

- ▶ Office and Warehouse available
- ▶ Space can be divided



WILDMOR REALTY, INC. IS PLEASED TO OFFER THIS 22,257 SF SPACE FOR SUBLEASE. THIS SUITE IS IN MOVE-IN CONDITION AND OFFERS 8,911 SF OF OFFICE, COMPRISED OF TWO CONFERENCE ROOMS, TWO EXECUTIVE OFFICES, UPDATED BREAKROOM AND RESTROOMS, AND PLENTY OF OPEN COLLABORATIVE AREA. ADDITIONALLY, THERE IS 13,346 SF OF WAREHOUSE SPACE FEATURING 6 DOCK DOORS AND ONE DRIVE-IN DOOR.

#### BUILDING INFORMATION

Address: 1965 Vaughn Road  
Kennesaw, GA 30144  
Building RBA: 46,808 SF  
Property Class: B  
Built: 1993  
Parking: 0.64/1,000  
Zoning: LI  
6 Dock Doors, 3 Levelers  
1 Drive-In Door 10'w x 12'h  
Clear Height: 22'  
Column Spacing: 40'w x 40'd  
Approx. 125' truck court  
Power: Up to 400amps / 480-277 volts, 3 phase

#### SUBLEASE DETAILS

Size: Approx. 22,257 RSF; 13,346 Warehouse/8,911 Office  
Asking Rate: \$7.50 PSF (NNN)  
Term: Thru March 31, 2020  
Occupancy: Immediate  
Strong Credit Sublessor  
Up to 30 cubes available



Please direct all inquiries and requests for property tour to:

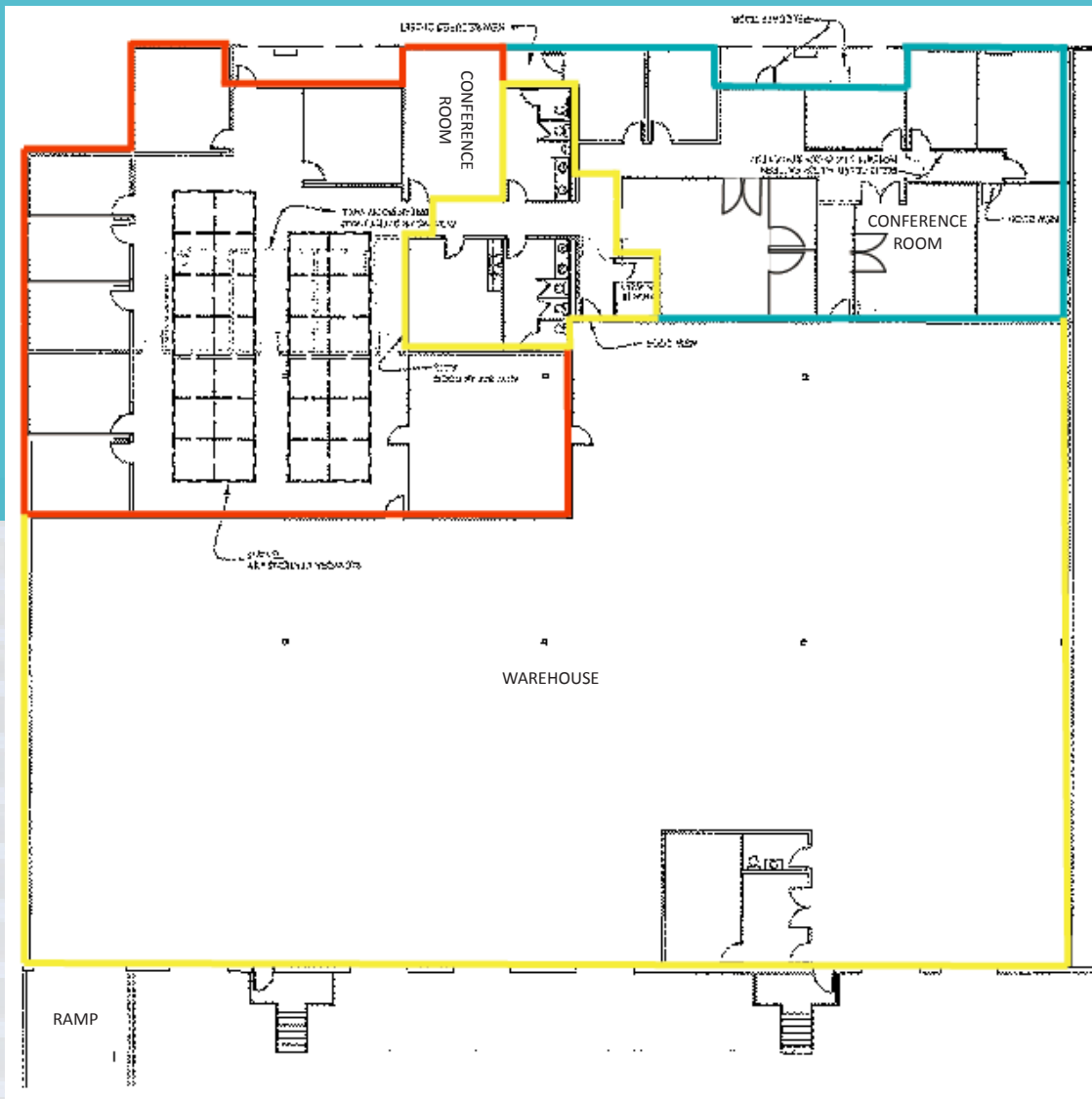
**SHAN MORRIS**  
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(404) 467-2174  
shan@wildmorrealty.com

**GARRETT DURHAM**  
Associate  
(404) 996-6312  
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## DEMISED SPACE PLAN

### FLOOR PLAN BREAKDOWN

- CAN BE DIVIDED INTO TWO SEPARATE OFFICE SPACES
- RED AREA = 4,611 SF
- BLUE AREA = 3,700 SF
- SHARED SPACE (YELLOW) = 600 SF



THIS SINGLE STORY INDUSTRIAL BUILDING IS SET IN THE HEART OF KENNESAW JUST OFF BARRETT PARKWAY. THE SPACE IS CONVENIENT TO RESTAURANTS, RETAIL, FINANCIAL SERVICES, AND LODGING.



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