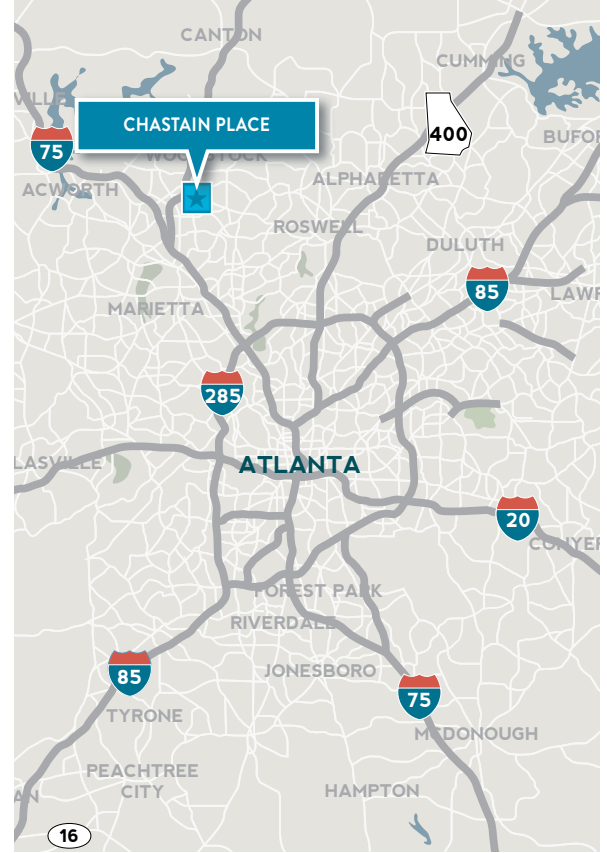


Available for Lease

Chastain Place

Kennesaw, GA 30144



Located in the desirable Chastain Place business park, this office and distribution facility offers the following:

Building Features

- » Attractive park setting
- » Strong, Institutional Ownership
- » ESFR Sprinkler System
- » Easy access to I-575 and I-75
- » Rear-Load Configuration
- » Close proximity to Town Center Mall and Chastain Road amenities.

Key Distances

- » I-575 — 0.4 Miles
- » I-75 — 1.5 Miles
- » I-285 — 13.0 Miles
- » Downtown — 25.8 Miles
- » Hartsfield Jackson Airport — 36.1 Miles

No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, or withdrawal without notice.



SEEFRIED PROPERTIES, INC.

3333 Riverwood Parkway, Suite 200

Atlanta, GA 30339

404.233.0204

www.seefriedproperties.com

Doug Smith

678.904.1919 Direct

dougs@seefriedproperties.com

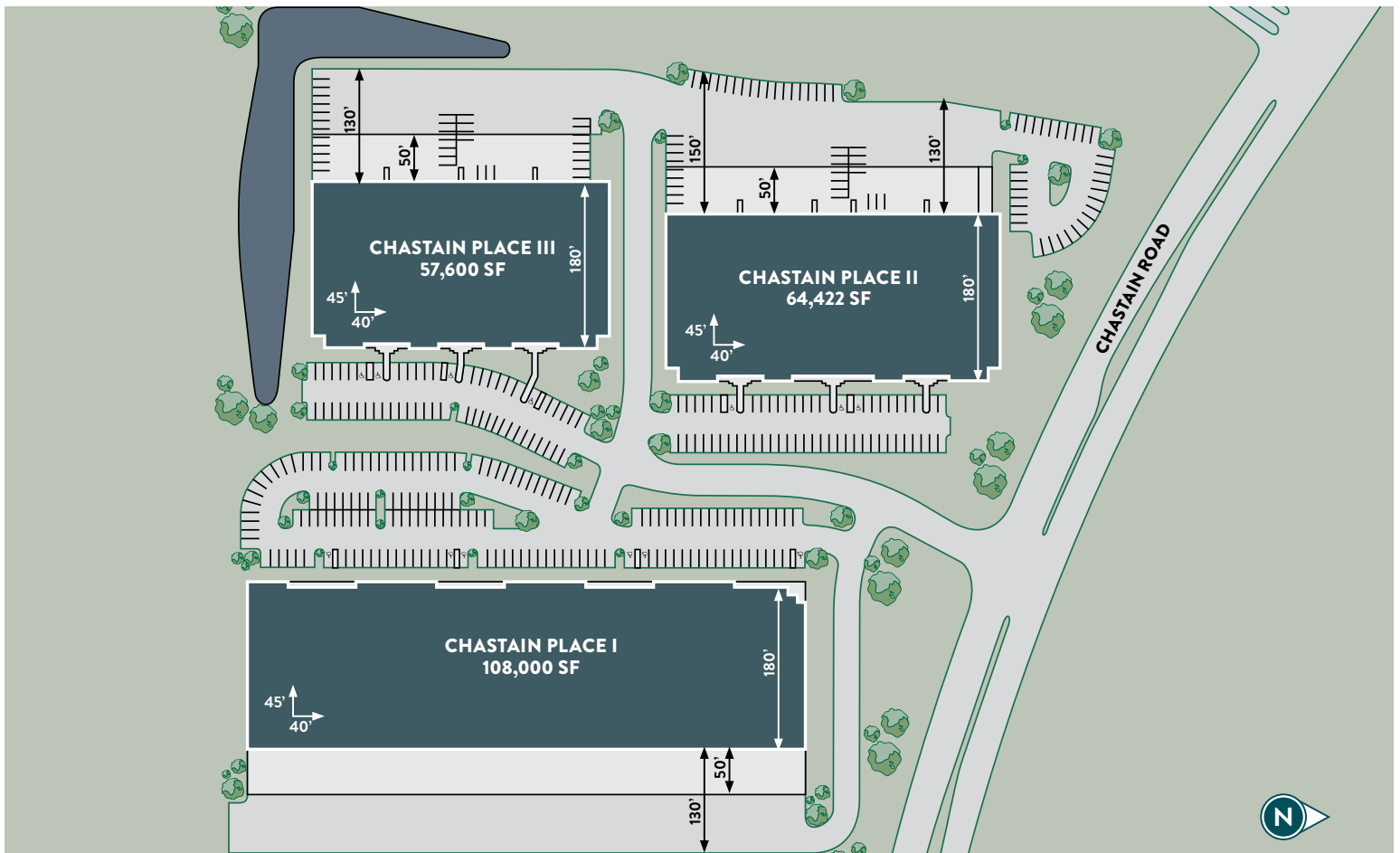
Joseph Kriss

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Available for Lease
Chastain Place
Kennesaw, GA 30144

Aerial/Siteplan



Building Features

Building Features



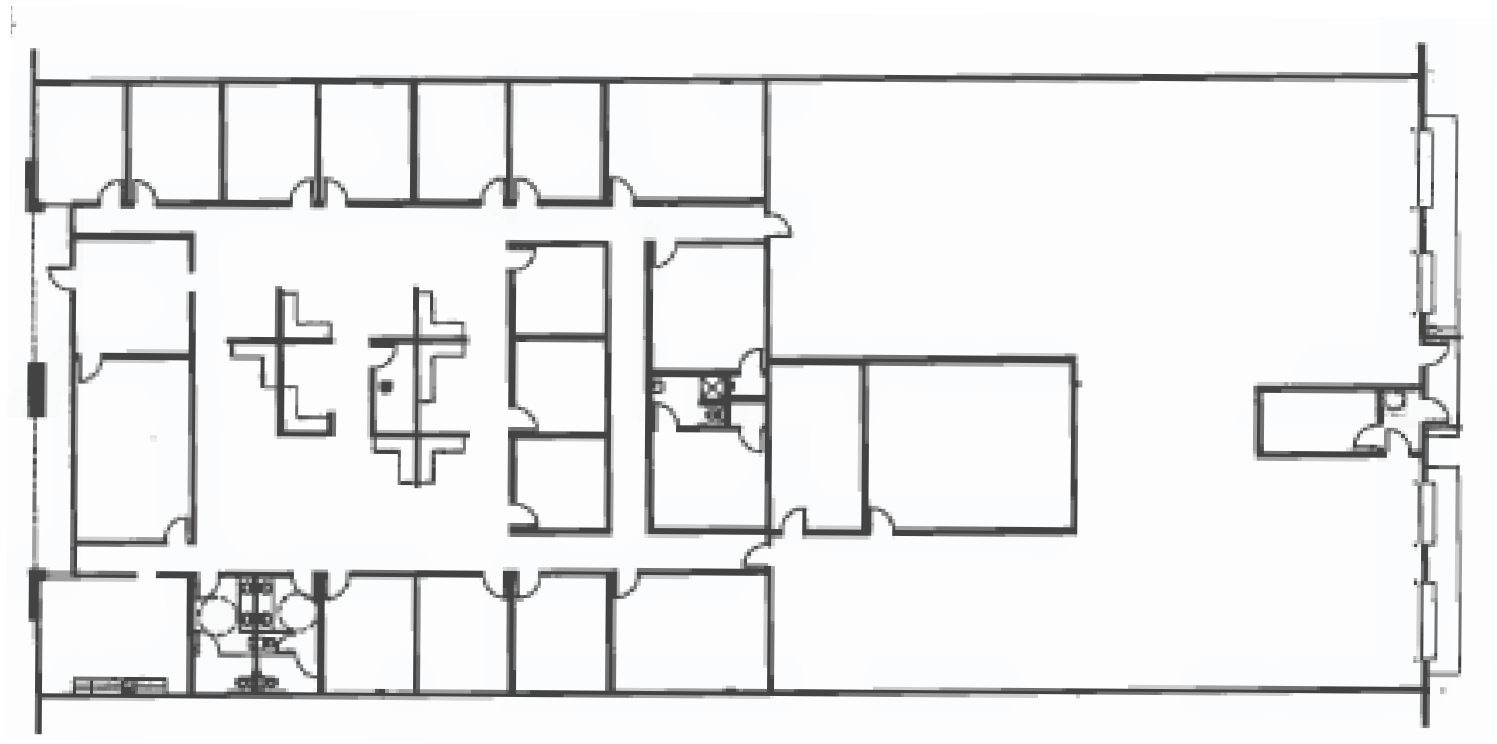
	CHASTAIN PLACE I	CHASTAIN PLACE II	CHASTAIN PLACE III
Square Footage	108,000	64,422	57,600
Completion Date	1997	1998	1999
Loading	Rear	Rear	Rear
Building Depth	180'	180'	180'
Clear Height	24'	24'	24'
Column Spacing	40' x 45'	40' x 45'	40' x 45'
Parking Spaces	164	118	113
Truck Courts	130' deep court with 50' concrete apron	130' - 150' deep court with 50' concrete apron	130' deep court with 50' concrete apron
Dock Doors	24	16	11
Dock Levelers	2	0	2
Drive-In Doors	4	2	1
Voltage	Three phase, 277/480	Three phase, 277/480	Three phase, 277/480
Zoning	OS, Office and Distribution/Service	OS, Office and Distribution/Service	OS, Office and Distribution/Service
Fire Protection System	ESFR	ESFR	ESFR
Warehouse Floor	5", 3,000 psi	5", 3,000 psi	5", 3,000 psi
Roof	EPDM	EPDM	EPDM

Chastain Place III

95 Chastain Road NW

Kennesaw, GA 30144

Floorplan



Size

Office	8,285 SF
Warehouse	5,767 SF
Total Leaseable Area	14,052 SF



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