

±45,234 Sq. Ft. For Lease

13170 Lochridge Blvd, Units A - G • Covington, GA 30014



PROPERTY FEATURES:

- ±6,474 - 45,234 sq. ft. available in Newton County, GA
- 22' Clear ceiling height
- 21 Dock high doors (9' x 10') and 3 Drive-in doors (12' x 14')
- 40' x 40' column spacing
- ±2,600 sq. ft. of new office space (additional office is BTS)
- Sprinkler system (0.3 GPM over the most remote 3,000 SF)
- 120' Truck court (50' concrete apron with 70' heavy duty asphalt)
- Suitable for manufacturing, warehousing or distribution
- Located just off of Hwy 142 in Lochridge Industrial Park, only 0.5 miles south of I-20, Exit 93
- Convenient to Hwy 278 and the new Baxter International facility
- City of Covington provides water, sewer, electricity and gas

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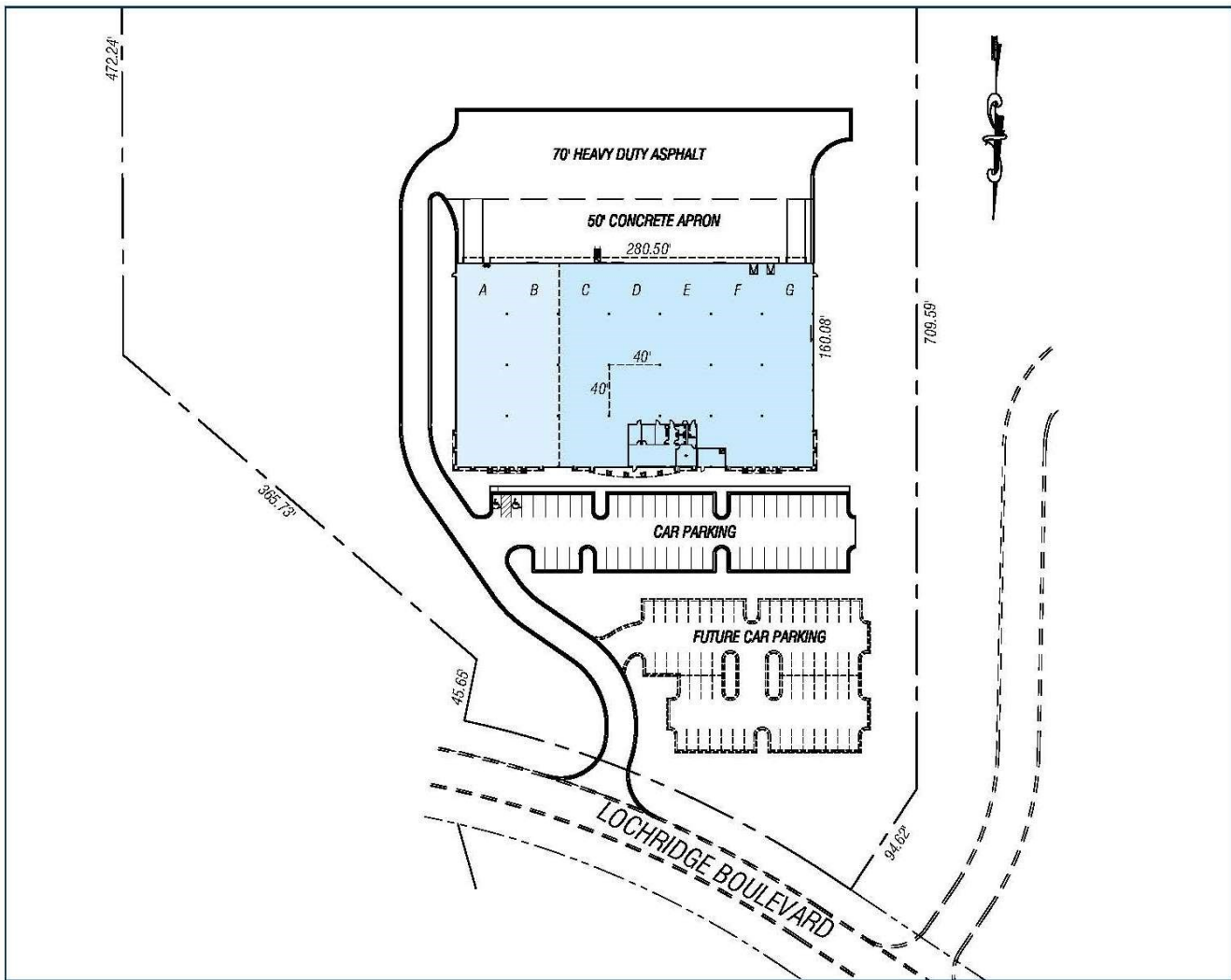
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SITE PLAN



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