

# 7.5 ACRE INDUSTRIAL LAND SITE IN NEWNAN

**7 SOLAR CIRCLE**  
NEWNAN, GA 30265

FOR SALE



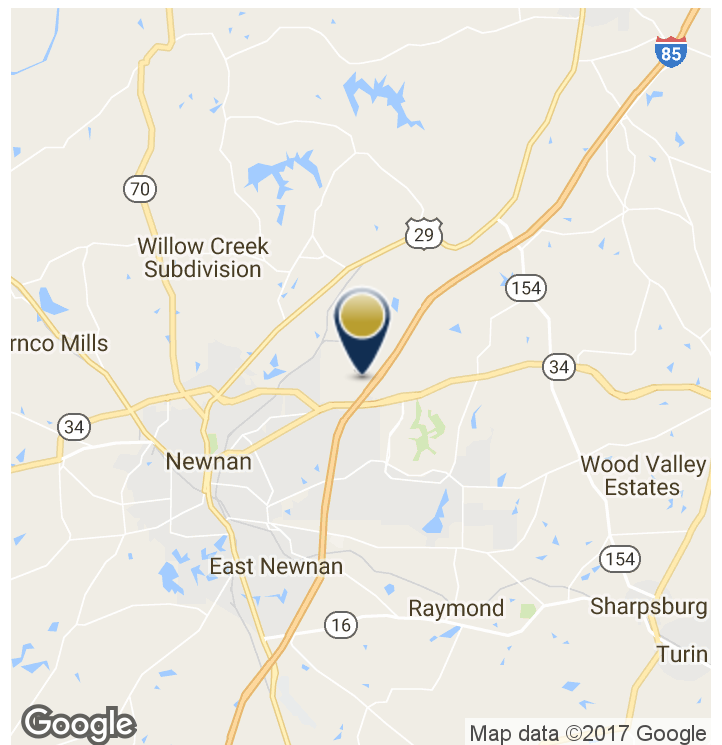
## PROPERTY HIGHLIGHTS

- 7.5 acre commercial site located in the Shenandoah Industrial Park
- Available for built-to-suit
- Suitable for any type of industrial use
- Owner desires to construct buildings to suit for qualified tenants agreeable to a long term lease at a competitive rate
- Site will accommodate up to 100,000 SF or the owner will demise the property into 2 or more smaller pads
- Rental rates will be commensurate with the type of building and market competition at the time of completion, along with the credit-worthiness of the tenant
- Site is mostly improved with utilities installed and offsite detention in place
- No offsite work required
- Governed by covenants placed on the property by the developer

## LOCATION OVERVIEW

Convenient to Interstate 85 at Exit 47.

The Coweta County Development Authority (CCDA) can tailor a business incentive package to help meet the needs of your company. Below is a link to their website:  
<http://www.developcoweta.com/Index.aspx?page=914>



DARRELL CHAPMAN | 404-876-1640 x114 | [DChapman@BullRealty.com](mailto:DChapman@BullRealty.com)  
**BULLREALTY.COM**

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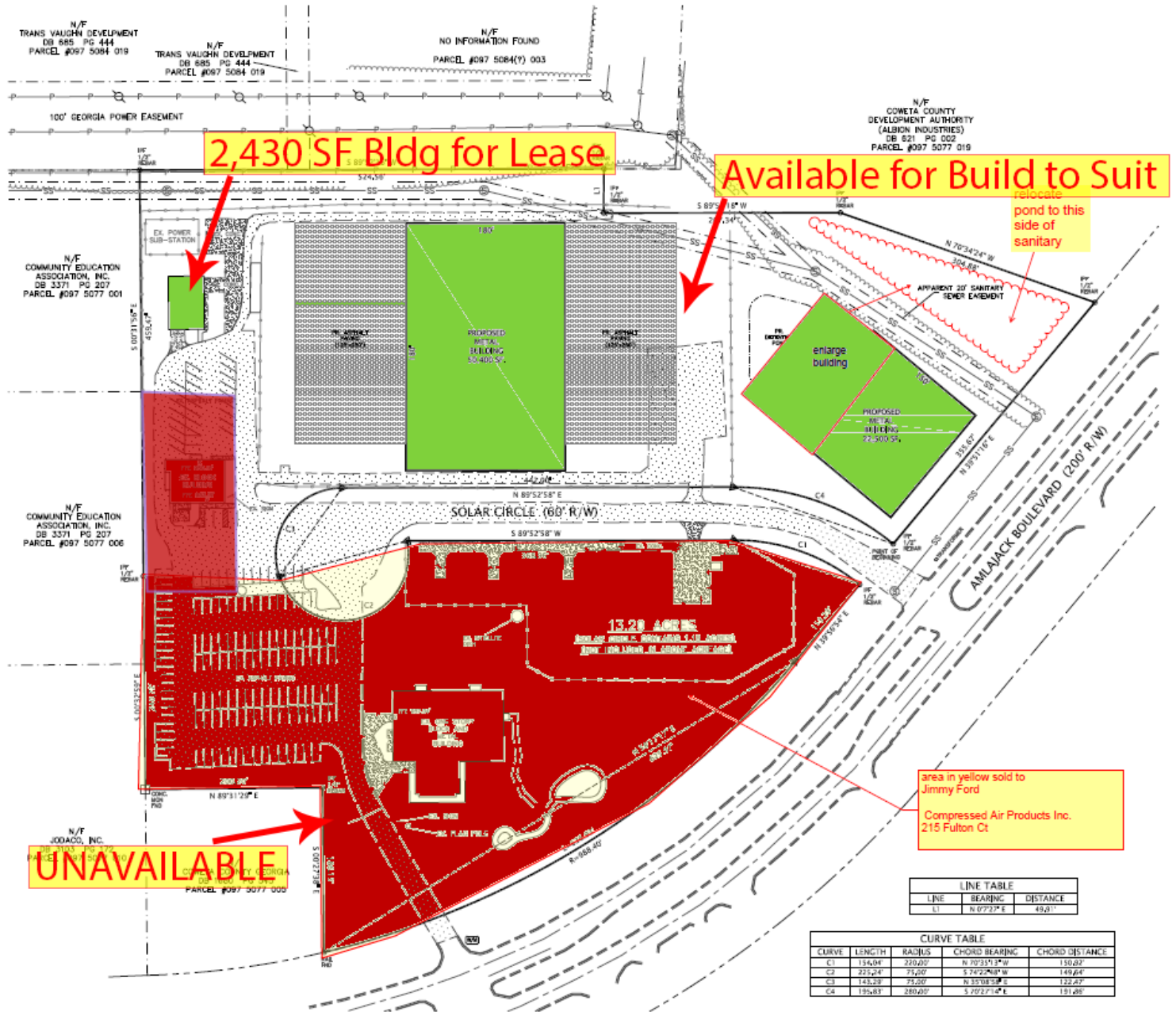
7.5 ACRE INDUSTRIAL LAND SITE IN NEWNAN | Georgia | 1 of 2

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### SITE PLAN



7.5 ACRE INDUSTRIAL LAND SITE IN NEWNAN | Georgia | 20f2

