

# AVAILABLE

44,000 ± Sq. Ft.



## **7948 Second Flag Drive, Austell, GA**

- Corporate Headquarters Image
- Separate Office and Warehouse Area
- 40,000 S.F. Warehouse, 4,000 S.F. Office
- Expansion Capability of Additional 40,000 S.F.
- Ceiling Height in Warehouse - 22' clear
- 5 Dock High Doors, 1 Drive-in Door, 1 Door for Trash Compactor
- Fenced Truck Court Area
- 80 Automobile Parking Spaces
- 8000 amp, 480 Volt, 3 Phase Electrical Service
- Excellent Assembly or Light Manufacturing Facility

**McShane Realty Partners, Inc.**

60 West Wieuca Rd., N.E.  
Suite 108  
Atlanta, GA 30342  
(404) 256-9272  
FAX (404) 256-9256  
<http://www.mcshanerealty.com>