



# STONEMONT PARK 75 SOUTH

2740 | 2760 | 2780 Highway 42 South | Locust Grove, GA | Henry County | 60,000 - 593,002 Square Feet of Industrial Space for Lease



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Highway 42 South | Locust Grove, GA | Henry County

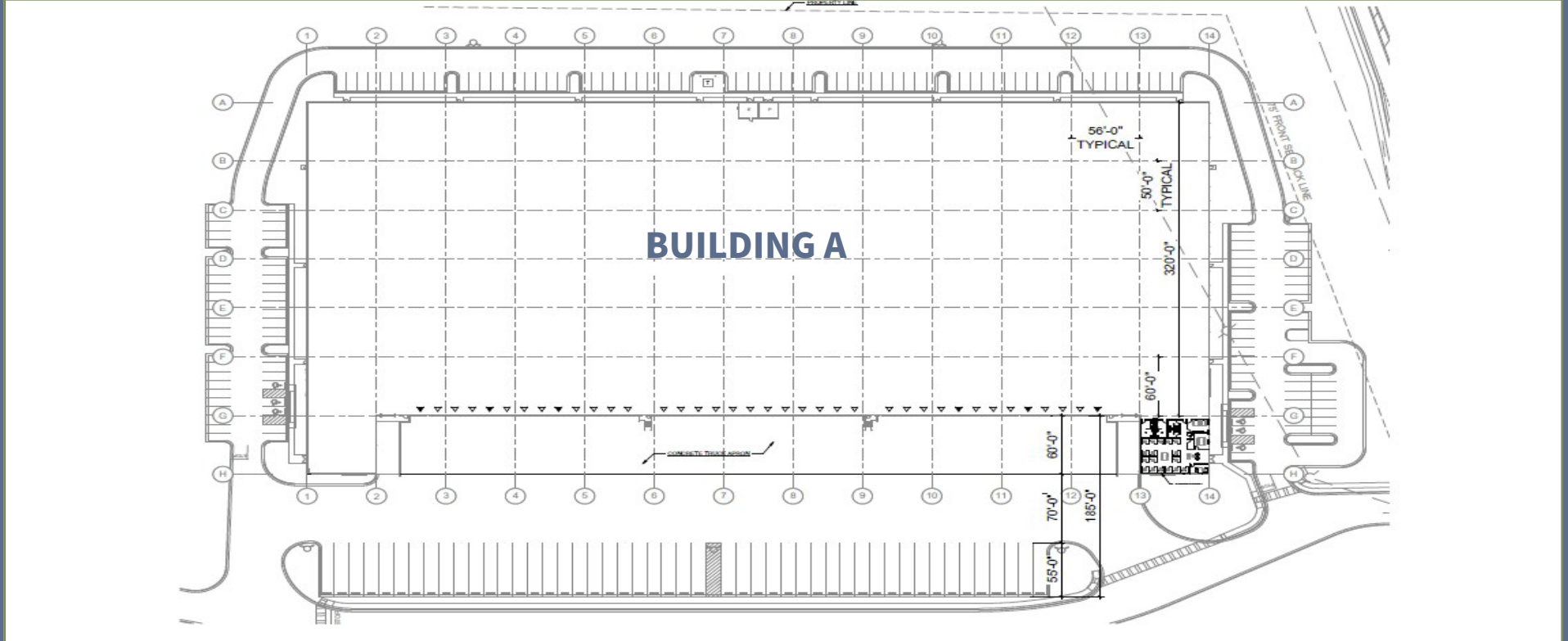
**Building A - 239,837 SF**

**Building B - 538,919 SF**

**Building C - 124,945 SF**



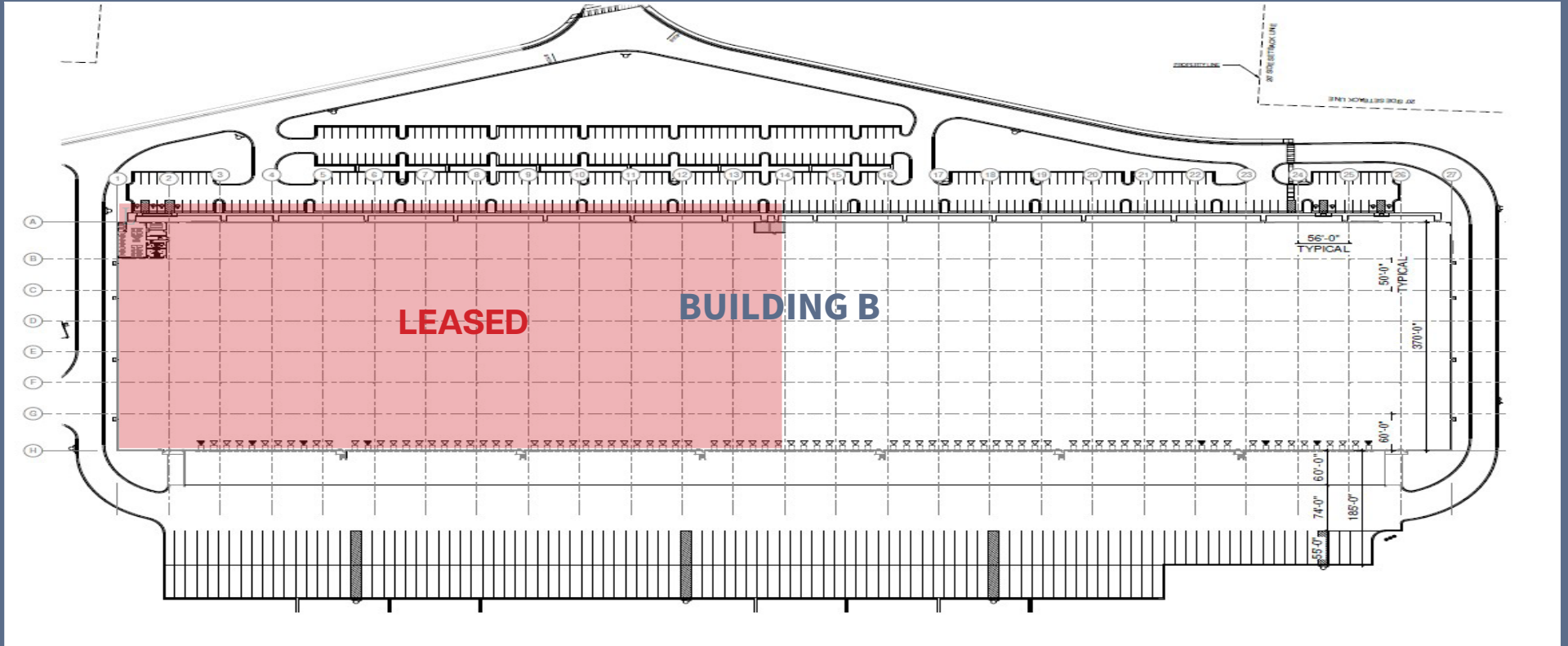
## Building A - 239,837 SF



### Building Specs:

|                                |                      |                        |                                                              |
|--------------------------------|----------------------|------------------------|--------------------------------------------------------------|
| <b>Total SF:</b>               | <b>239,837 SF</b>    | <b>Auto Parks:</b>     | <b>168</b>                                                   |
| <b>Spec Office:</b>            | <b>3,000 SF</b>      | <b>Building Depth:</b> | <b>320'</b>                                                  |
| <b>Building Configuration:</b> | <b>Front Load</b>    | <b>Column Spacing:</b> | <b>50' x 56<br/>with 60' speed bays</b>                      |
| <b>Clear Height:</b>           | <b>36'</b>           | <b>Sprinkler:</b>      | <b>ESFR</b>                                                  |
| <b>Dock High Doors:</b>        | <b>38 (9' x 10')</b> | <b>Truck Court:</b>    | <b>130' / 185'<br/>including trailer parks'</b>              |
| <b>Drive-in Ramps:</b>         | <b>2 (12' x 14')</b> | <b>Power:</b>          | <b>2,500 amps, 3 phase, 277v/480v with ability to expand</b> |
| <b>Trailer Parks:</b>          | <b>48</b>            |                        |                                                              |

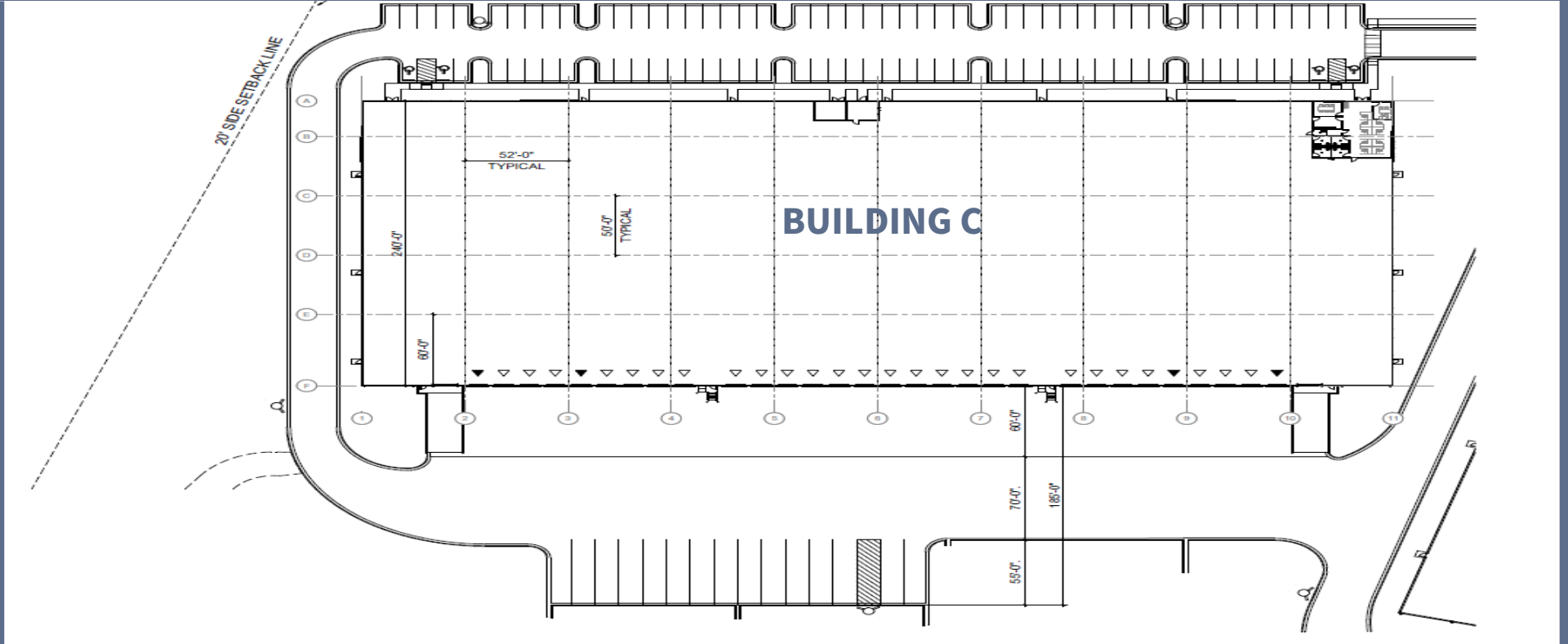
## Building B - 538,919 SF



### Building Specs:

|                                |  |                                                         |                        |  |                                                              |
|--------------------------------|--|---------------------------------------------------------|------------------------|--|--------------------------------------------------------------|
| <b>Available SF:</b>           |  | <b>228,220 SF</b>                                       | <b>Auto Parks:</b>     |  | <b>160</b>                                                   |
| <b>Spec Office:</b>            |  | <b>3,000 SF</b>                                         | <b>Building Depth:</b> |  | <b>370'</b>                                                  |
| <b>Building Configuration:</b> |  | <b>Rear Load</b>                                        | <b>Column Spacing:</b> |  | <b>50' x 56'<br/>with 60' speed bays</b>                     |
| <b>Clear Height:</b>           |  | <b>40'</b>                                              | <b>Sprinkler:</b>      |  | <b>ESFR</b>                                                  |
| <b>Dock High Doors:</b>        |  | <b>36 (9' x 10') - 4, 35,000 lb mechanical levelers</b> | <b>Truck Court:</b>    |  | <b>130' / 240'<br/>including trailer parks'</b>              |
| <b>Drive-in Ramps:</b>         |  | <b>1 (12' x 14')</b>                                    | <b>Power:</b>          |  | <b>2,600 amps, 3 phase, 277v/480v with ability to expand</b> |
| <b>Trailer Parks:</b>          |  | <b>92</b>                                               |                        |  |                                                              |

## Building C - 124,945 SF



### Building Specs:

|                                |                      |                        |                                                              |
|--------------------------------|----------------------|------------------------|--------------------------------------------------------------|
| <b>Total SF:</b>               | <b>124,945 SF</b>    | <b>Auto Parks:</b>     | <b>99</b>                                                    |
| <b>Spec Office:</b>            | <b>1,500 SF</b>      | <b>Building Depth:</b> | <b>240'</b>                                                  |
| <b>Building Configuration:</b> | <b>Rear Load</b>     | <b>Column Spacing:</b> | <b>50' x 52'<br/>with 60' speed bays</b>                     |
| <b>Clear Height:</b>           | <b>32'</b>           | <b>Sprinkler:</b>      | <b>ESFR</b>                                                  |
| <b>Dock High Doors:</b>        | <b>30 (9' x 10')</b> | <b>Truck Court:</b>    | <b>130' / 185'<br/>including trailer parks'</b>              |
| <b>Drive-in Ramps:</b>         | <b>2 (12' x 14')</b> | <b>Power:</b>          | <b>1,500 amps, 3 phase, 277v/480v with ability to expand</b> |
| <b>Trailer Parks:</b>          | <b>15</b>            |                        |                                                              |



## Building Specs:

|                             |                                                                                     |                                        |                                                                                 |
|-----------------------------|-------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------|
| <b>Zoning:</b>              | <b>M-1, Light Industrial</b>                                                        | <b>Sanitary Line:</b>                  | <b>6" Lines</b>                                                                 |
| <b>Store Fronts:</b>        | <b>2 for each building</b>                                                          | <b>Gas Service:</b>                    | <b>5 psi</b>                                                                    |
| <b>Electrical Service:</b>  | <b>Bldg A: 2500 Amps, Bldg B: 4000 Amps, Bldg C: 4000 Amps<br/>3 Phase 270/480V</b> | <b>Fiber/Telecommuni-<br/>cations:</b> | <b>Spectrum and AT&amp;T, empty conduits provided to elec-<br/>trical room.</b> |
| <b>Interior Painting:</b>   | <b>Within coulumn painting. Interior panels painted white.</b>                      | <b>Fire Protection:</b>                | <b>ESFR - Bldg A: K22, Bldg B: K28, Bldg C: K17</b>                             |
| <b>Interior Floor Slab:</b> | <b>7"</b>                                                                           | <b>Roof System:</b>                    | <b>60 mil TPO over R-15 insullation</b>                                         |
| <b>Floor Sealer:</b>        | <b>2 Coats of Ashford sealer</b>                                                    | <b>Warehouse Ventala-<br/>tion:</b>    | <b>Code minimum</b>                                                             |
| <b>Lighting:</b>            | <b>25 FC with motion sensors on 15' whips</b>                                       | <b>Canopy:</b>                         | <b>4' Bullnose canopy</b>                                                       |
| <b>Water Distribution:</b>  | <b>3" Lines</b>                                                                     | <b>Bumpers:</b>                        | <b>Included at all dock positions</b>                                           |



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