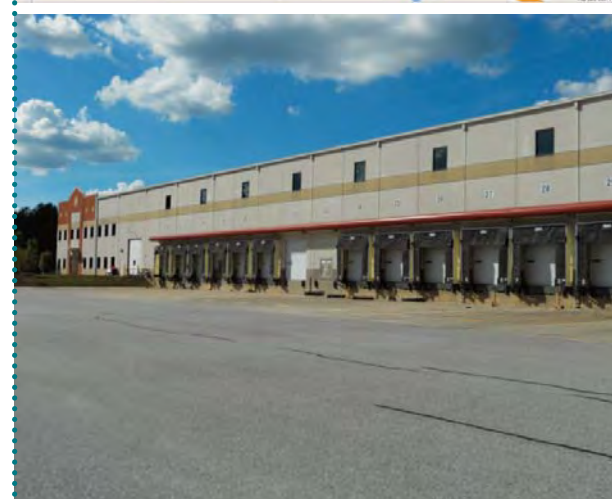
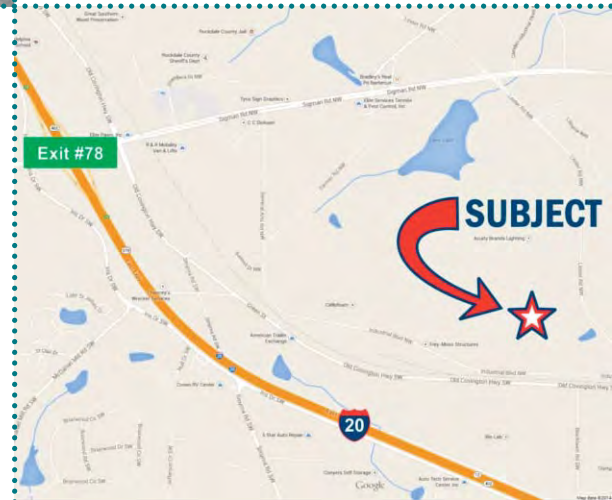
OWNED AND MANAGED BY

AshleyCapital

**78,000 SF - 196,500 SF
AVAILABLE IMMEDIATELY**

- Excellent Access to I-20 via Exit #78 (Sigman Road)
- Tilt-Up Construction
- 32' Clear Height
- 48' x 52' Column Spacing (60' Loading Bay)
- (56) Dock-High Doors (34 w/ 35,000 lb. Air Levelers)
- (2) 13' x 15' Drive-In Doors
- 60' Concrete Truck Apron
- T8 Lighting
- ESFR Sprinkler System

1350 Lester Road | Conyers, GA 30012



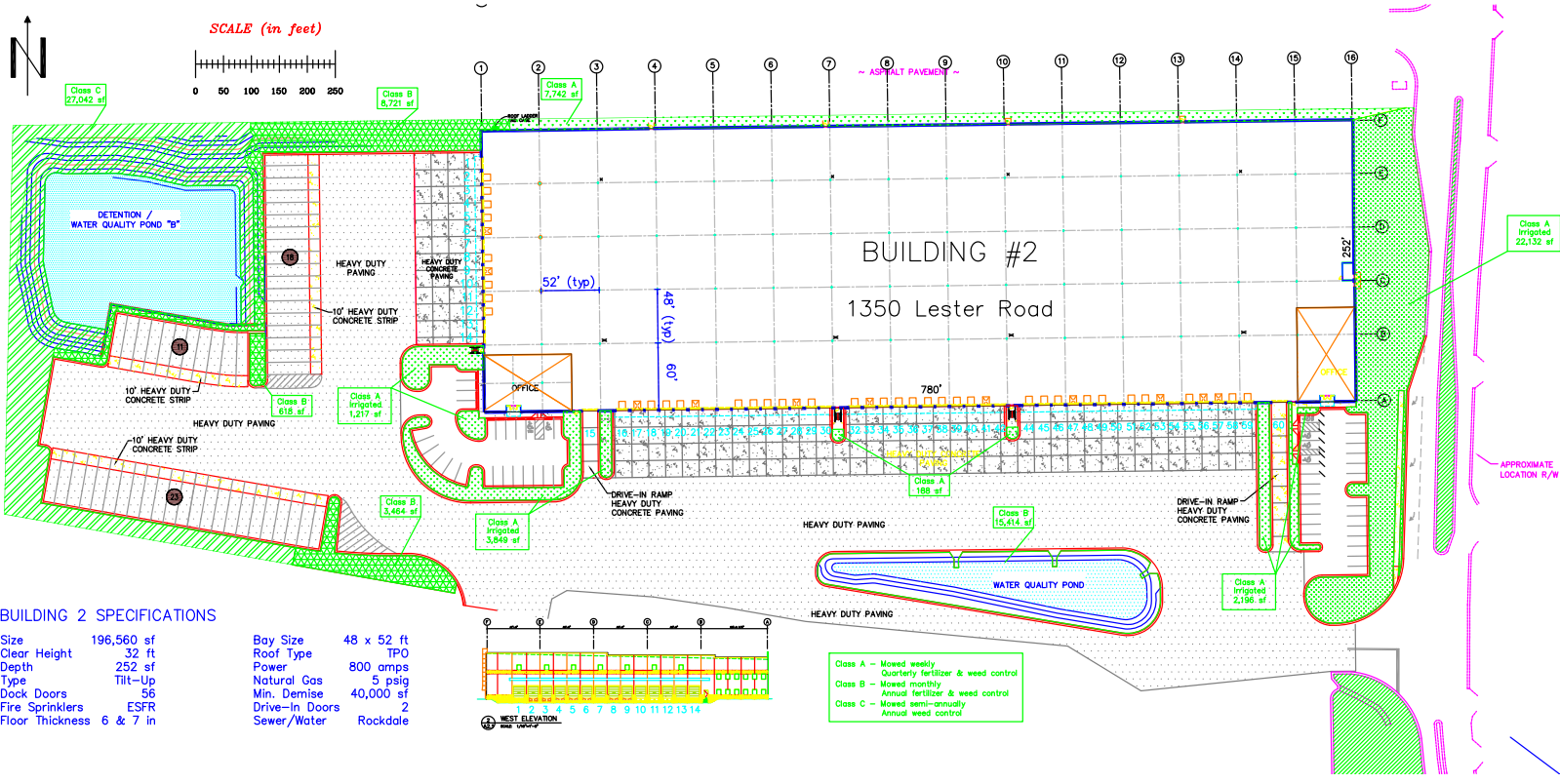
**FOR MORE INFORMATION
PLEASE CONTACT:**

BOBBY MAYSON
770.729.2817
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3475 Piedmont Road, NE
Suite 1150
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10.07.14

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**PROPERTY
SPECIFICATIONS**

1350 Lester Road | Conyers, GA 30012

SIZE	Total: Available: Minimum Divisible:	196,500 Square Feet 196,500 Square Feet 78,000 Square Feet
DIMENSIONS		252' x 780'
SITE		12.06 Acres
YEAR BUILT		2004
CONSTRUCTION	Walls: Floors: Roof: Ceiling Height: Column Spacing:	Tilt-Up Concrete Panels 6" Reinforced Concrete - 4000 PSI TPO 32' Clear Minimum 48' x 52'
OFFICE / SUPPORT		3,000+ Square Feet
ELECTRICAL POWER		500 KVA, 480/277 Volt Transformer with 600 Amp Service Panel
SPRINKLER		ESFR
LIGHTING		T8HO 6-Lamp Fluorescent Fixtures
HEATING		Gas-Fired Fresh Air Make-Up Units Providing 55° Inside at 18° Outside Temperature
WATER / SEWER		Rockdale County
NATURAL GAS		Atlanta Gas Light
TRUCK LOADING		(43) 10' x 11' Dock-High Doors (13) 9' x 11' Dock-High Doors (2) Oversized 13' x 15' Doors with Ramps 155' Truck Court with 60' Concrete Apron
ZONING		ID (Industrial Distribution)
PARKING		(52) Automobile (80) Trailer
TRANSPORTATION		Located Approximately 2 miles from I-20 via Exit #78 (Sigman Rd)

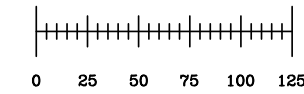
LEGEND

- ✕ 35,000 lb RITE HITE AIR LEVELER
- ✕ 35,000 lb KELLEY AIR LEVELER
- ✕ PEDESTRIAN DOOR
- FILLED IN 7X8 PIT
- DOCK SHELTER LOCATION
- MAIN ENTRANCE
- ✕ SPRINKLER ZONE
- EXPANSION JOINTS
- FUTURE OFFICE
- E ELECTRICAL ROOM

	DRIVE IN 13X15	DOCK 9X11	DOCK 10X11	TOTAL CUT
NORTH	—	—	—	—
EAST	—	—	—	—
SOUTH	2	—	43	45
WEST	—	13	2	15
TOTAL	2	13	44	59

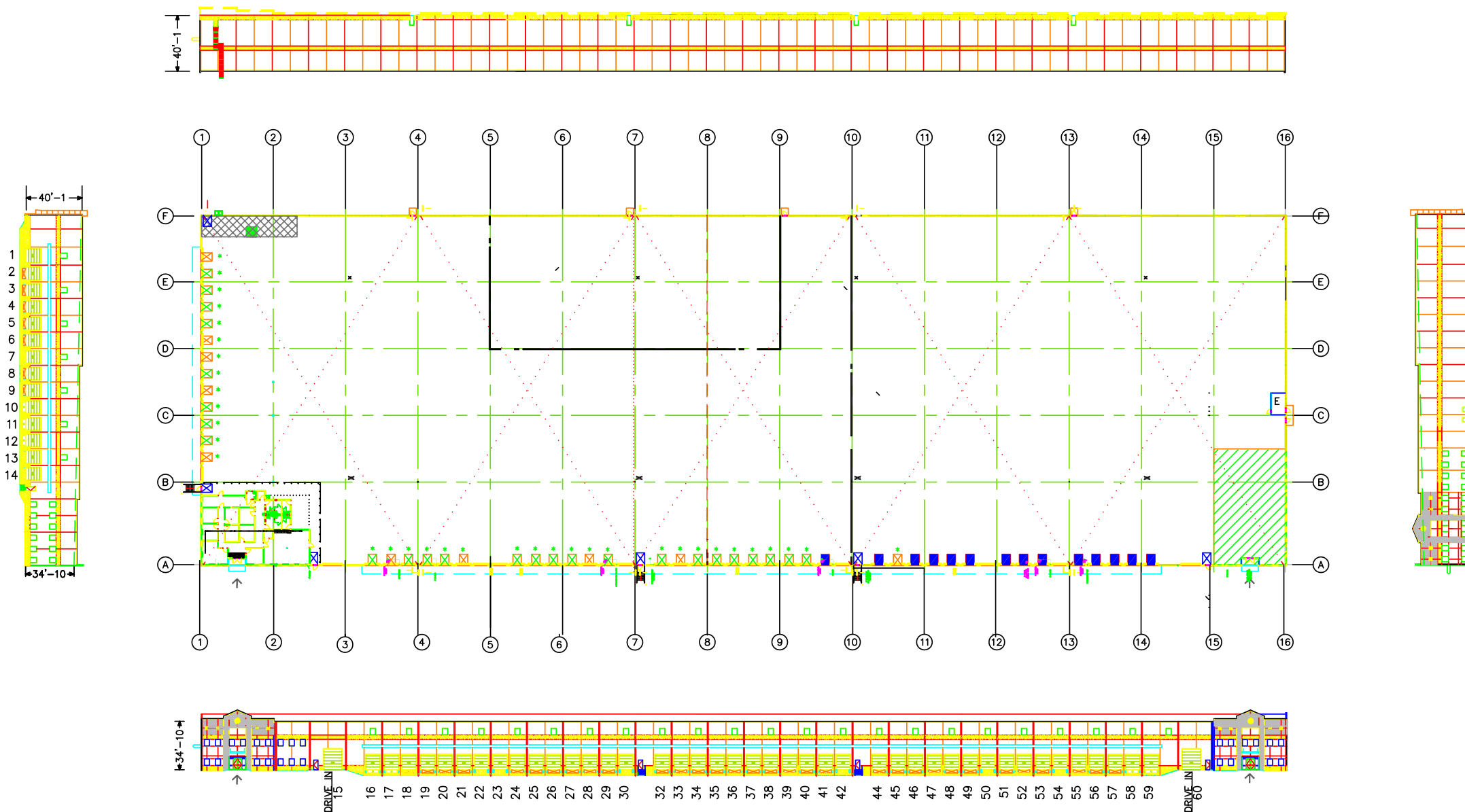


SCALE (in feet)



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