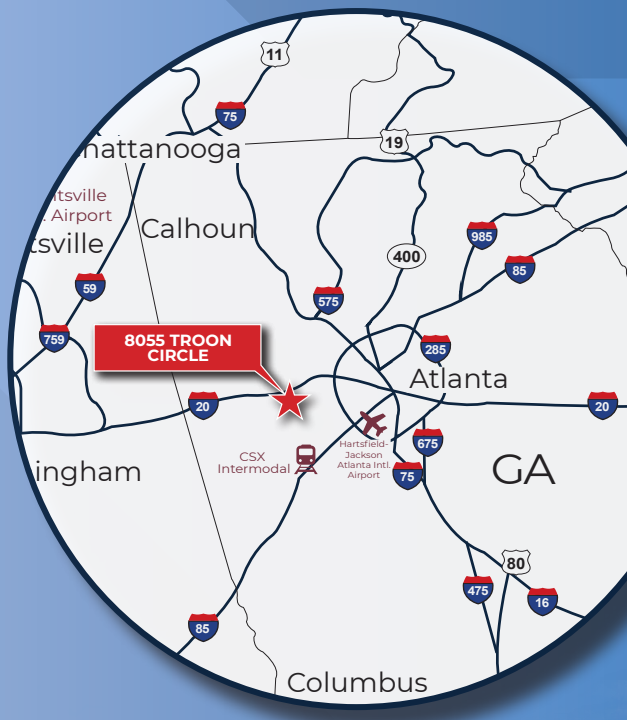
AUSTELL, GA 30168

±37,612 SF Available For Lease

8055 TROON CIRCLE

SUITE E

Located just west of Downtown Atlanta, 8055 Troon Circle offers immediate I-20 access, ample office space, and 6 dock doors, ideal for diverse tenants. Users will benefit from a strong local labor pool and a thriving market, supporting long-term growth.





A Hillwood Property

HILLWOOD
A PEROT COMPANY

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8055 TROON CIRCLE | SUITE E

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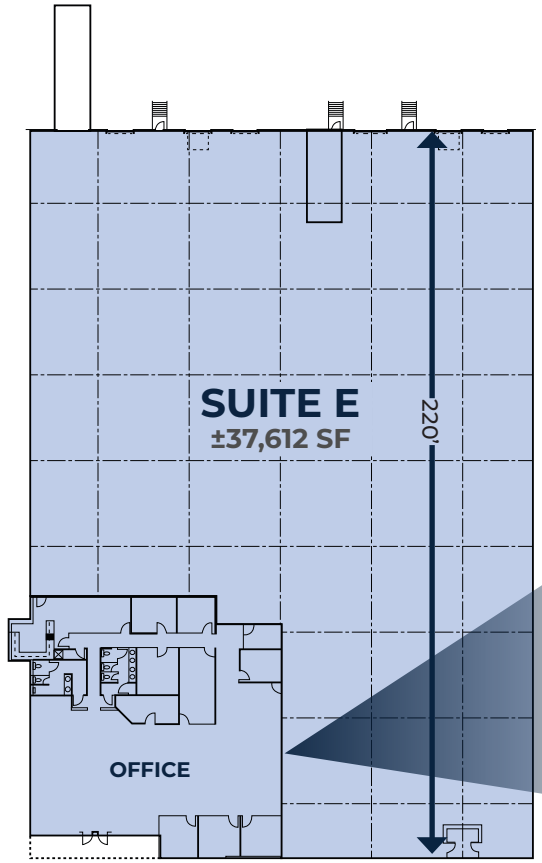
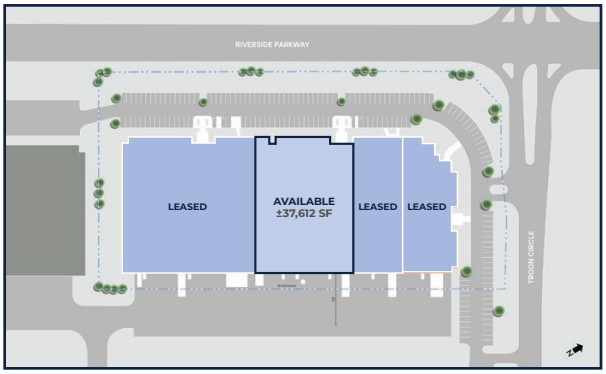
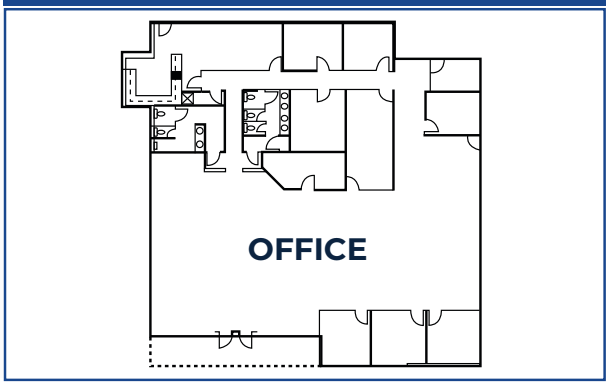




±6,333 SF OFFICE SPACE



- ±37,612 SF available
- ±6,333 SF office space
- 24' clear height
- 40' x 40' column spacing
- 150' shared truck court
- 6 dock doors 1 drive-in door
- 1.2/1,000 spaces (45 spaces)
- T-5 LED Lighting
- ESFR sprinkler system
- 400A 3ph 277/480v

DRIVE TIMES

I-20
2 mi. 4 min.

I-285
6 mi. 10 min.

Atlanta CBD
12.5 mi. 20 min.

Hartsfield-Jackson Atlanta Int'l Airport
18 mi. 22 min.



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