

## NORTH COWETA BUSINESS PARK - TWO SUITES AVAILABLE

### Property details

- Development by Southtree Commercial
- Industrial space
- 76,920+/- SF in two buildings
- Property is located approximately 1 mile off of I-85 South at Exit 51 in North Coweta County

### Building Details

**Building 1:** 49,920+/- SF (75 ft deep x 360 ft wide)

- **FULLY LEASED**

**Building 2:** 27,000+/- SF (120 ft deep x 416 ft wide)

- **All Front Load Doors:** 14'x10' Drive-in door
- **Suite Details:** 6,750 SF each, fully built out with foyer area, 2 offices, and 2 bathrooms
- **Clear Height:** 16'4"
- **Column Spacing:** Clear Span
- **Opex:** \$2.00 PSF
- **Suites Available:**
  - Suite 173 & 177
  - 6,750 - 13,500 SF
  - Can be subdivided or combined

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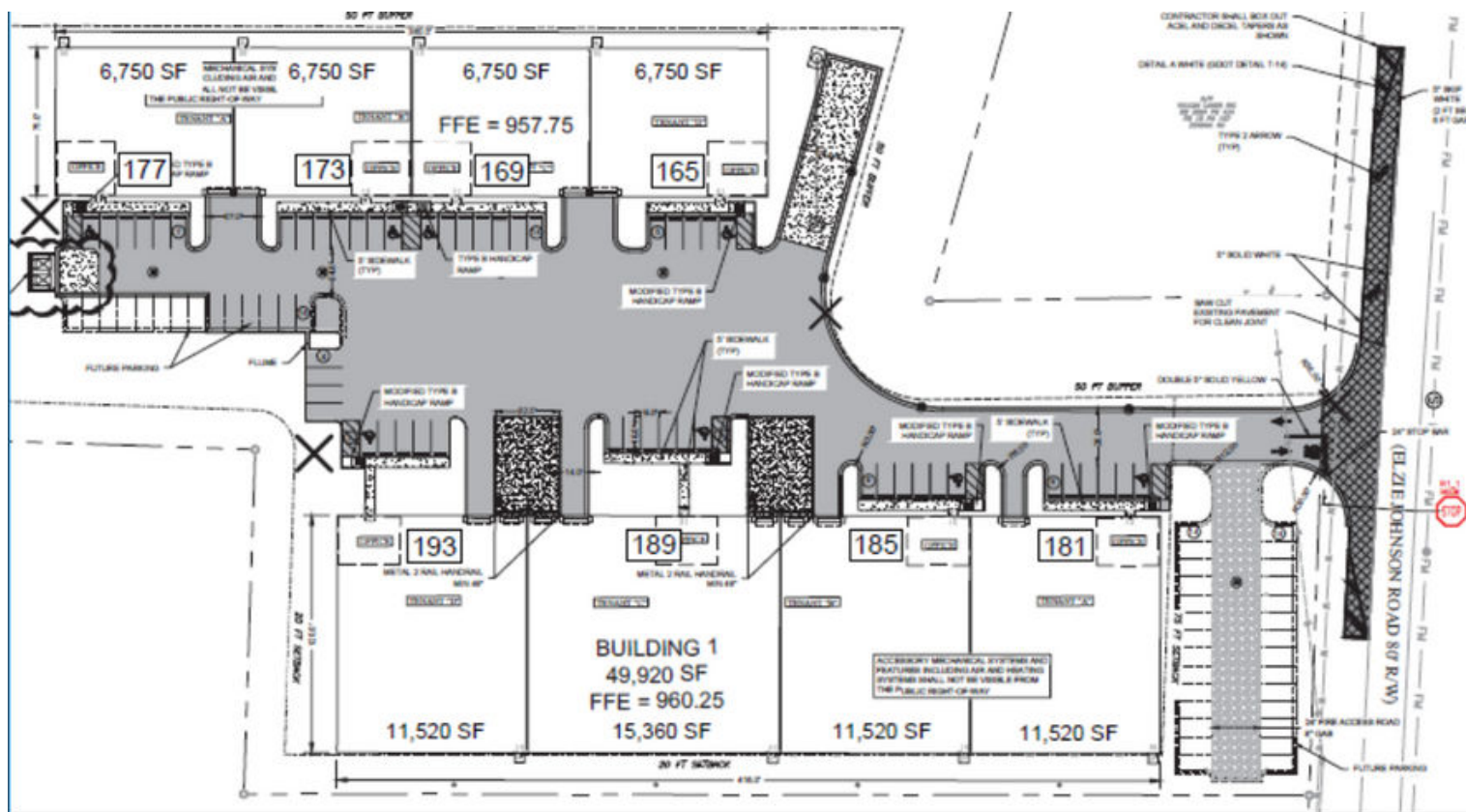


**SOUTHTREE**  
COMMERCIAL

REAL ESTATE

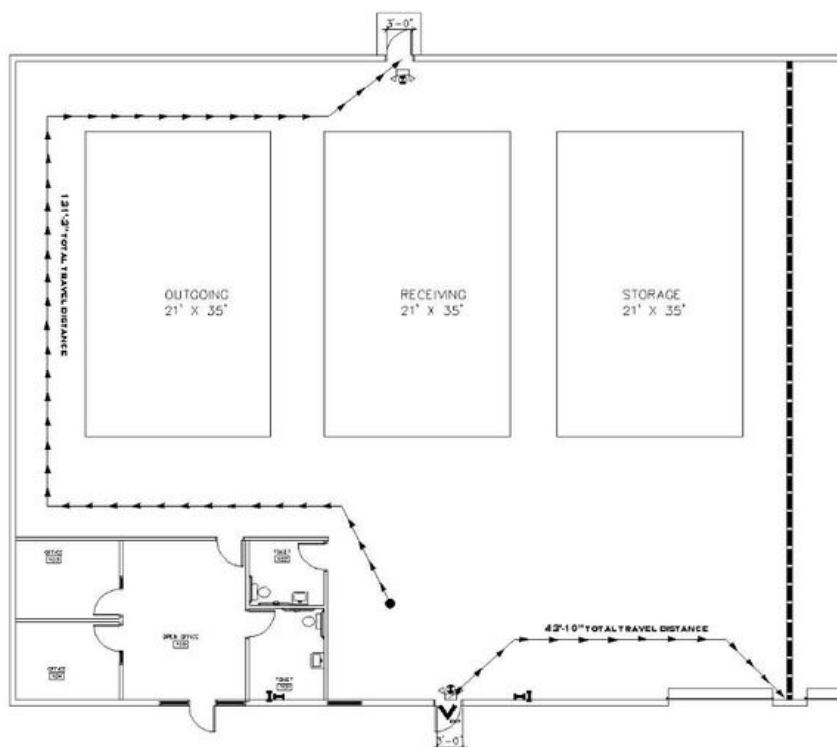
# SITE PLAN

165-193 ELZIE JOHNSON ROAD, NEWNAN, GA 30265



SITE PLAN NOTES:

BUILDING AREA



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201 PROSPECT PARK, SUITE A,  
PEACHTREE CITY, GA 30269



SOUTHTREE  
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# MAP

165-193 ELZIE JOHNSON ROAD, NEWNAN, GA 30265



## DISTANCE TO SITE (MILES)

I-85	1
I-285	22
Downtown Atlanta (via I-85)	32
Hartsfield-Jackson Atlanta International Airport	21

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