

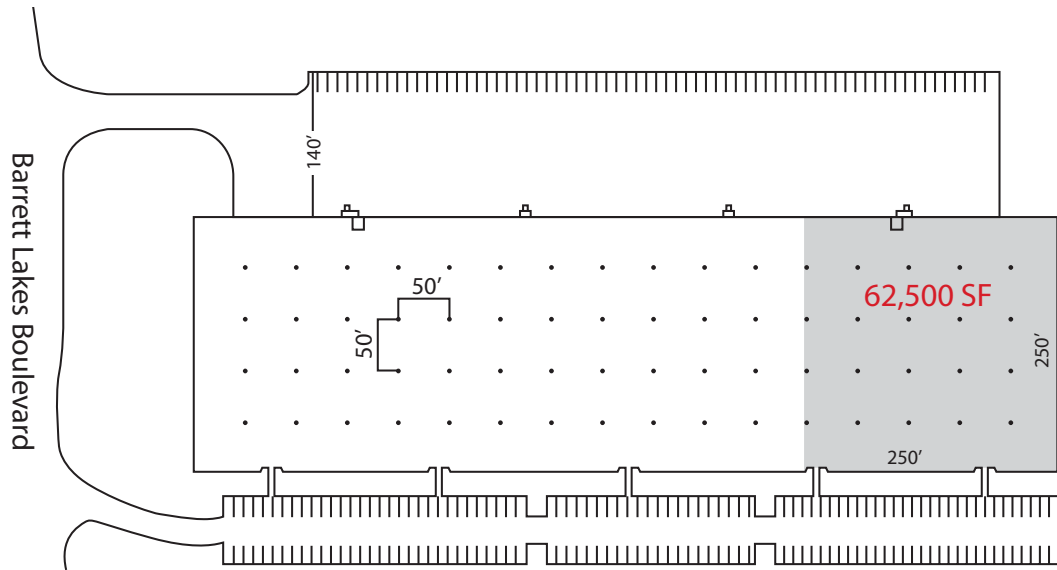
# KENNESAW, GA

## 62,500 SQUARE FEET

2850 Barrett Lakes Boulevard



# SITE PLAN/FLOOR PLAN/SPECIFICATIONS



<b>ADDRESS:</b>	2850 Barrett Lakes Boulevard Kennesaw, GA 30144 Cobb County	<b>CONSTRUCTION:</b>	Walls: Tilt-up concrete Floors: 6" concrete - 4,000 psi Roof: EPDM Columns: Steel columns
<b>TOTAL SIZE:</b>	212,500 Sq. Ft.	<b>LIGHTING:</b>	Warehouse: Metal Halide Office: Fluorescent
<b>AVAILABLE SPACE:</b>	<b>62,500 Sq. Ft.</b>	<b>UTILITIES:</b>	Power: Cobb EMC 3,500 amps: 277/480 volts 3 Phase Water: Cobb County Utilities Sewer: Cobb County Utilities
Office:	2,638 Sq. Ft.	<b>SPRINKLER:</b>	100% coverage by an ESFR system
<b>SPACE DIMENSIONS:</b>	250' x 250'	<b>PARKING:</b>	1.17 spaces per 1,000 Square Feet
<b>COLUMN SPACING:</b>	50' x 50'	<b>PREVIOUS USE:</b>	Distribution/Warehouse
<b>CEILING HEIGHTS:</b>	28' - 30' Clear		
<b>YEAR BUILT:</b>	1997		
<b>TRUCKING:</b>	8 Dock Height Doors (9' x 10') 1 Drive In Door (9' x 10') 140' Truck Court 60' Concrete Apron		

## COMMUNITY

<b>SIX COUNTY LABOR MARKET:</b>	Cobb, Bartow, Cherokee, Douglas, Fulton, Paulding	<b>COMMERCIAL AIRPORTS:</b>	Hartsfield – Jackson International Airport: 33 miles, Cobb County Mccollum Field: 2 Miles
<b>POPULATION:</b>	2,078,052	<b>MAJOR HIGHWAYS:</b>	Chastain Road interchange on I-75 is one mile from the park. Interstate access also available at Barrett Parkway
<b>LABOR MARKET LABOR FORCE:</b>	1,065,570	<b>AREA EMPLOYERS:</b>	Lockheed Martin, WellStar Health System, JV, Safeco, Tree of Life, Automated Logic Corp., Respironics, Inc.
<b>LABOR MARKET UNEMPLOYMENT:</b>	56,105 (5.3% - December 2005)		
<b>EFFECTIVE PROPERTY TAX RATE:</b>	\$29.87 per \$1,000 of value		

**THE WALKER COMPANIES**  
2100 RIVEREDGE PARKWAY  
SUITE 425  
ATLANTA, GEORGIA  
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