



UNDER CONSTRUCTION

ONE-OF-A-KIND STAND-ALONE OFFICE/WAREHOUSE

Property:

- ±6,336 Sq. Ft. with stand-alone office/warehouse
- Available 12/1/26
- 18' clear height
- Three (3) 12'x14' drive-in doors & one (1) 16'x14' drive-in door
- 150 AMP 3 phase power

Location:

- Located in the Industrial Parkway Corporate Estates Professional Park near Dublin
- Within 2 miles of US 33 & Post Road Interchange
- Less than 5 minutes to I-270



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Property Specifications:

- ±6,336 Sq. Ft. available
- 18' clear height
- Column spacing: clear span
- Depth: 72'
- 150 AMP 3 phase
- Light industrial zoning
- Parking: 8 spaces
- Built in 2026

Rental Rate:

- \$14.95/Sq. Ft. MG
- Rate includes taxes & CAM
- Utilities: tenant pays electric & gas
- Tenant to pay own trash removal and janitorial

Available Suites:

Unit	Size SF	Rate	Office SF	Drive-Ins
8306	6,336	\$14.95 MG	10%	4

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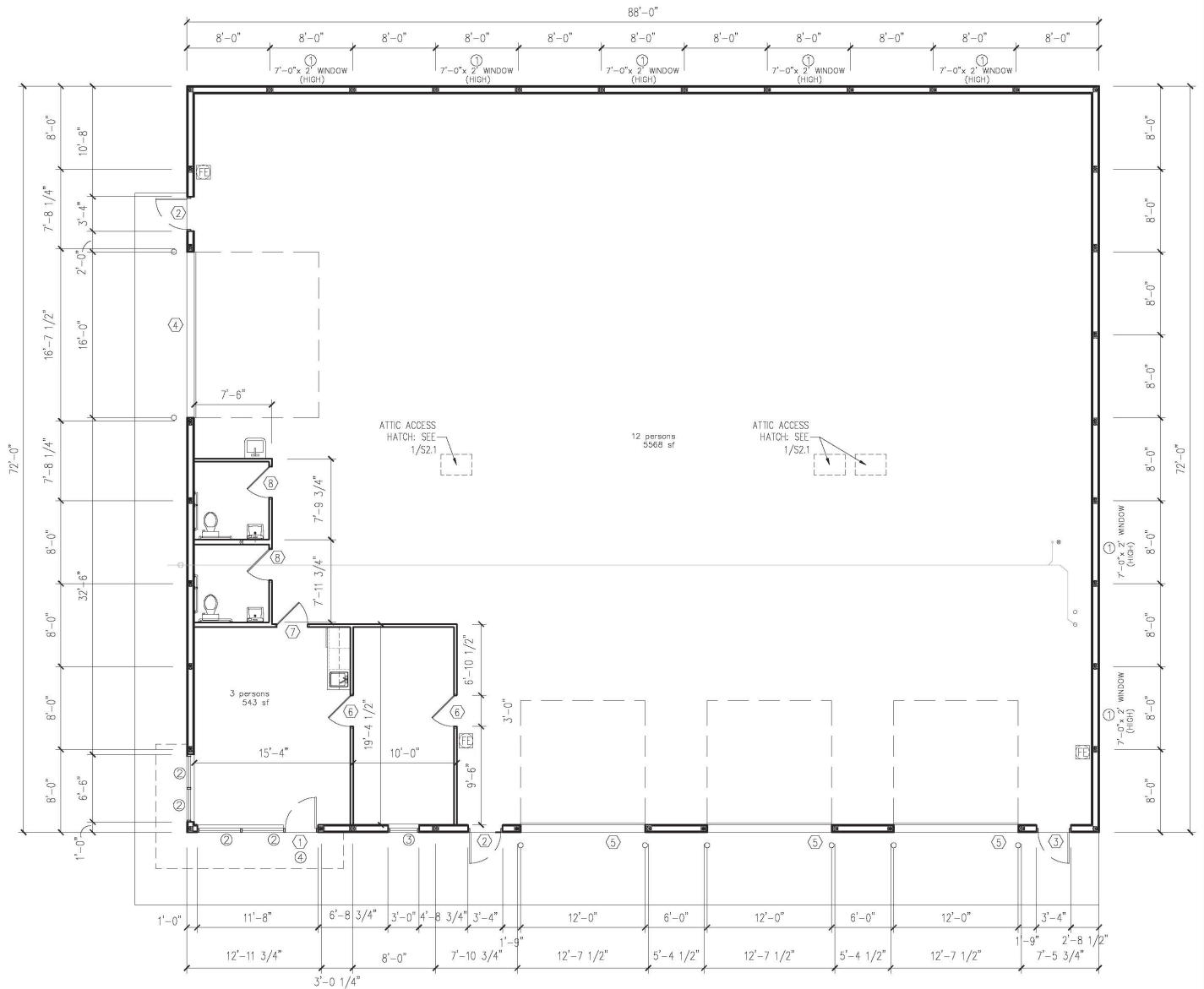
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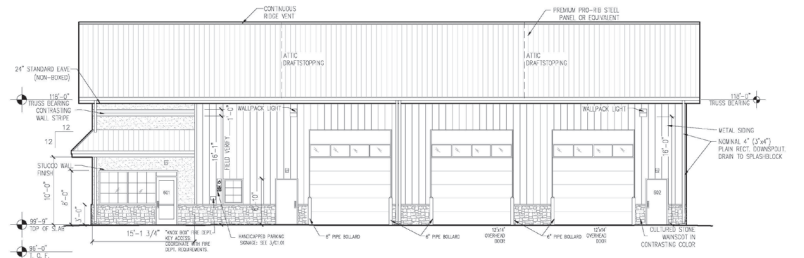




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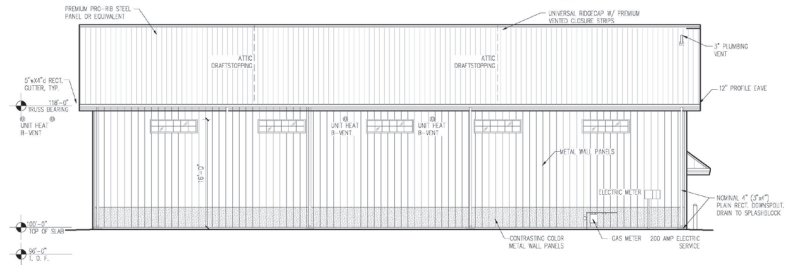
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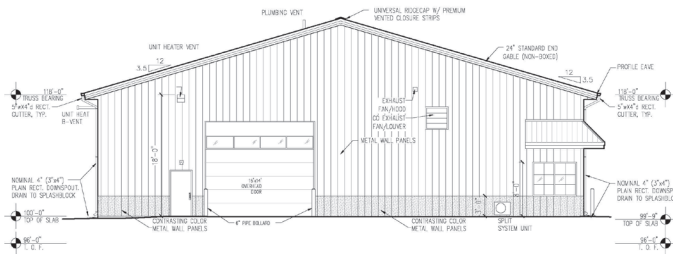
BUILDING 6 NORTHWEST ELEVATION

1/8" = 1'-0" A2.10



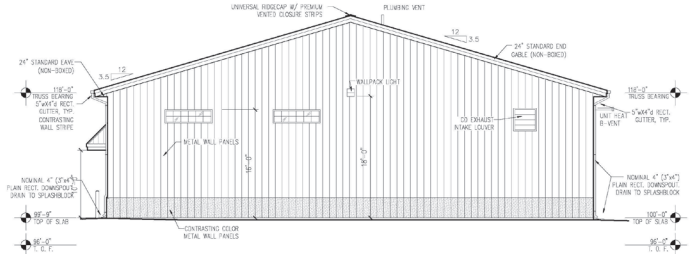
BUILDING 6 SOUTHEAST ELEVATION

1/8" = 1'-0" A2.10



BUILDING 6 NORTHEAST ELEVATION

1/8" = 1'-0" A2.10



BUILDING 6 SOUTHWEST ELEVATION

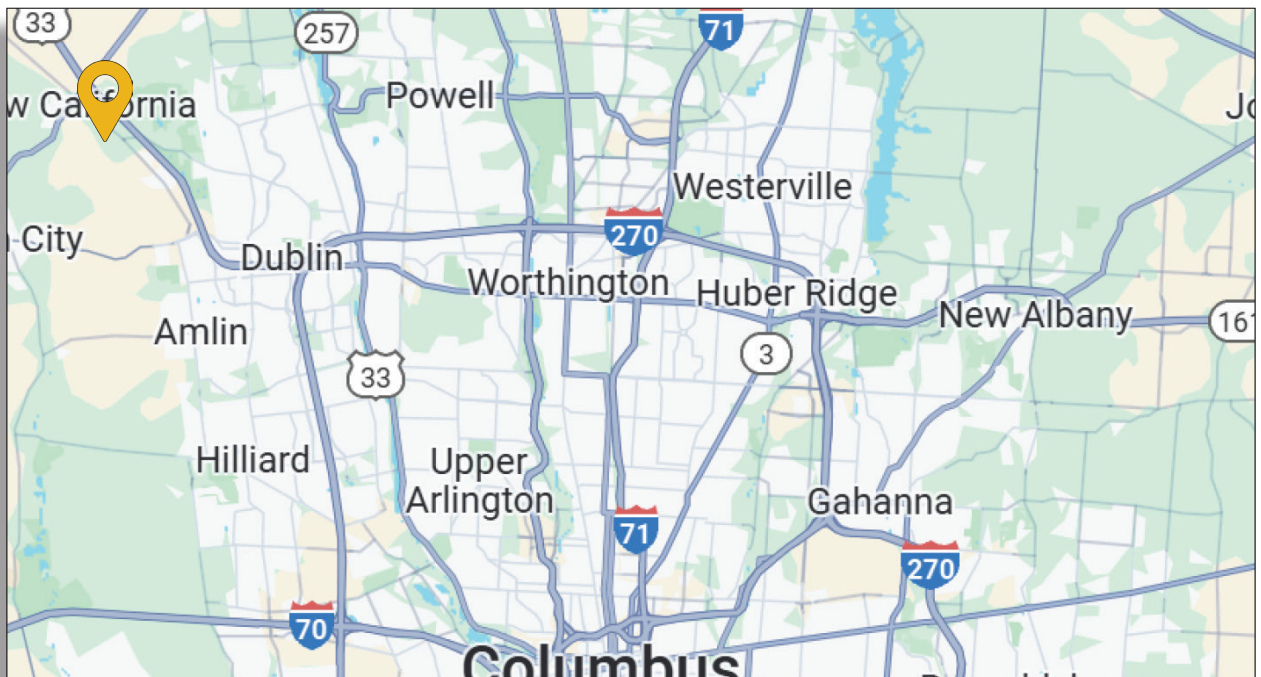
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PLAN APPROVAL

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