



# Garlington Business Park

## Key Highlights

- › Located on Garlington Road between Woodruff and Roper Mountain Roads with excellent access to interstate 385 and 85
- › Multi-tenant, flex (office/warehouse) park consisting of four buildings with approximately 116,300 square feet
- › Property is 12.82 acres and zoned S-1 and offers a parking ration of 1.7/1,000

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GARLINGTON BUSINESS PARK TOTAL AVAILABILITY

BUILDING A

FULLY LEASED	±19,796 SF
TOTAL	±19,796 SF

BUILDING B

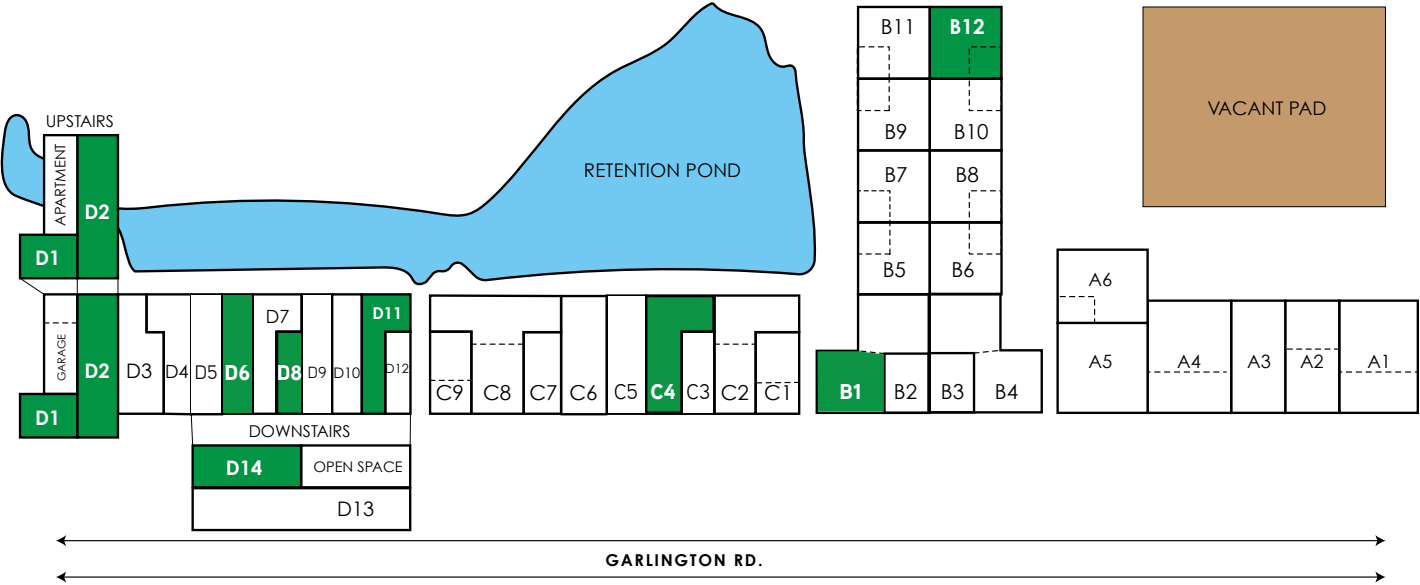
B1 Flex VACANT FLEX	±3,880 SF
B12 VACANT FLEX	±3,745 SF
TOTAL	±43,685 SF

BUILDING C

C4	±1,541 SF
TOTAL	±17,016 SF

BUILDING D

D1 VACANT OFFICE	±1,340 SF
D2 VACANT OFFICE	±2,522 SF
D6 VACANT OFFICE	±1,370 SF
D8 VACANT OFFICE	±823 SF
D11 VACANT OFFICE	±1,538 SF
D14 VACANT WAREHOUSE	±7,000 SF
TOTAL	±34,538 SF



Address:	319 Garlington Road
Total SF:	±20,000 SF
Leased:	100%
Units:	6 units (A1-A6)
Construction:	Masonry/Metal
Year Built:	2004
Parking:	55 spaces (2.75/1,000)
Docks:	2 (total)
Drive-Ins	3 (total)



Property Highlights

- > Excellent frontage
- > Flexible layout
- > Dedicated truck count
- > Versatility with docks to accomodate most



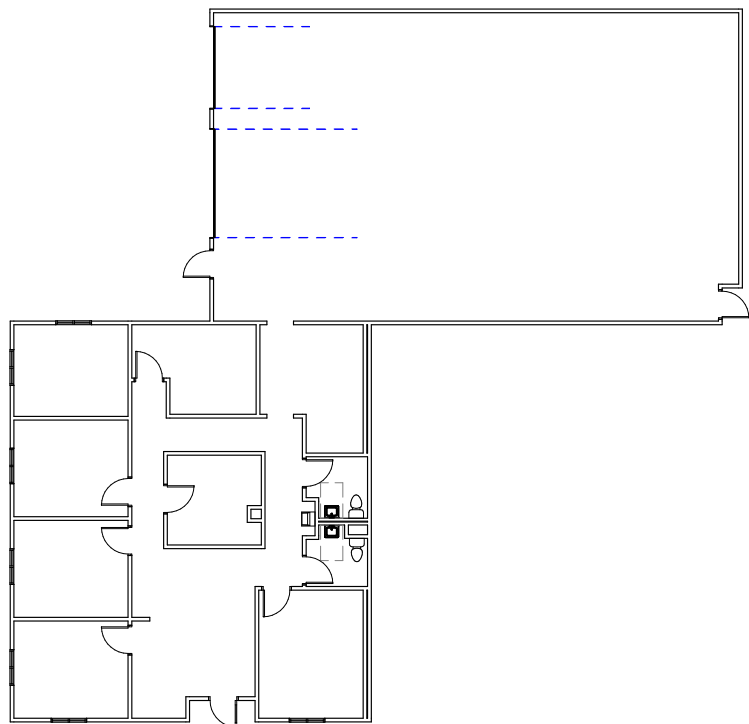




Civic Address:	319 Garlington Road
Total SF:	±43,685 SF
Leased:	82%
Vacant Units:	B-1 (±3,800 SF) B-12 (±3,745 SF)
Construction:	Masonry/Metal
Year Built:	2004
Parking:	85 spaces (1.45/1,000)
Docks:	10 (total)
Drive-Ins:	10 (total)
Ceiling Height:	16' - 20'

### Building B

- > Good frontage on Garlington
- > Flexible access for trucks



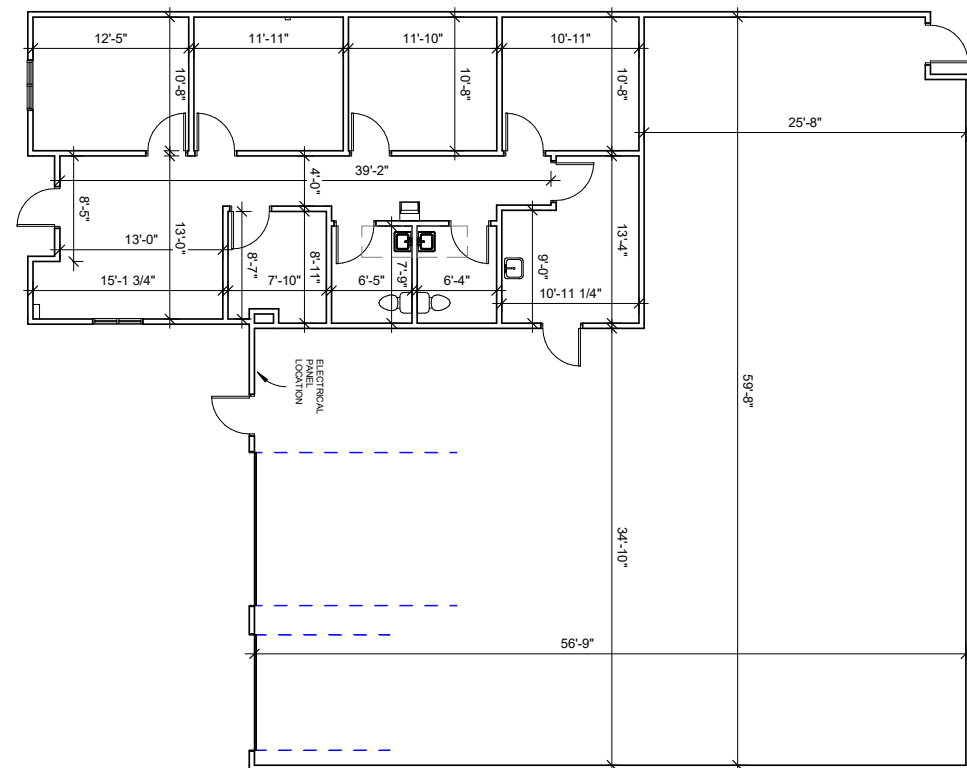
### Suite B-1 - \$9.00/SF (Modified Gross)

- > Good office layout
- > Large room and conducive to collaborative environment

### AVAILABILITY > SUITE B 12

#### Suite B-12 - \$9.00/SF (Modified Gross)

- > Former architect designer space
- > Well detailed office
- > Two docks (One dock high, one drive-in)
- > Clear span warehouse





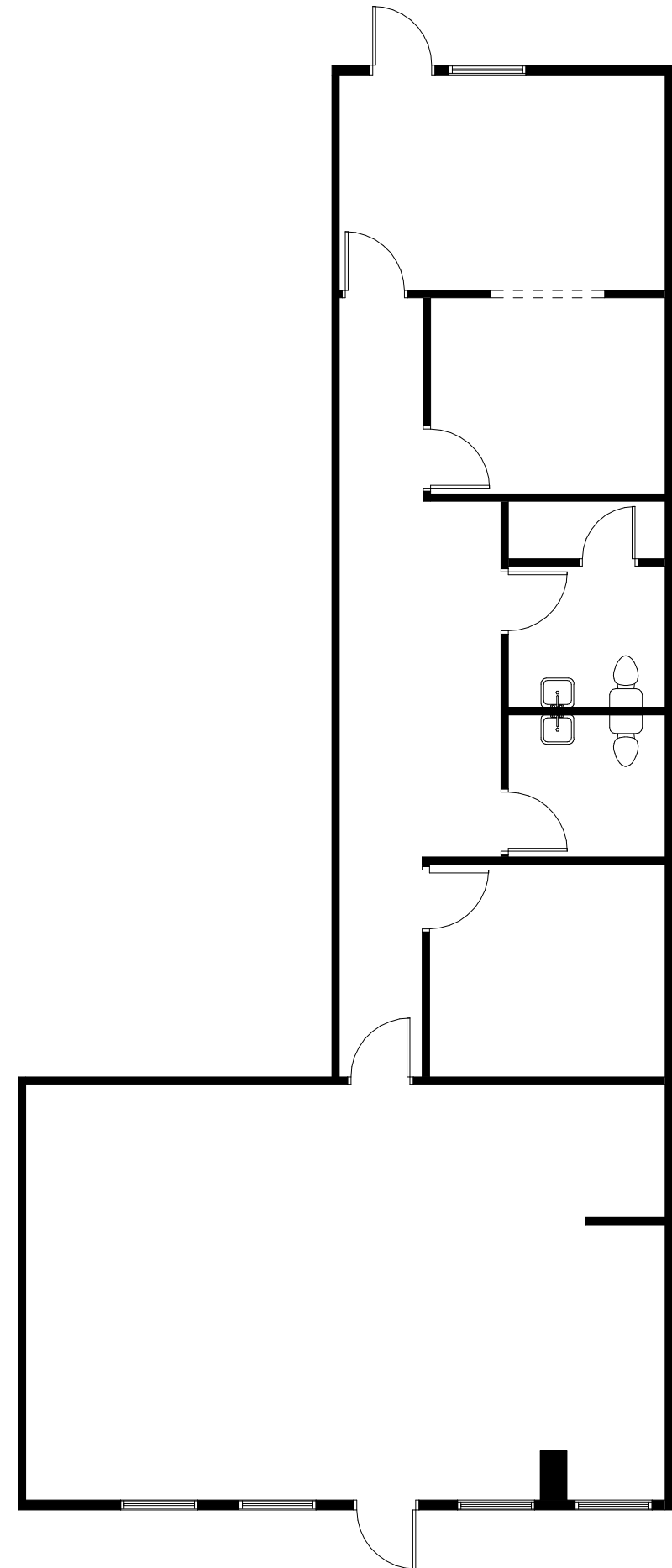
Address:	319 Garlington Road
Total SF:	18,000
Leased:	88%
Vacant Units:	C-4 (±1,541 SF)
Construction:	Masonry/Metal
Year Built:	2006
Parking:	50 spaces (2.78/1,000)
Docks:	3 exterior
Drive-Ins:	2 (10 x 10)
Building Height:	22'

## AVAILABILITY > SUITE C 4



### Building C - \$13.00/SF (Modified Gross)

- > Office units with good frontage
- > Units have access to rear dock
- > Design allows for good natural light
- > Pond behind building offers park like setting





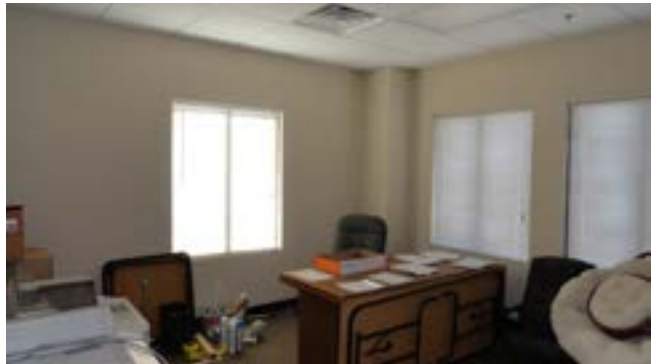
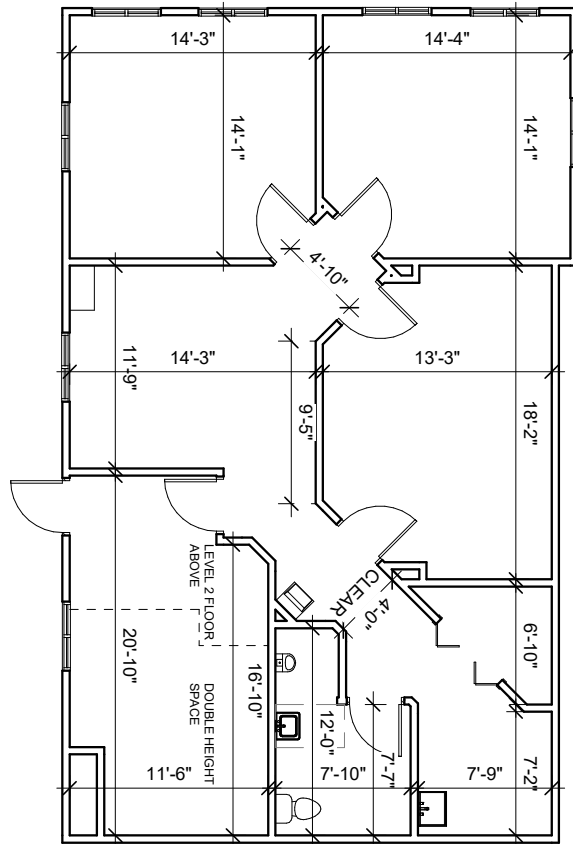


Civic Address:	319 Garlington Road
Total SF:	±40,000 SF
Leased:	
Vacant Units:	D-1 (±1,400 SF) D-2 (±2,522 SF) D-8 (±900 SF) D-14 (±7,000 SF)
Construction:	Masonry
Year Built:	2008
Parking:	56 spaces (1.13/1,000)
Drive-Ins	4 (total)
Dock:	1

#### Building D - \$13.00/SF (Modified Gross)

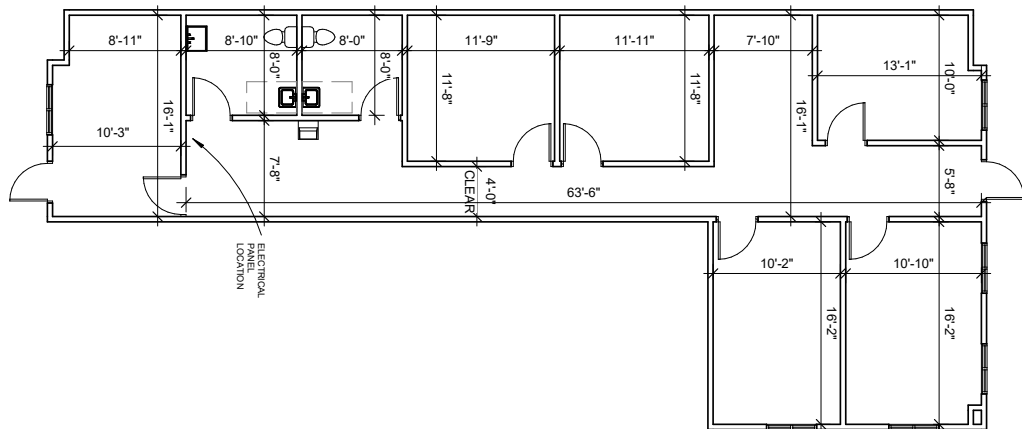
- > Multiple office units to choose from
- > One large warehouse with interior and exterior storage. Exterior is covered and accessible
- > Warehouse provides good storage for service type businesses

#### AVAILABILITY > SUITE D 1



- > Well detailed offices
- > Front and rear access
- > Opportunity for expansion

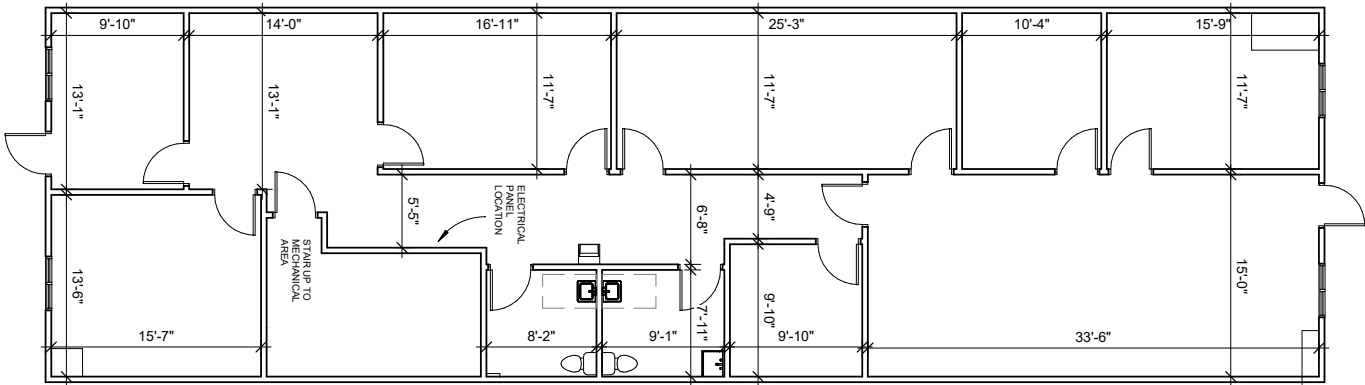
#### AVAILABILITY > SUITE D 11





RENDERING PHOTOS

AVAILABILITY > SUITE D 2



Rendering of Building D and the facade improvement project slated to be completed Summer 2018

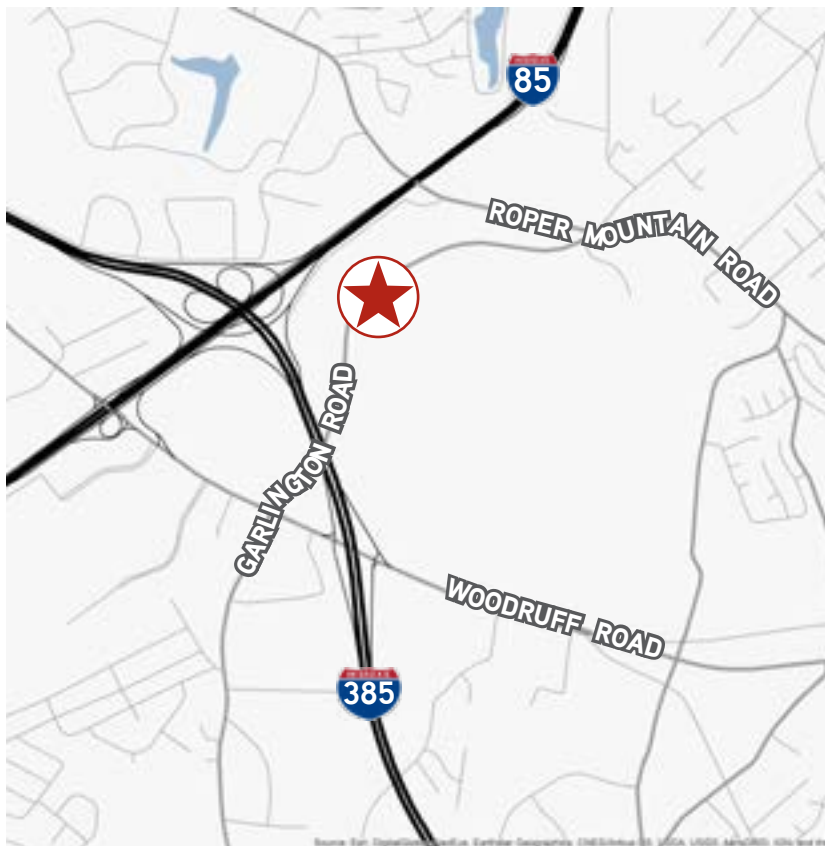


> Unfinished second level available for expansion





## Regional Map



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