



VILLA RICA INDUSTRIAL PARK

POTENTIAL INDUSTRIAL DEVELOPMENT

238,018 SF Available
BTS Sites on 73 Acres
Villa Rica, Carroll County, Georgia



Potential
Rail Service
from Norfolk
Southern
Main Line



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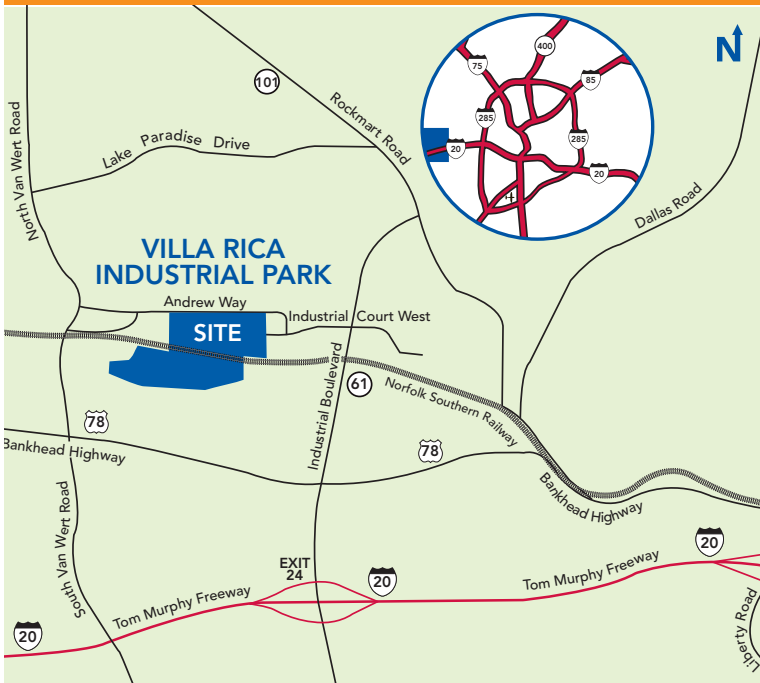
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VILLA RICA INDUSTRIAL PARK

580 West Industrial Court, Villa Rica, GA 30180

238,018 SF Available
BTS Sites Also Available
Carroll County, Georgia



Solution Property Group owns two properties in the Villa Rica Industrial Park, including:

- 609,775-square-foot bulk distribution and manufacturing building situated on 49.87 acres with 238,018 square feet recently vacated by Sony
- 22-acre site located adjacent to the above building and bordered by Norfolk Southern Railway and a new sewer treatment facility

The park is ideally located within the Atlanta Metropolitan area. The property is just 35 minutes west of downtown Atlanta and less than one mile north of I-20. It is bordered by the main line of Norfolk Southern Railroad, which runs through the Industrial Park.



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EXISTING BUILDING

AVAILABLE: 238,018 Square Feet
CEILING HEIGHT: 24' Clear - 180,100 Square Feet (Warehouse)
 11' to 20' Clear - 55,515 Square Feet (Staging Area)

Location: 580 West Industrial Court
 Villa Rica, Georgia 30180

Building Size: 609,775 Square Feet Total

Office: 10,000 Square Feet

Dock Doors: 40 Dock-High, 2 Drive-In

Rail Doors: 7 (Spur not installed)

Truck Courts: 180' to 200' Deep on each side,
 plus trailer parking for 350 trailers

Electrical Service: 6,000 amps, 3-phase, 480/277-volt
 service supplied by Georgia Power

Land: 49.87 Acres

Construction: Pre-engineered metal building
 system with metal panels built on
 6" reinforced thick concrete slab

Ceiling Heights: 22' to 40' Clear (Warehouse)
 11' to 20' Clear (Staging Area)

Column Spacing: 30' x 50'

Year Built: Original Construction in 1985 with
 expansion in 1993

Rail Service: Provided by
 Norfolk Southern Railroad
 Rail cars switched from Austell
 inter-modal facility

Fire Protection: High-capacity system can provide
 0.48 GPM/2,000 SF to ESFR

Main Fire Line: 10" loop line surrounds building
 8" line to each sprinkler riser
 Booster pump connected to
 Villa Rica City Water provides
 1500 GPM

**Supplemental
 Fire Protection:** 300,000-gallon reserve tank
 on site with diesel generator
 & battery for fire pump
 Serves as back-up to main system
 Provides 2,000 GPM

2007 Taxes: \$0.38/SF

2007 Insurance: \$0.04/SF

2007 CAM: \$0.12/SF



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