

FACTORY SHOALS LOGISTICS CENTER

Factory Shoals Road | Austell, Georgia 30168



254,400 SF

REAR LOAD INDUSTRIAL BUILDING
ON 16.5 ACRES

NAI Brannen Goddard



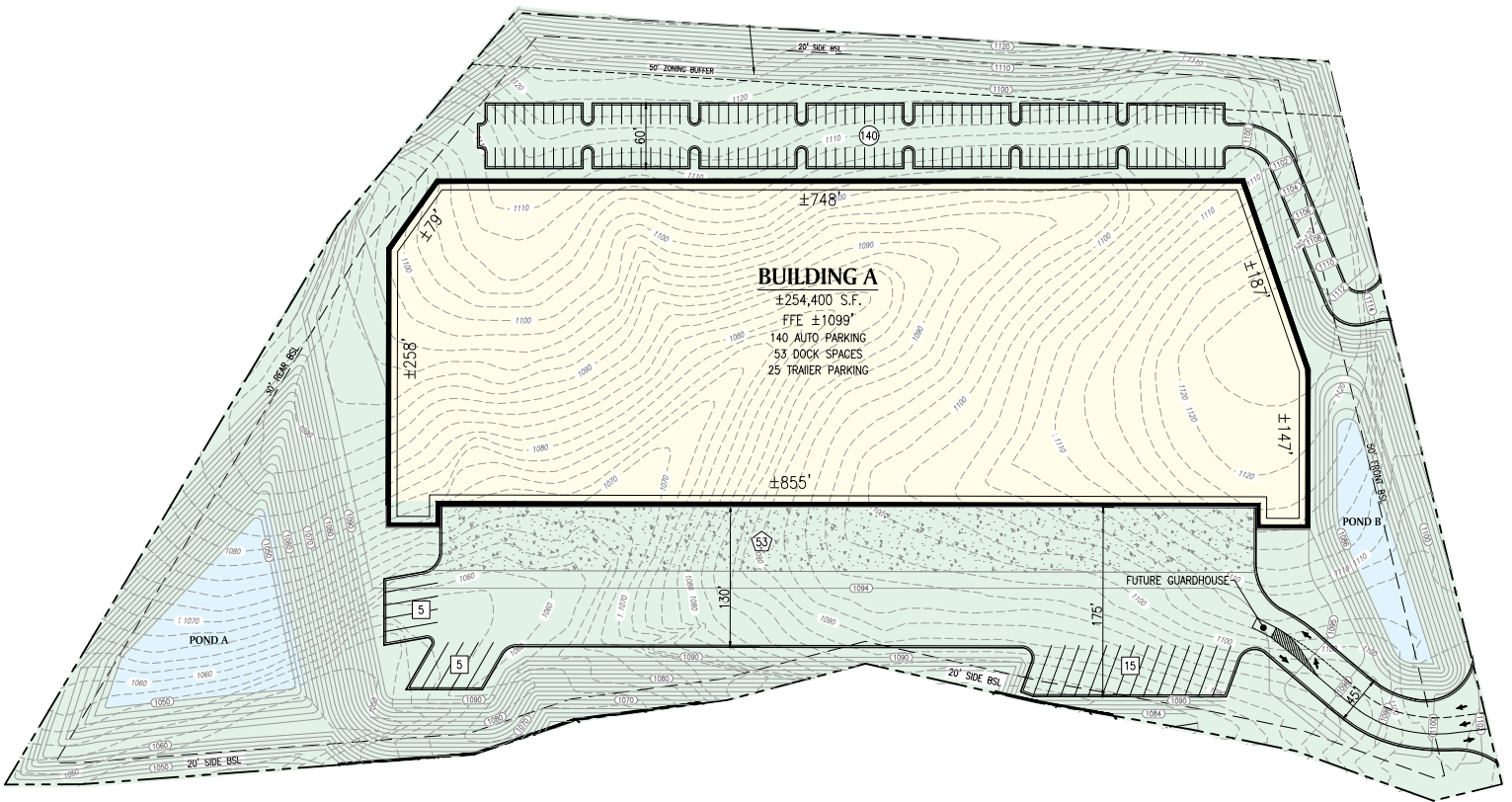
EUPHORIC
DEVELOPMENT

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I-20 WEST / DOUGLASVILLE SUBMARKET

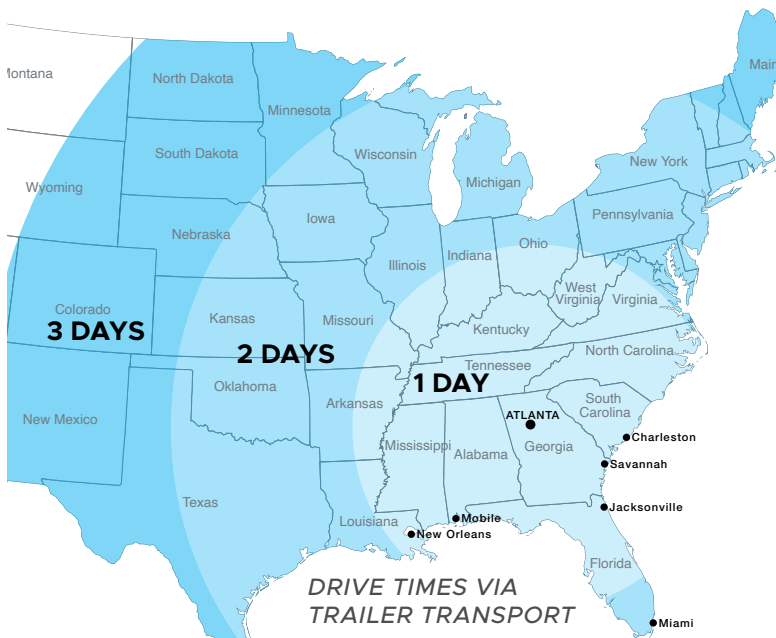
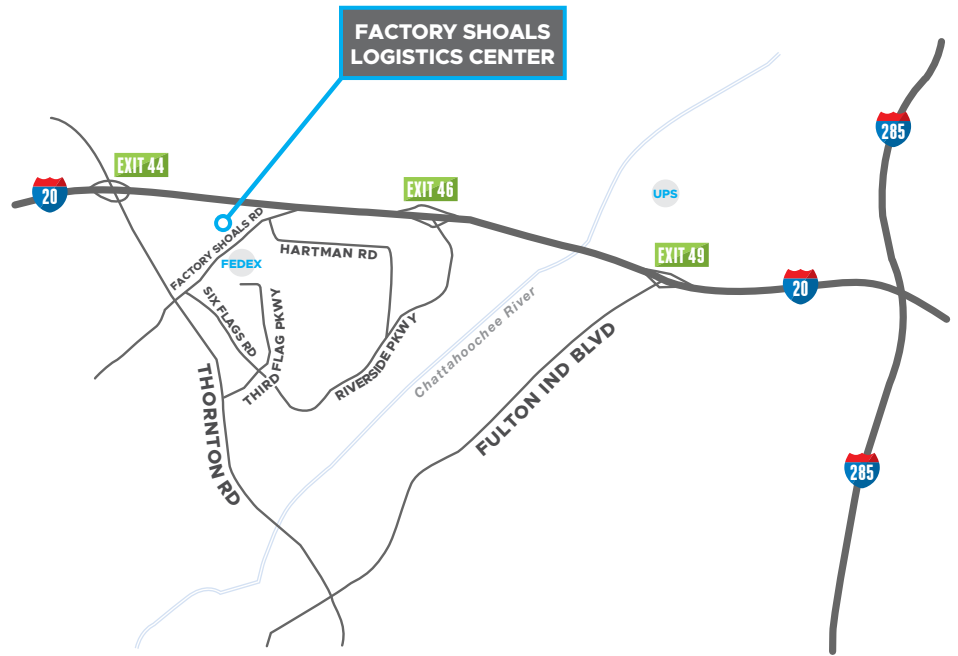
Austell, Georgia



SQUARE FEET:	254,400 SF	ROOF:	45 mil TPO, 15-year warranty
CONFIGURATION:	Rear load	SPRINKLER:	ESFR
LAND (ACRES):	16.5 Acres	ELECTRICAL:	277 / 480 volt, 3 phase
OFFICE SQUARE FEET:	Build to suit	AUTO PARKING	±140 spaces
CLEAR HEIGHT:	36' clear minimum	TRAILER STALLS:	25 storage locations
CONSTRUCTION TYPE:	Tilt wall	TRUCK COURT DEPTH:	130' deep
COLUMN SPACING:	±52' wide x 40' deep with 60' loading bay	FLOOR SLAB:	6", 4,000 PSI
DOCK DOORS:	53 (9' x 10'), insulated	VENTILATION:	1.5 air-changes per hour
DRIVE-IN DOORS:	2 (12' x 14'), ramped	POWER:	3 Phase

LOCATION

The property, located in Austell, Georgia, is a 253,400 SF industrial building. It is strategically positioned on Factory Shoals Road, 1 mile from I-20 at Exit 46. 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	7.0 miles
CSX Transportation	14.5 miles
Fed Ex Hub Factory Shoals	1.5 miles
UPS Hub Charlie Brown	6.5 miles

INTERSTATE

I-20	1 mile
I-285	6.2 miles
I-85	14.0 miles

AIR

Hartsfield-Jackson Atlanta Int'l Airport	15 miles
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PORT CITIES

Savannah, GA	260 miles
Charleston, SC	331 miles
Mobile, AL	330 miles
Jacksonville, FL	357 miles
New Orleans, LA	468 miles
Miami, FL	673 miles

To arrange a tour, please contact:

Austin Brannen

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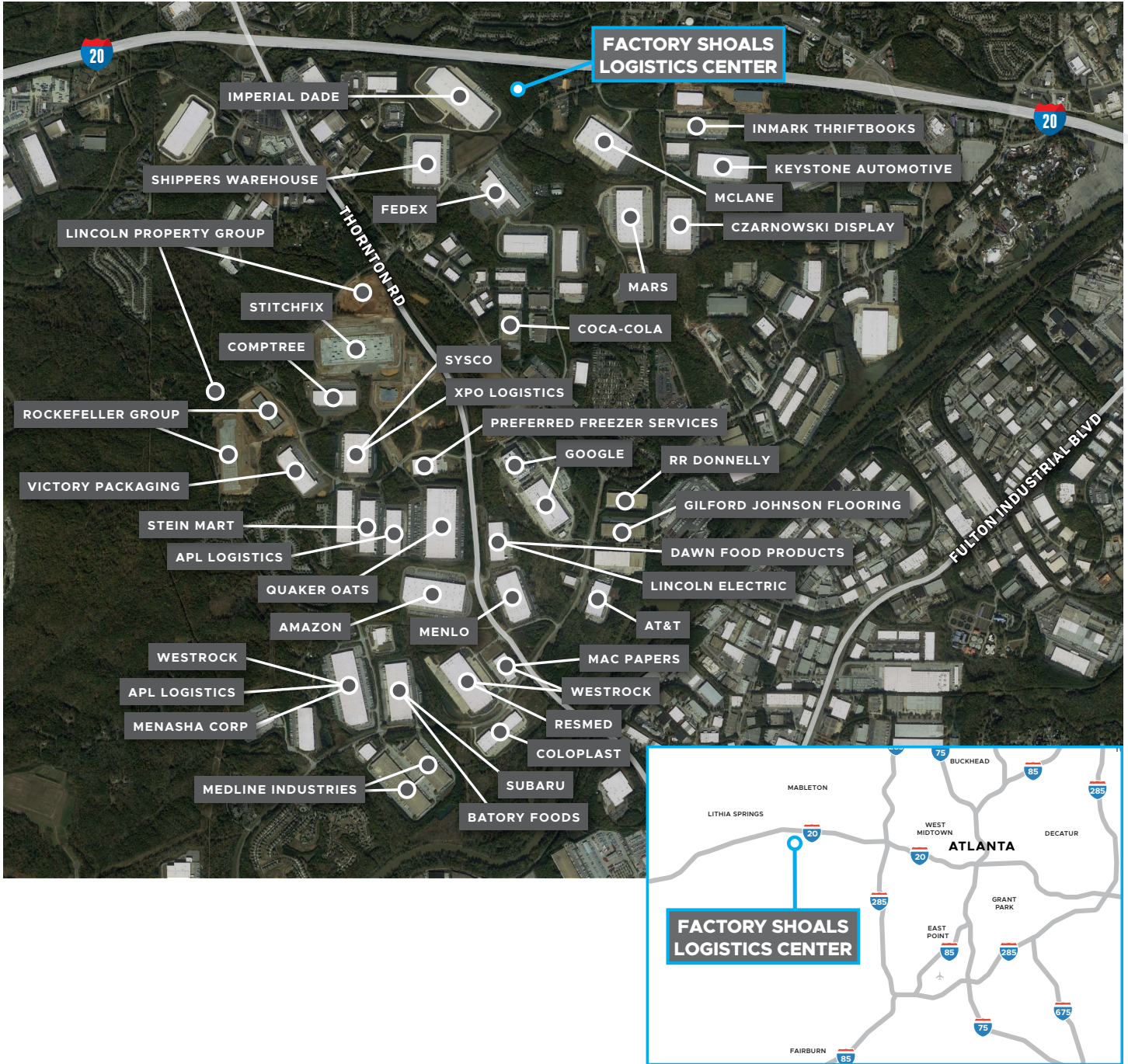
Information is deemed from reliable sources. No warranty is made as to its accuracy.

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CORPORATE NEIGHBORS



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