

ROCKDALE TECHNOLOGY CENTER - BTS OPPORTUNITY

Dogwood Drive SE | Conyers, GA 30013 (Rockdale County)
www.RockdaleTechnologyCenter.com

FOR LEASE OR BUILD-TO-SUIT



**Class A BTS
Distribution Facilities,
33,000 SF & 163,035 SF**

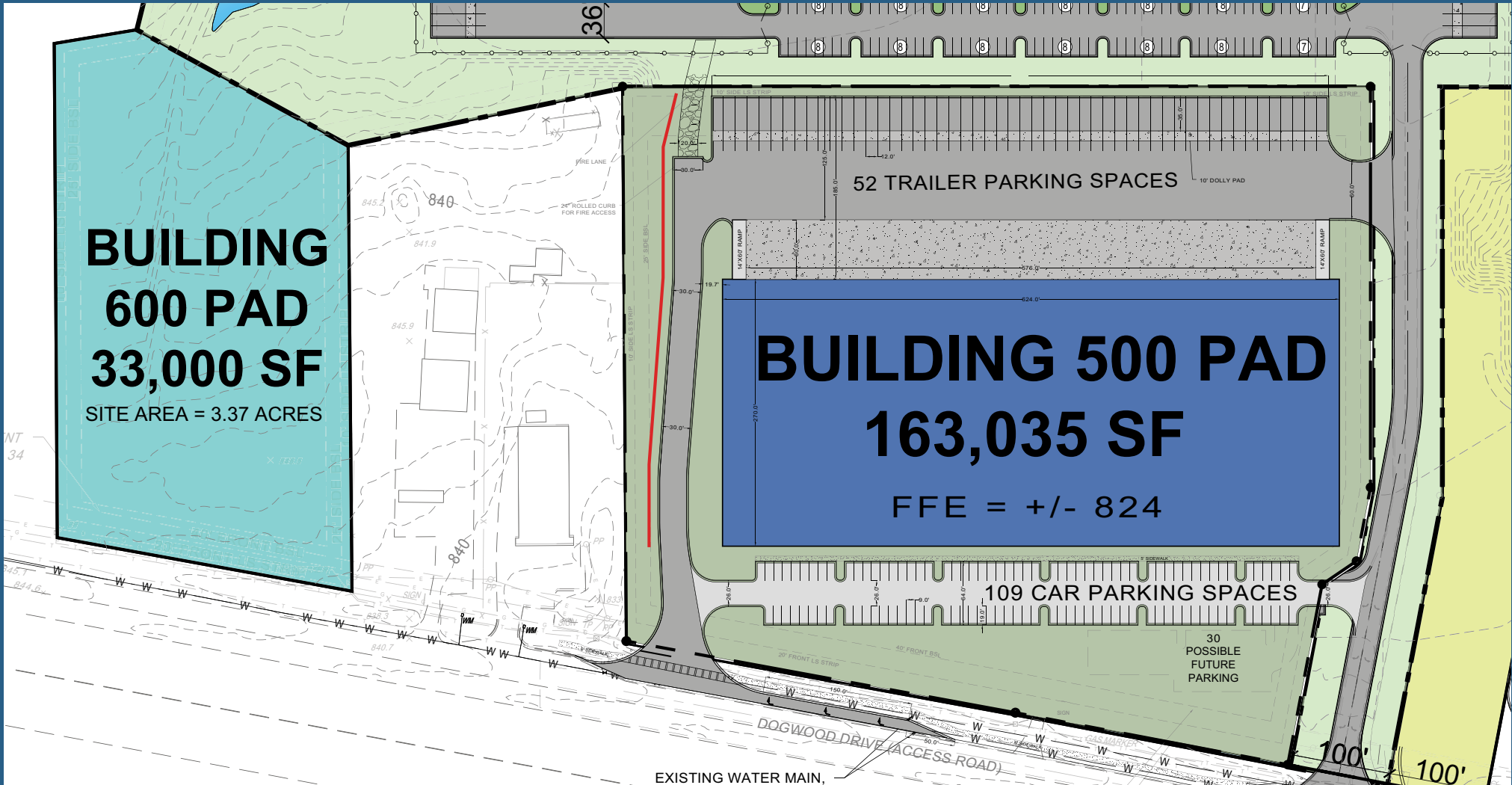
- Strategic industrial location with outstanding I-20 exposure
- Easy access to I-20, less than one mile from a full diamond interchange
- Convenient to metro Atlanta and major Southeast markets
- Proximity to Georgia & South Carolina ports

Ackerman & Co.

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Building Type:	Rear-Load distribution warehouse
Building Size:	33,000 SF (600) & 163,035 SF (500)
Available Space:	33,000 SF (600) & 40,000 SF - 163,035 SF (500)
Office:	Build-to-suit
Clear Height:	30'
Column Spacing:	52' x 50' bays
Building Depth:	250'
Building Length:	676'
Floor Slab:	6" Ductilcrete
Fire Sprinkler:	ESFR; K-25 heads
Lighting System:	T5 high efficiency
Truck Court(s):	185' deep; 60' concrete apron
Roof:	R20; 45 mil white TPO, 15-year warranty; 60 skylights
Exterior Construction:	Tilt-up exterior concrete wall construction

KEY DISTANCES



MAJOR PORTS

Savannah.....	231 MILES
Charleston.....	278 MILES
Brunswick.....	293 MILES



MAJOR AIRPORTS

Hartsfield-Jackson International.....	35 MILES
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MAJOR RAIL YARDS

CSX Hulsey.....	28 MILES
CSX Fairburn.....	37 MILES



MAJOR INTERSTATES

I-20.....	0.9 MILES
I-285.....	18 MILES
I-75/85.....	27 MILES
I-16.....	58 MILES

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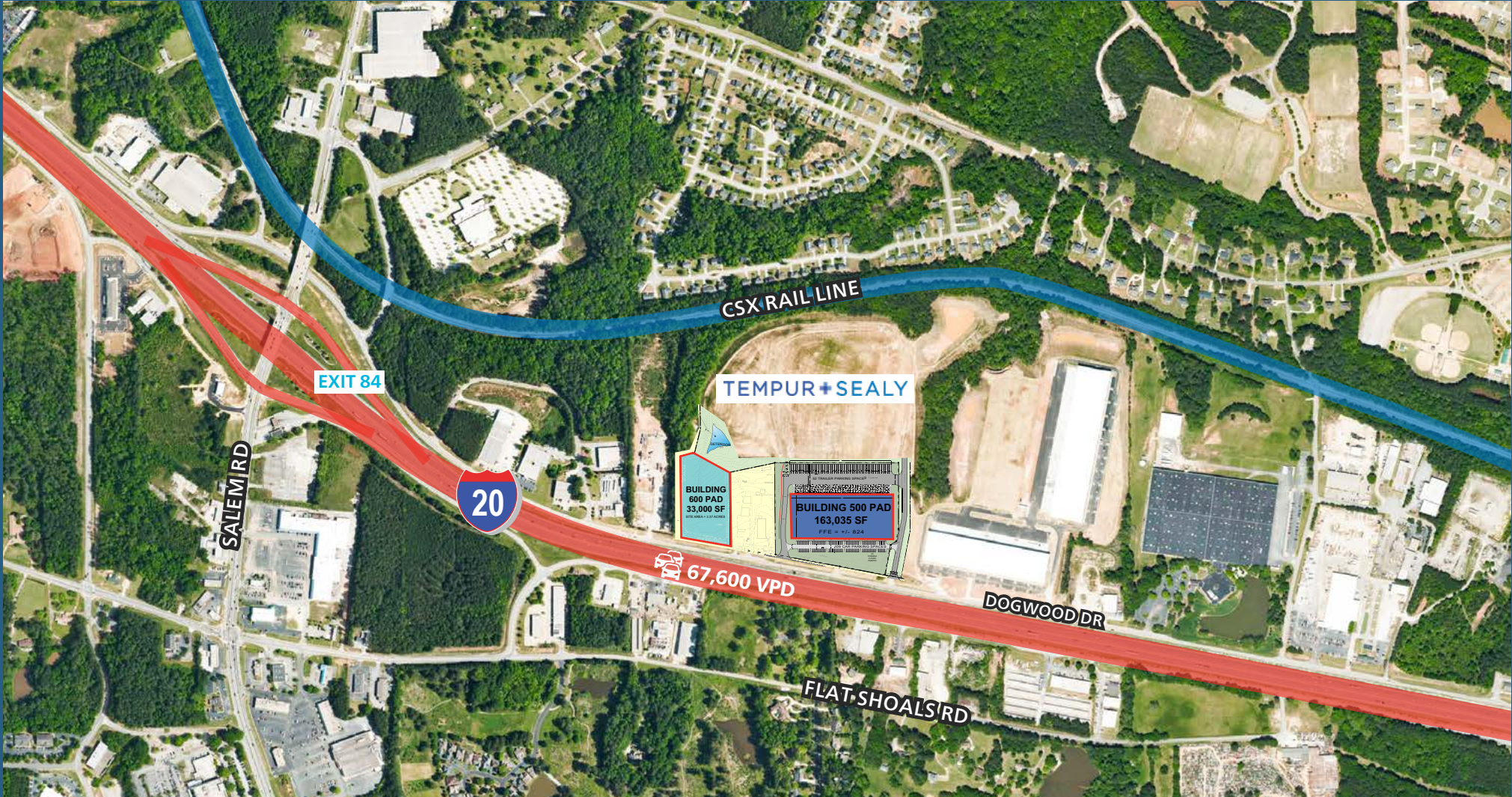
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