

# WHITE ROAD LOGISTICS CENTER

Bob White Road | Austell, Georgia 30168



**160,954 SF**

REAR LOAD INDUSTRIAL BUILDING  
ON 16.23 ACRES

**NAI** Brannen Goddard



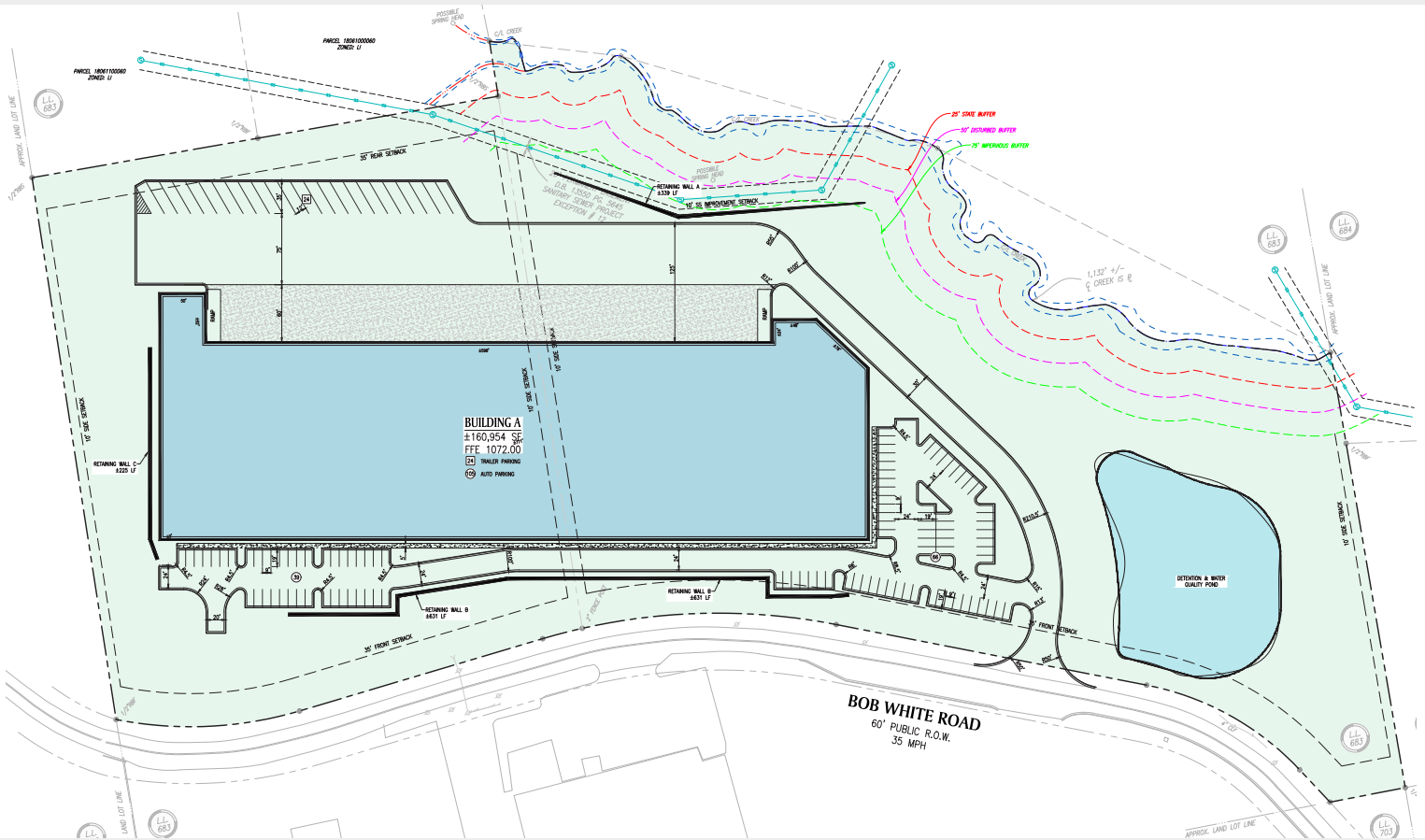
**EUPHORIC**  
DEVELOPMENT

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## I-20 WEST / DOUGLASVILLE SUBMARKET

Austell, Georgia



<b>SQUARE FEET:</b>	160,954
<b>CONFIGURATION:</b>	Rear load
<b>LAND (ACRES):</b>	16.23
<b>OFFICE SQUARE FEET:</b>	Build to suit
<b>CLEAR HEIGHT:</b>	32' clear minimum
<b>CONSTRUCTION TYPE:</b>	Tilt wall
<b>COLUMN SPACING:</b>	±52' wide x 40' deep with 60' loading bay
<b>DOCK DOORS:</b>	39 (9' x 10'), insulated
<b>DRIVE-IN DOORS:</b>	1 (12' x 14'), ramped
<b>ROOF:</b>	45 mil TPO, 15-year warranty

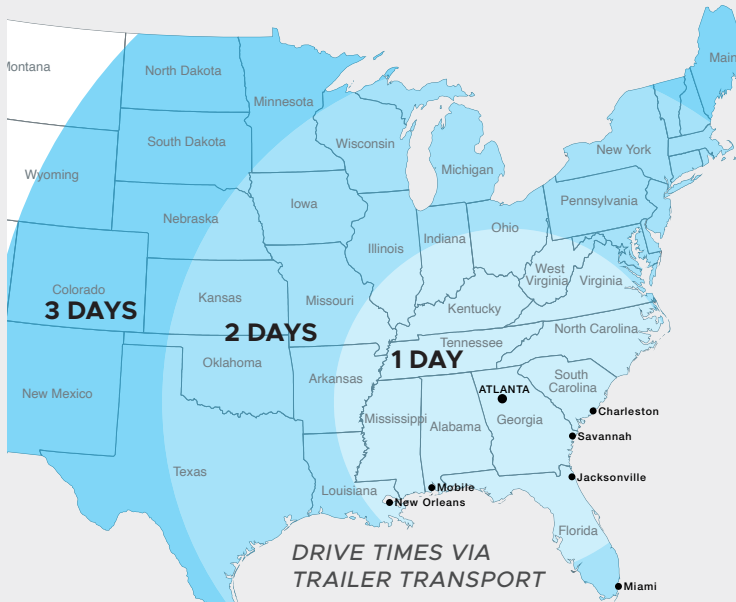
<b>SPRINKLER:</b>	ESFR
<b>ELECTRICAL:</b>	277 / 480 volt, 3 phase
<b>AUTO PARKING:</b>	±105 spaces (expandable)
<b>TRAILER STALLS:</b>	24 storage locations
<b>TRUCK COURT DEPTH:</b>	120' deep
<b>FLOOR SLAB:</b>	6", 4,000 PSI
<b>VENTILATION:</b>	1.5 air-changes per hour
<b>POWER:</b>	3 Phase

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## LOCATION

The property, located in Austell, Georgia, is a 160,954 SF industrial building. It is strategically positioned on Bob White Road near its intersection with Factory Shoals Road, 2.2 miles from I-20 at Exit 46 and 2.4 miles from Exit 44. At the epicenter of an industrial corridor, in the I-20 West/Douglasville market, the property provides an ideal access to a wide array of intermodal facilities.



## NOTABLE DISTANCES

### INTERMODAL

Norfolk Southern	7.4 miles
CSX Transportation	19.1 miles
Fed Ex Hub Factory Shoals	0.6 miles
UPS Hub Charlie Brown	5.1 miles

### INTERSTATE

I-20 (Riverside Pkwy Interchange)	2.2 miles
I-20 (Thornton Rd Interchange)	2.4 miles
I-285	6.2 miles
I-85	12.6 miles

### AIR

Hartsfield-Jackson Atlanta Int'l Airport	15.5 miles
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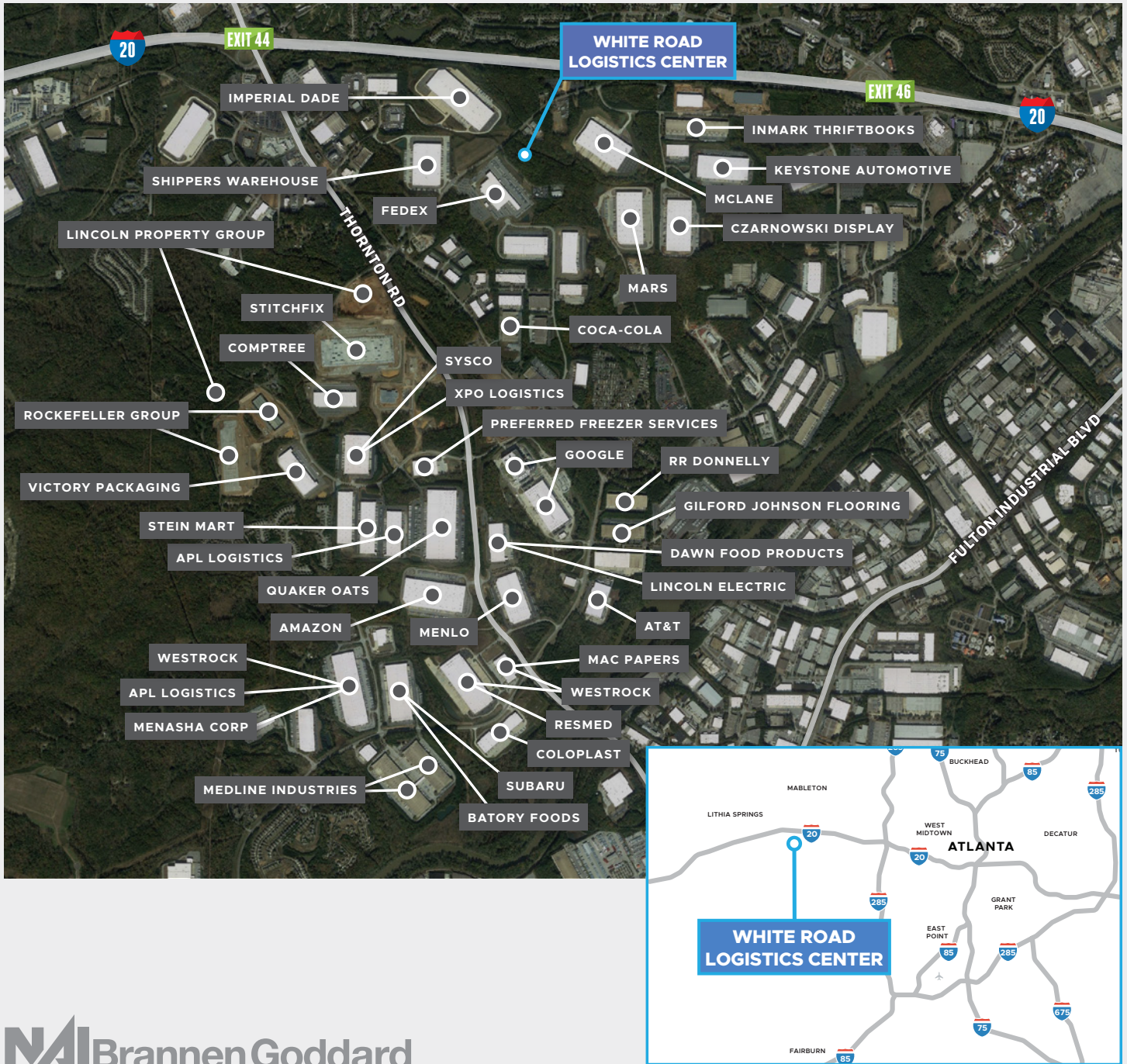
### PORT CITIES

Savannah, GA	262 miles
Charleston, SC	312 miles
Jacksonville, FL	330 miles
Mobile, AL	333 miles
New Orleans, LA	475 miles
Miami, FL	675 miles

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## CORPORATE NEIGHBORS



**NAI** Brannen Goddard

To arrange a tour, please contact:

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Information is deemed from reliable sources. No warranty is made as to its accuracy.



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