

**50,000 sf Heavy Industrial On Rail  
40 Conner Rd.  
Villa Rica, Ga. 30180**



**FOR SALE OR LEASE  
OWNER FINANCING FOR CREDIT BUYER  
5 DOCK HIGH DOORS  
3 GRADE LEVEL  
20' CLEAR HEIGHT  
HEAVY POWER  
CITY SEWER AND WATER  
ACTIVE RAIL SPUR  
½ MILE TO I-20, EXIT 26**

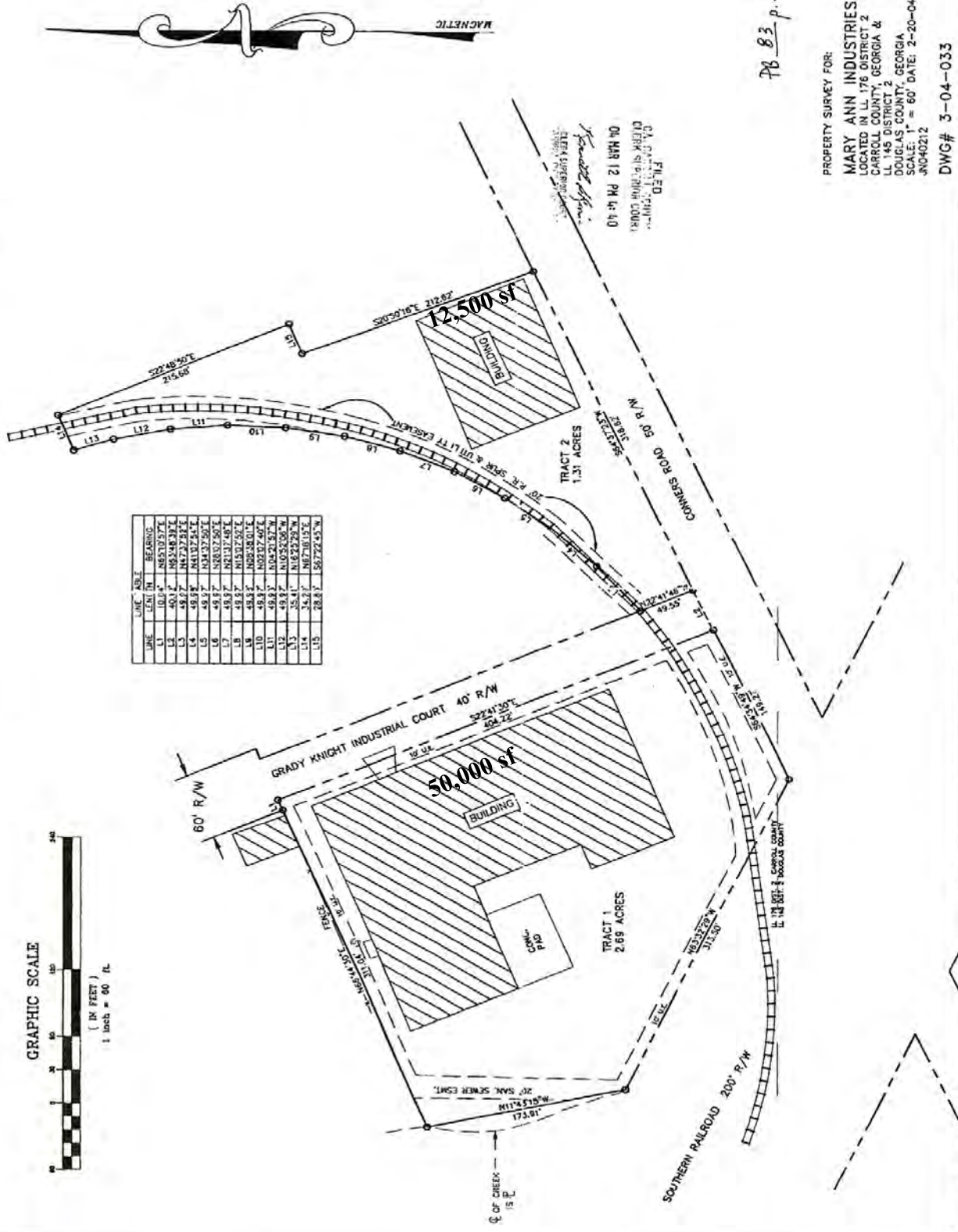
***Offered Exclusively by  
Commercial Realty Services of West Georgia  
Mike Patterson, CCIM  
770-241-9070 [ebroker@msn.com](mailto:ebroker@msn.com)***

***[www.westgeorgiacommercial.com](http://www.westgeorgiacommercial.com)***

GRAPHIC SCALE  
( IN FEET )  
1 inch = 60 ft.



LINE	BEARING	LENGTH
L1	S22°48'30"E	215.68
L2	S22°48'30"E	215.68
L3	S22°48'30"E	215.68
L4	S22°48'30"E	215.68
L5	S22°48'30"E	215.68
L6	S22°48'30"E	215.68
L7	S22°48'30"E	215.68
L8	S22°48'30"E	215.68
L9	S22°48'30"E	215.68
L10	S22°48'30"E	215.68
L11	S22°48'30"E	215.68
L12	S22°48'30"E	215.68
L13	S22°48'30"E	215.68
L14	S22°48'30"E	215.68
L15	S22°48'30"E	215.68



MAGNETIC

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PROPERTY SURVEY FOR:  
MARY ANN INDUSTRIES, INC  
LOCATED IN LL 176 DISTRICT 2  
CARROLL COUNTY, GEORGIA &  
LL 145 DISTRICT 2  
DOUGLAS COUNTY, GEORGIA  
SCALE: 1" = 60' DATE: 2-20-04  
JND40212  
DWG# 3-04-033

Crawford & Associates  
C. H. F., INC.  
ENGINEERING, LAND SURVEYING & LAND PLANNING  
105 CORPORATE DRIVE  
CARROLLTON, GA, 30117  
OFFICE (770) 834-4694  
FAX (770) 834-1005



BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

**GENERAL NOTICE**  
1. THE PLAT IS BASED UPON THE SURVEY DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT TO VERIFY THE LOCATION OF THE PLAT AND THE LOCATION OF THE PLAT WITHIN THE PLAT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT TO VERIFY THE LOCATION OF THE PLAT AND THE LOCATION OF THE PLAT WITHIN THE PLAT.

**CLOSURE**  
THE MAP OF PLAT HAS BEEN PREPARED BY THE SURVEYOR AND THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT TO VERIFY THE LOCATION OF THE PLAT AND THE LOCATION OF THE PLAT WITHIN THE PLAT.

THIS MAP OF PLAT HAS BEEN PREPARED BY THE SURVEYOR AND THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT TO VERIFY THE LOCATION OF THE PLAT AND THE LOCATION OF THE PLAT WITHIN THE PLAT.