

# AVAILABLE FOR LEASE

## Midtown Warehouse Space Available



1440 Dutch Valley Place NE, Atlanta, GA 30324

### 16,713 SF WAREHOUSE SPACE

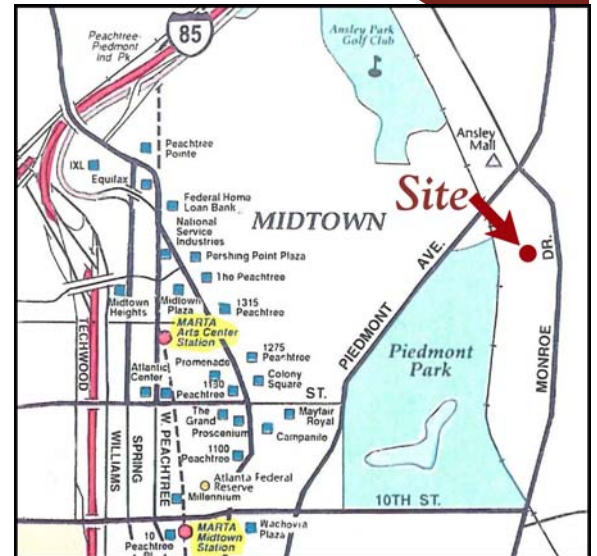
- Convenient In-Town Location
- Fully Sprinklered
- Zoned I-1
- 12'-16' Clear Height
- One Dock High with Ramp
- 3-Phase, 480V Power
- Close Proximity to I-75/85
- 20 Parking Spaces

Philip Covin

404.869.2629

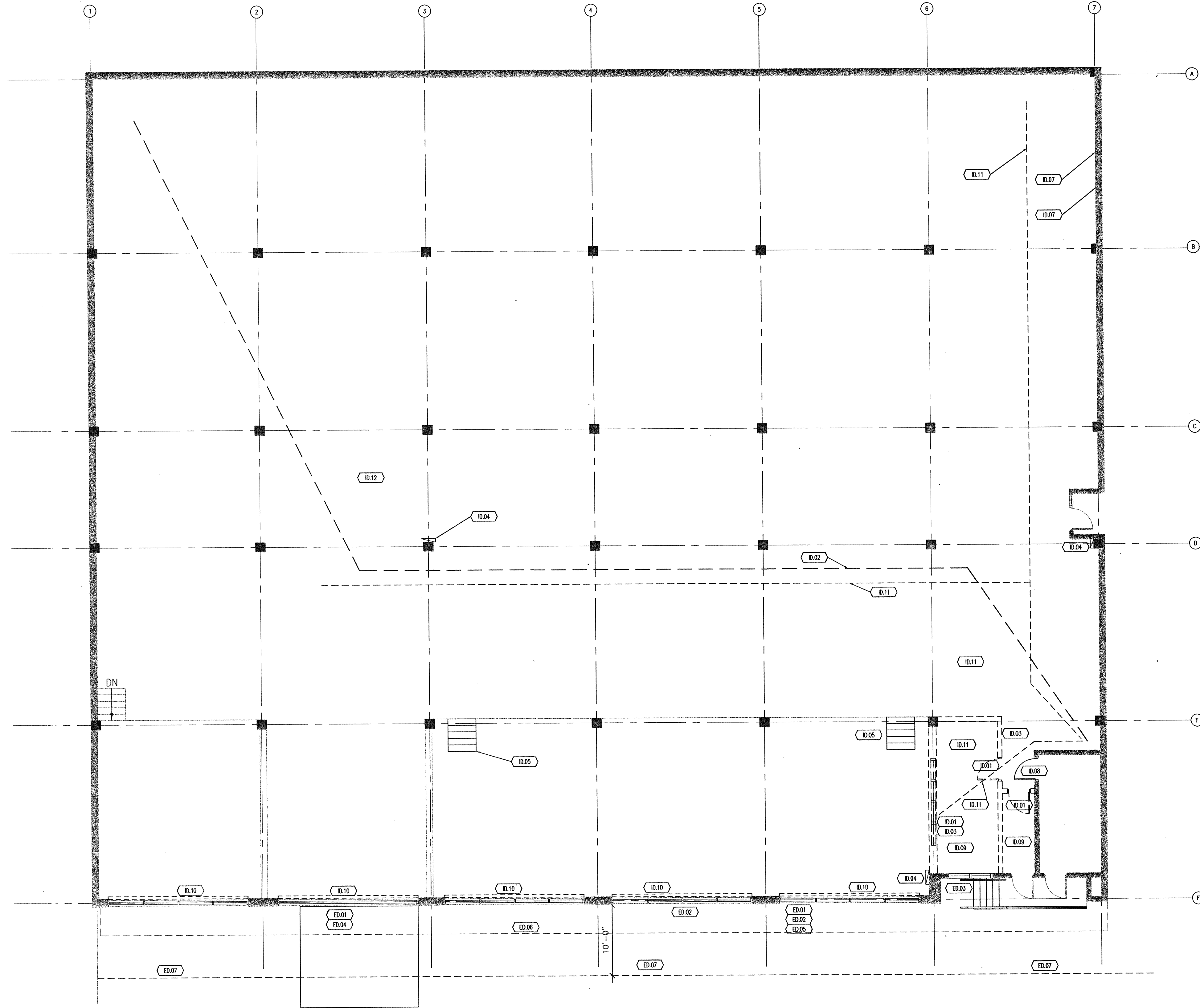
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1 Floor Plan  
A1.0 SCALE: 1/8" = 1'-0"

**DEMOLITION PLAN KEYNOTES**

- Exterior Demolition**
- ED.01 Prepare ground for new concrete sidewalk.
  - ED.02 Remove existing window. Prepare for installation of new door. Contractor shall take care not to damage adjacent windows during construction and adequately brace the opening, temporarily. Contractor shall secure premises when working on the exterior of the building.
  - ED.03 Remove existing window & replace with new window.
  - ED.04 Remove existing garage door and frame. Dispose of it properly. Contractor shall adequately brace the opening and secure premises while working on the exterior of the building.
  - ED.05 Contractor shall secure premises when working on the exterior of the building.
  - ED.06 Remove existing canopy.
  - ED.07 Remove asphalt concrete paving for landscaping & new stairs.

- Interior Demolition**
- ED.01 Remove existing door & windows w/ frame.
  - ED.02 Existing plumbing lines above ceiling. Relocate to be behind space 113 toward column line D.
  - ED.03 Remove existing walls where indicated.
  - ED.04 Cap and reroute all electrical wiring that is left exposed after demolition. Coordinate with Tenant for new utilities locations. (Electrical Room 106)
  - ED.05 Remove existing stair.
  - ED.06 Not to be used.
  - ED.07 Remove existing fans & vents.
  - ED.08 Remove existing door hardware & replace.
  - ED.09 Remove existing ceiling.
  - ED.10 Remove existing tracks & door system.
  - ED.11 Saw cut & remove existing concrete slab for new under slab plumbing/ waste lines. Coordinate locations with the floor & utility plan.

**GENERAL DEMOLITION NOTES**

1. REFER TO DRAWINGS A0.1 FOR ADDITIONAL INFORMATION.
2. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE EXTENT OF DEMOLITION WORK WITH NEW WORK.

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*Wilson*

Ashwood Development  
1440 Dutch Valley Place

PROJECT NAME  
DEMOLITION PLAN

NO.	DATE	COMMENTS

DRAWN BY: MW  
CHECKED BY:

PROJECT NO.  
06512

A1.0

PROGRESS SLIP