

FLEX & WAREHOUSE SPACES AVAILABLE

110 & 114 THOMPSON RD, HIRAM, GA

NEWMARK





84,513
TOTAL SF

SWIRL STUDIOS

STAGE 2	←	SUITE 101	→
STAGE 1	←	SUITE 102	→
MILL	→	SUITE 103	→
WARDROBE	→	CATERING	←
CREW PARKING	→	EXTRAS	→
BACKLOT	←	ART DEPT	

PROPERTY OVERVIEW

Built in 2012

Wet Sprinkler System

Light Industrial Zoning

Heavy Power - 3,600 amp 4 Phase

LED Lighting

Outdoor Storage Available

On-Site Security Cameras

Electric Charging Car Stations

Gated at Night



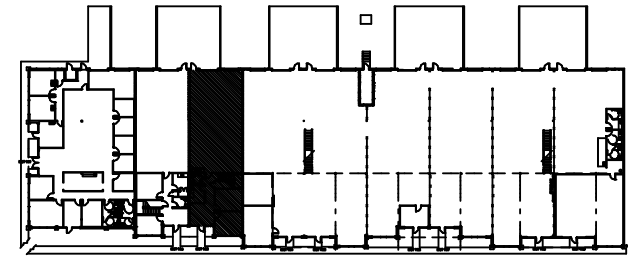
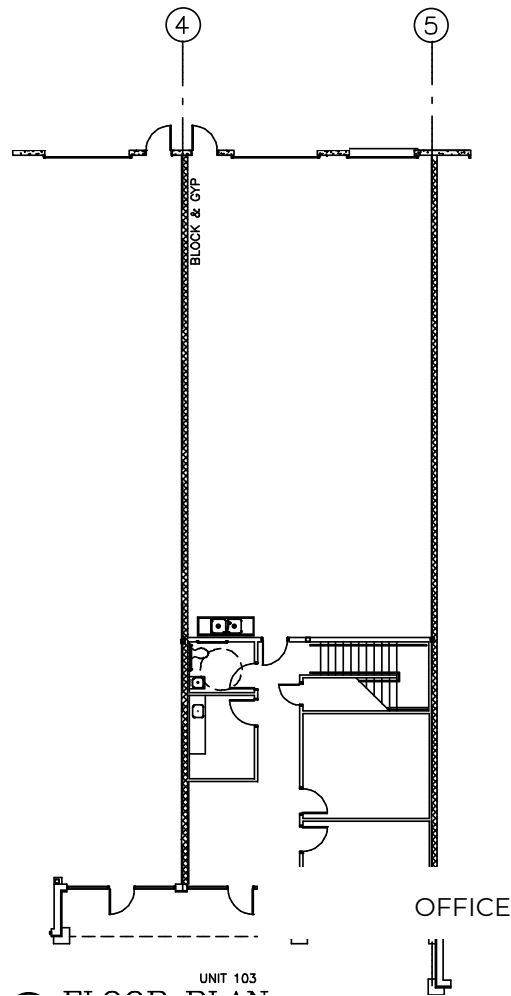
BLDG 100 SUITE 103

PENDING SPEC SUITE

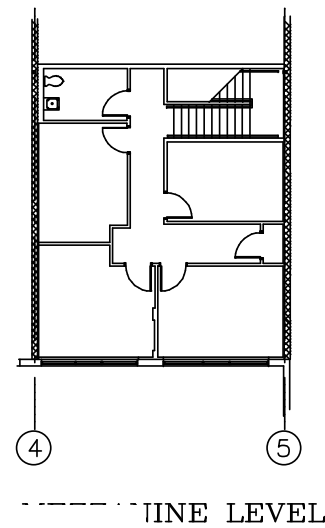
3,911 RSF

OFFICE | 1,944 RSF

WAREHOUSE | 1,967 RSF



(1) 8'X10' DOCK HIGH DOOR
(1) 10'X12' DRIVE-IN DOOR
AVERAGE BUILDING HEIGHT: 23'-0"
SPRINKLERED

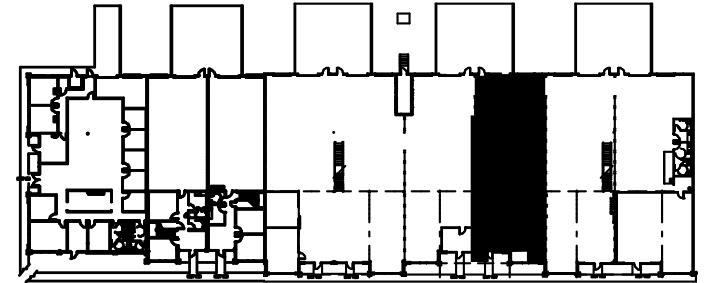
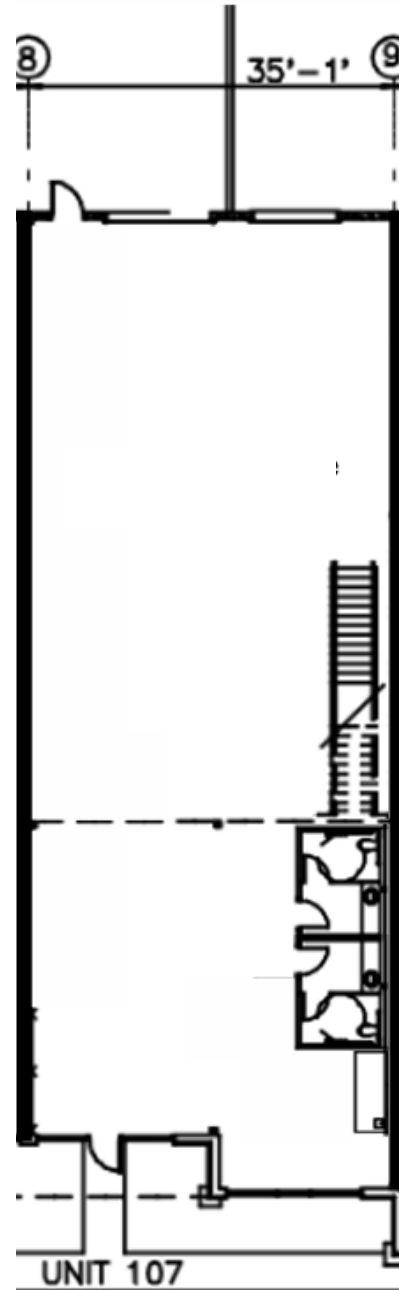


BLDG 100 SUITE 107

4,976 RSF

WAREHOUSE | 3,553 RSF

OFFICE | 1,423 RSF

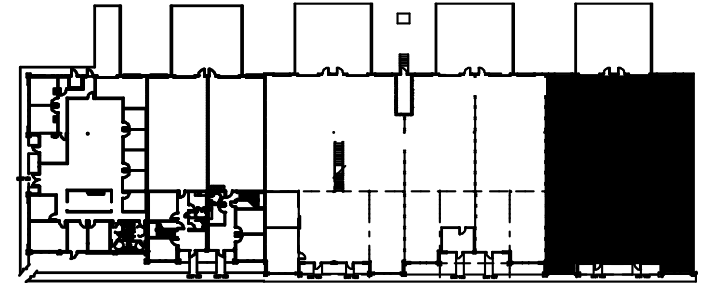
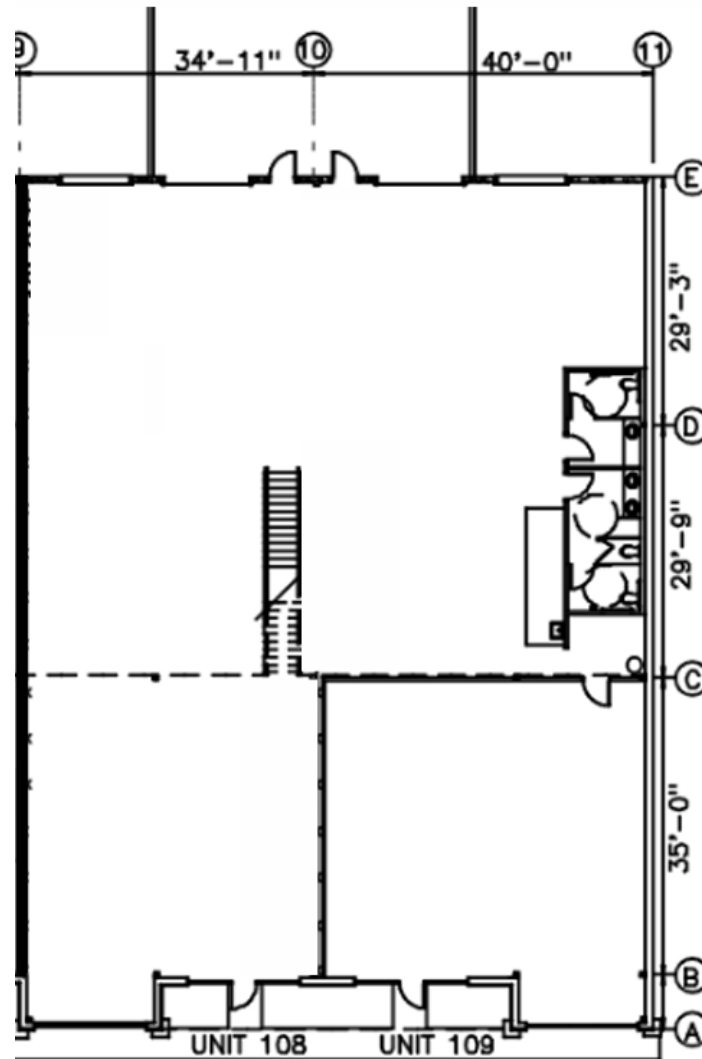


BLDG 100 SUITE 108 & 109

9,952 RSF

WAREHOUSE | 7,106 RSF

OFFICE | 2,846 RSF

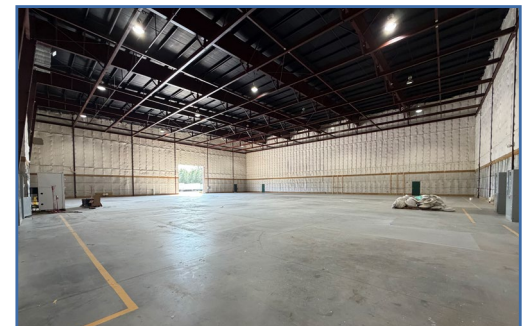
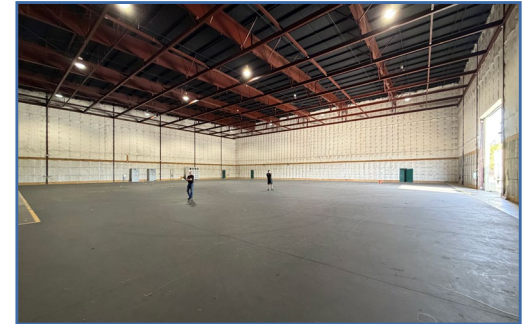


BLDG 200

STAGE ONE TOTAL | 20,250 RSF

STAGE TWO LEASED

FULLY INSULATED AND SOUND PROOF





Food & Dining

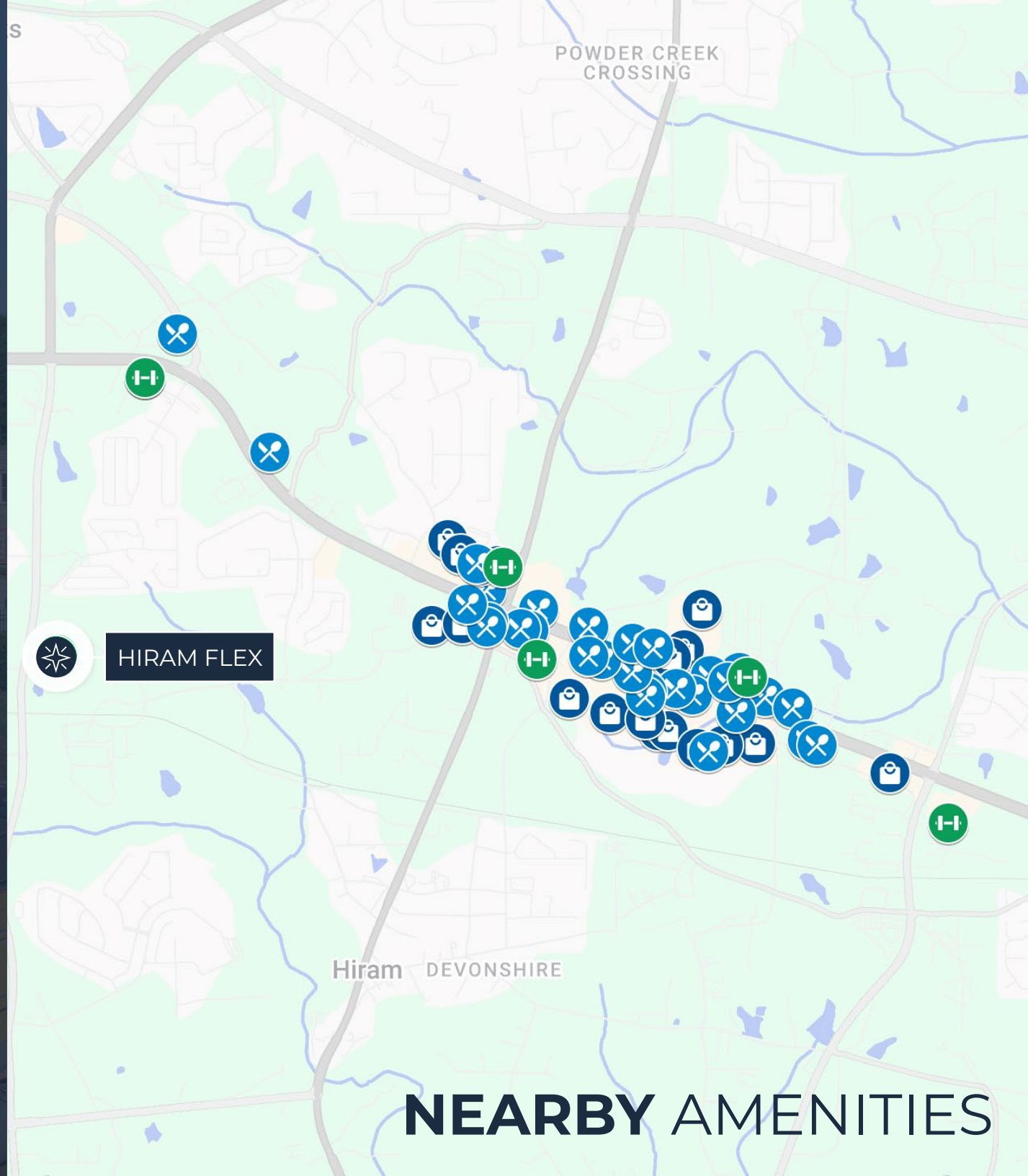
Chick-fil-A	Firehouse Subs
Mellow Mushroom	Panda Express
Cheeseburger Bobby's	Bojangles
Chili's	IHOP
Crumbl	Taco Bell
Buffalo Wild Wings	Chipotle
Jim N' Nicks	Dunkin'
Popeyes	Jersey Mike's Subs
Buffalo's Cafe	Johnny's Pizza
Huey Luey's	Jimmy John's
Starbucks	McDonald's
Tequila Mexican	Stevi B's Pizza
Taki Japanese	Blended Smoothies
Longhorn	Dairy Queen
Wendy's	Marco's Pizza

Retail

Academy Sports
Tractor Supply Co.
Sam's Club
Walmart Superstore
JCPenny
Best Buy
Miniso
ALDI
Discount Tire
The Home Depot
Michaels
PetSmart
HomeGoods
Target
AT&T Store
Hobby Lobby
Burlington
Old Navy

Gyms

Workout Anytime
Crunch Fitness
Paulding Gymnastics
Planet Fitness
Burn Boot Camp
Universal Fitness



NEARBY AMENITIES

NEWMARK



110 & 114 THOMPSON ROAD HIRAM, GA 30141

RJ Zurak

Senior Managing Director
m 716-864-2581
rj.zurak@nmrk.com

Lindsay Kalski

Associate Director
m 414-897-2811
lindsay.kalski@nmrk.com

3455 Peachtree Road NE, Suite 1800
Atlanta, GA 30326 | t 770-552-2400