

401 THORNTON ROAD

LITHIA SPRINGS, GA 30122

88,731 sq. ft.
AVAILABLE

6
DOCK DOORS

5,000 sq. ft.
OFFICE AREA

1
DRIVE-IN DOOR

24'
CLEAR HEIGHT

Brick/Block
CONSTRUCTION

Features

88,731 sq. ft. stand alone industrial building with \pm 5,000 sq. ft. office on a 5.27 acre lot.

6 dock high doors and 1 drive-in door with ramp.

1 acre of paved/lit/fenced parking and storage lot adjacent to building.

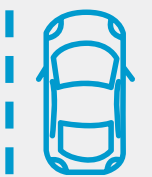
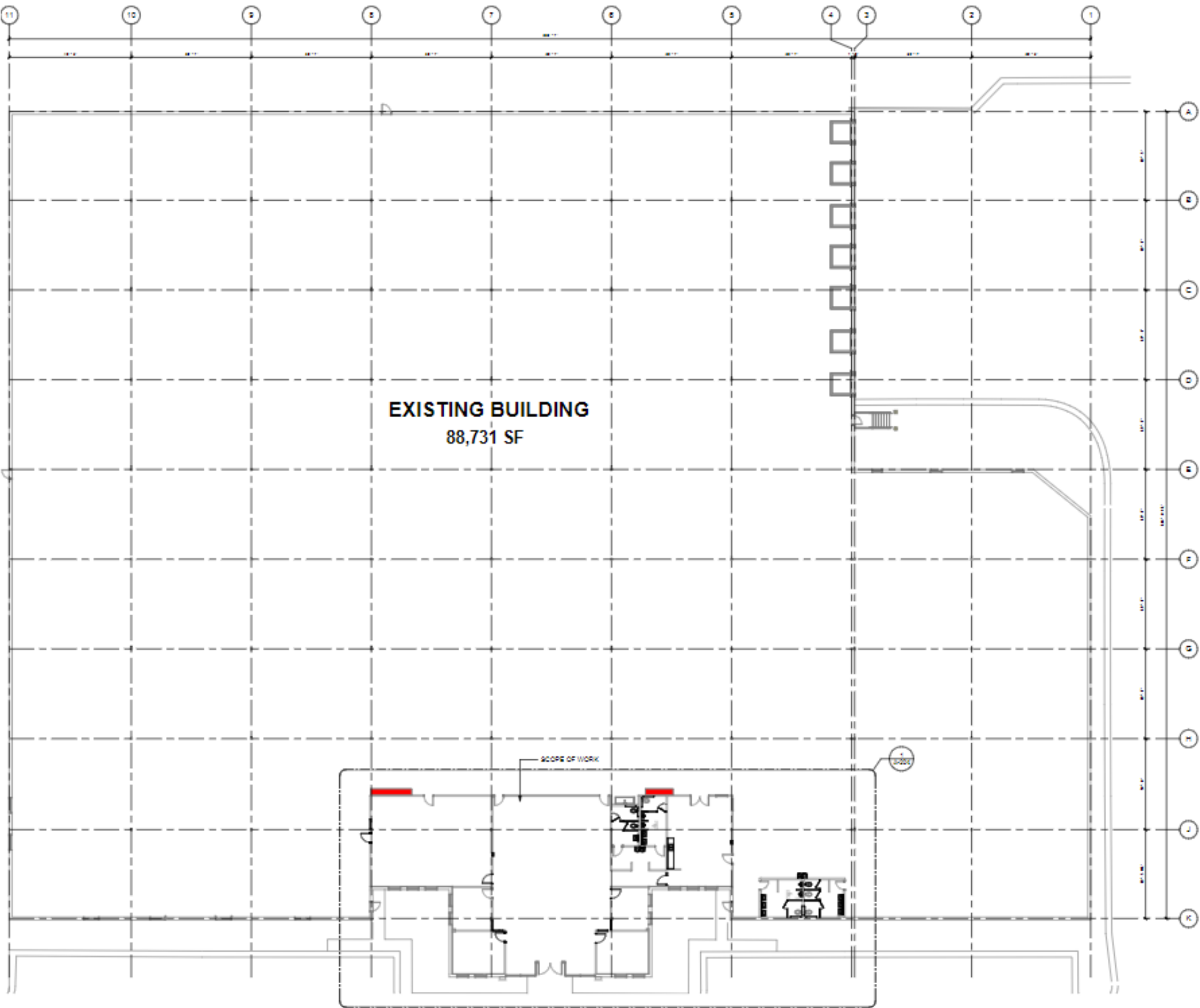
Recent renovations include LED lighting, interior/exterior paint, and office renovations.

Frontage on Thornton Road less than 2 miles from I-20.

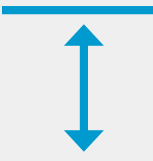


Building Specifications

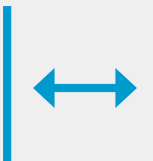
Building Size	88,731 sq. ft.
Available	88,731 sq. ft.
Office Space	±5,000 sq. ft.
Lot Size	5.27 acres
Outside Storage	1 acre
Clear Height	24'
Column Spacing	40' x 30'
Dock Doors	6 (9' x 10')
Drive-ins	1
Levelers	6
Format	Side load
Automobile Parking	50 spaces
Sprinklers	Wet sprinklers
Lighting	LED
Power	800 AMP, 480 volt, 3-phase
Year Built/Renovated	1980/2024



50
Automobile
Parking



24'
Clear
Height



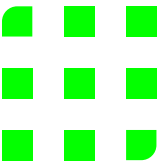
40'x30'
Column
Spacing

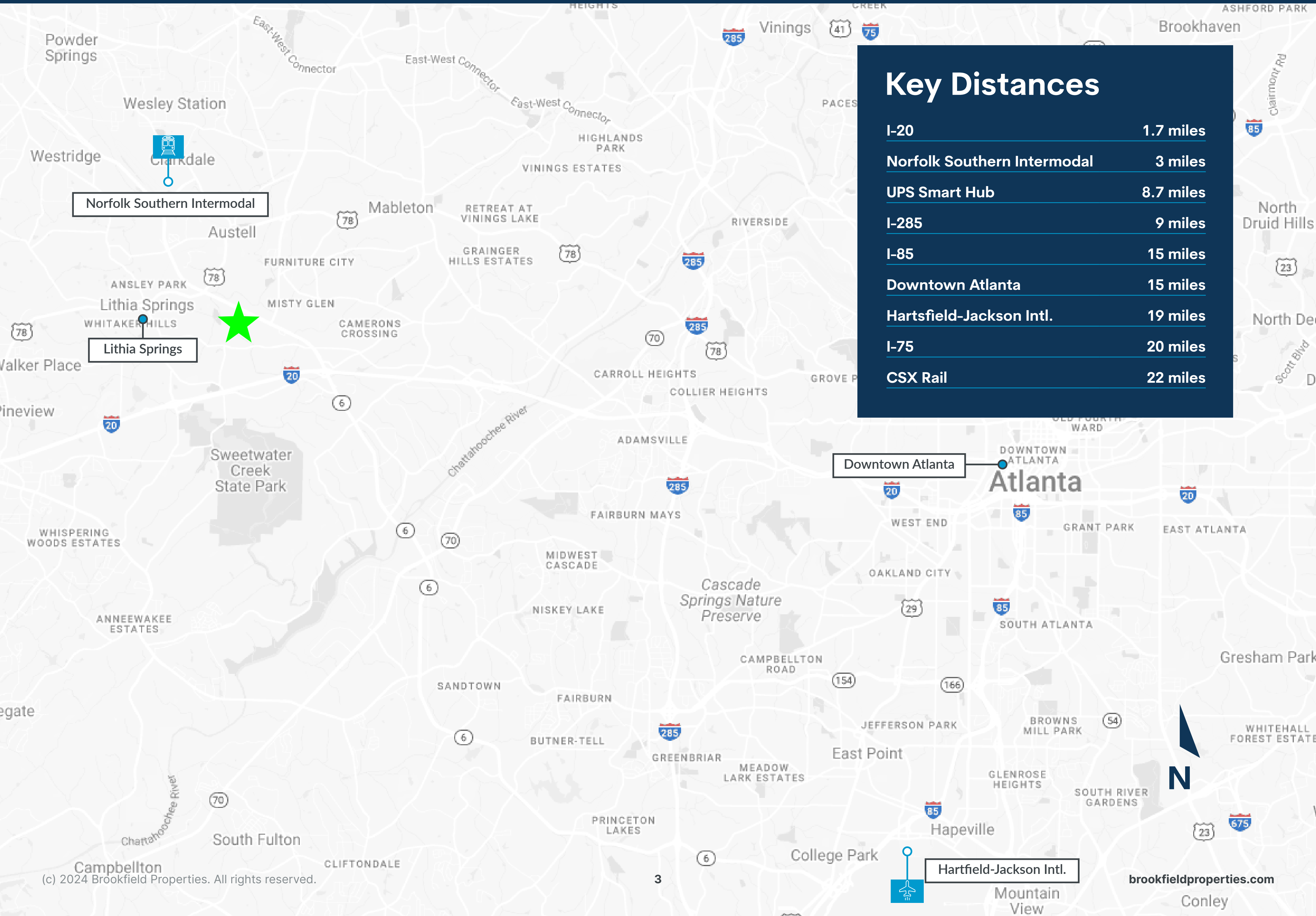


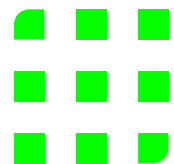
6
Dock Doors



1
Drive-in
Door







Westfork Business Center

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**Brookfield
Properties**

