



2765 ACCESS ROAD

COVINGTON,
GA 30016

FOR SALE

5,000± SF Shop with Outside Storage

STEVE RATCHFORD, SIOR, CCIM

Senior Vice President

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BRIAN BRATTON, SIOR

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404.942.2028

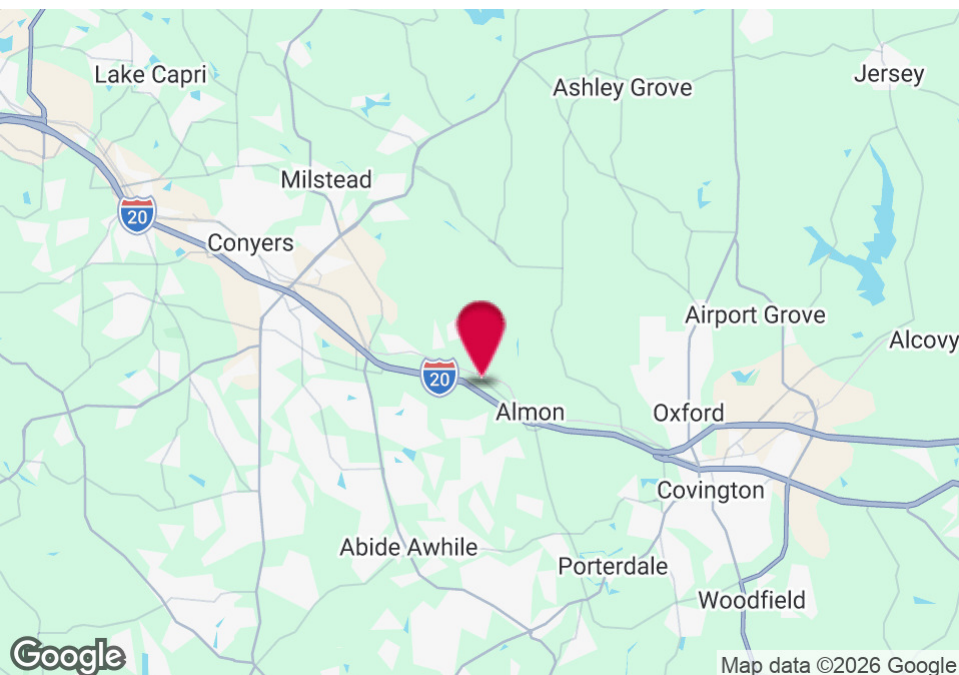
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king Industrial
Realty, Inc.

Industrial • Commercial • Investment

404.942.2000 | kingindustrial.com

FOR SALE
5,000± SF



PROPERTY HIGHLIGHTS

- 3,000± SF Office
- (3) 14' Grade Level Doors
- 14' Clear Ceiling Height
- Clear Span Warehouse
- Front Load Building
- Outside Storage
- Zoned Commercial Highway
- Inquire For Leasing Opportunities

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REFERENCES:
DEED RECORD: D.B. 304, p. 27

PLAT RECORD: P.B. 8, p. 88

TAX RECORD: TAX MAP 24, PARCEL 76
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,090 FEET, AND AN ANGULAR ERROR OF 06" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 171,690 FEET.

FIELD DATA WAS COLLECTED USING NIKON
DTM-750 ELECTRONIC TOTAL STATION.

FIELD SURVEY COMPLETED THE WEEK
MARCH 15, 2002.

PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED
WITHIN THE 100-YEAR FLOODPLAIN AS DETERMINED FROM THE FEDERAL
FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 130143 0035A
FOR NEWTON COUNTY, GEORGIA, DATED JULY 5, 1983

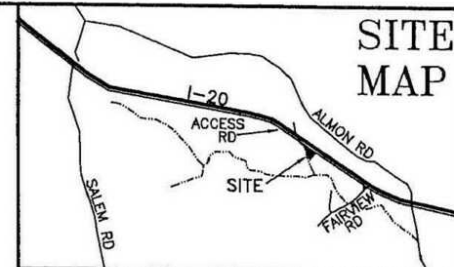
A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED
BY THE STATE OF GEORGIA FROM THE TOP OF
CREEK BANKS ON BOTH SIDES OF CREEKS
FOR EROSION CONTROL PURPOSES.

THE PROPERTY SHOWN HEREON IS LOCATED
IN AN NEIGHBORHOOD COMMERCIAL (C-N)
ZONING DISTRICT AS INDICATED BY THE
NEWTON COUNTY ZONING ORDINANCE MAP.

SETBACKS
FRONT = 25'
SIDE = 10'
REAR = 40'

AREA SUMMARY
AREA WITHIN TRAVERSE OF BOTH TRACTS IS 1.62 ACRES
AREA BETWEEN TRAVERSE AND CREEK IS ±0.32 ACRE
TOTAL AREA OF BOTH TRACTS IS ±1.94 ACRES

SITE
MAP



LEGEND

- 1" IRON PIPE FOUND
- 5/8" SOLID ROD (REBAR) FOUND
- 5/8" SOLID ROD (REBAR) SET
- ⊗ BEARING CHANGE (NO PIN SET)
- ADJOINING PROPERTY LINE
- OVERHEAD POWER
- ⋈ POWER POLE
- P.O.B. POINT OF BEGINNING
- D.B. DEED BOOK
- P.B. PLAT BOOK
- B.L. BUILDING LINE
- L.L. LAND LOT
- MANHOLE

NOTE:
CREEK MAY HAVE BEEN
MODIFIED IN THIS VICINITY IN
IN CONJUNCTION WITH ROAD WORK.

A 25' NON-DISTURBANCE
BUFFER IS ESTABLISHED
FROM THE CREEK BANK ON
BOTH SIDES FOR EROSION
CONTROL PURPOSES.

ALCOVY PROPERTIES
D.B. 884, p. 216
PLAT PREPARED BY
CHARLES O. WIGGINS ON
DECEMBER 18, 1989

LINE	CALL
L1	N 47°56'06"E 101.68'
L2	S 54°50'47"E 29.83'
L3	N 46°08'26"E 57.70'

Survey for SATTERFIELD CONSTRUCTION

Land Lot 219, District 10
Newton County, Georgia

100 0 100 200 300
SCALE 1" = 100'
MARCH 13, 2002

FILED IN OFFICE
CLERK NEWTON COUNTY GEORGIA
2002 DEC -9 PM 3:36
PAGE # 257
DATE DEC 6 2002
LINDA R. HAYS, CLERK

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TOPO MAP

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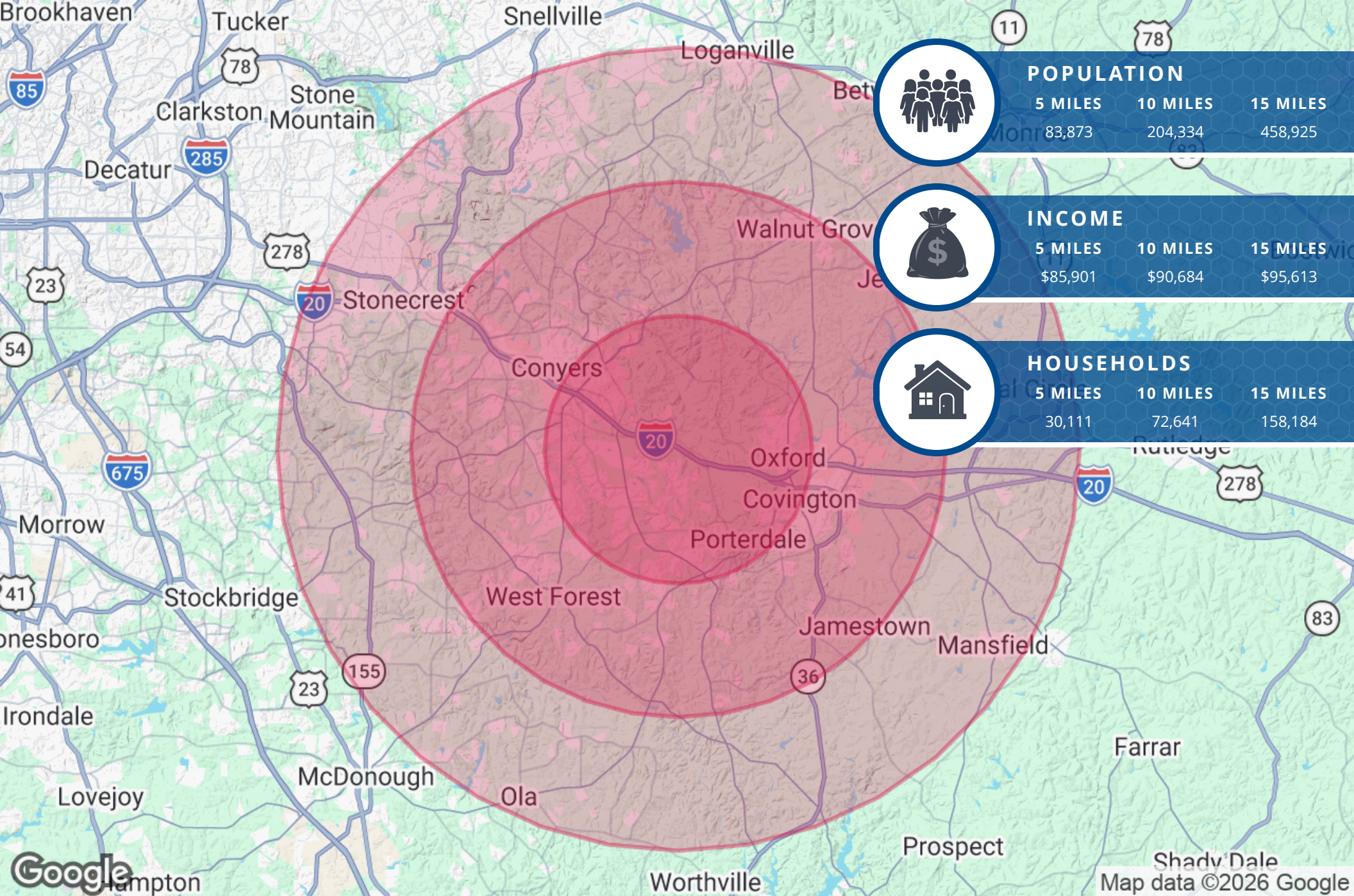
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ZONING MAP

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EXCLUSIVELY LISTED BY:

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