

20 WEST TEMPLE INDUSTRIAL PARK

East Luke Road | Temple, Georgia 30179



294,000 SF

REAR-LOAD INDUSTRIAL BUILDING
ON 27.3 ACRES

NAI Brannen Goddard



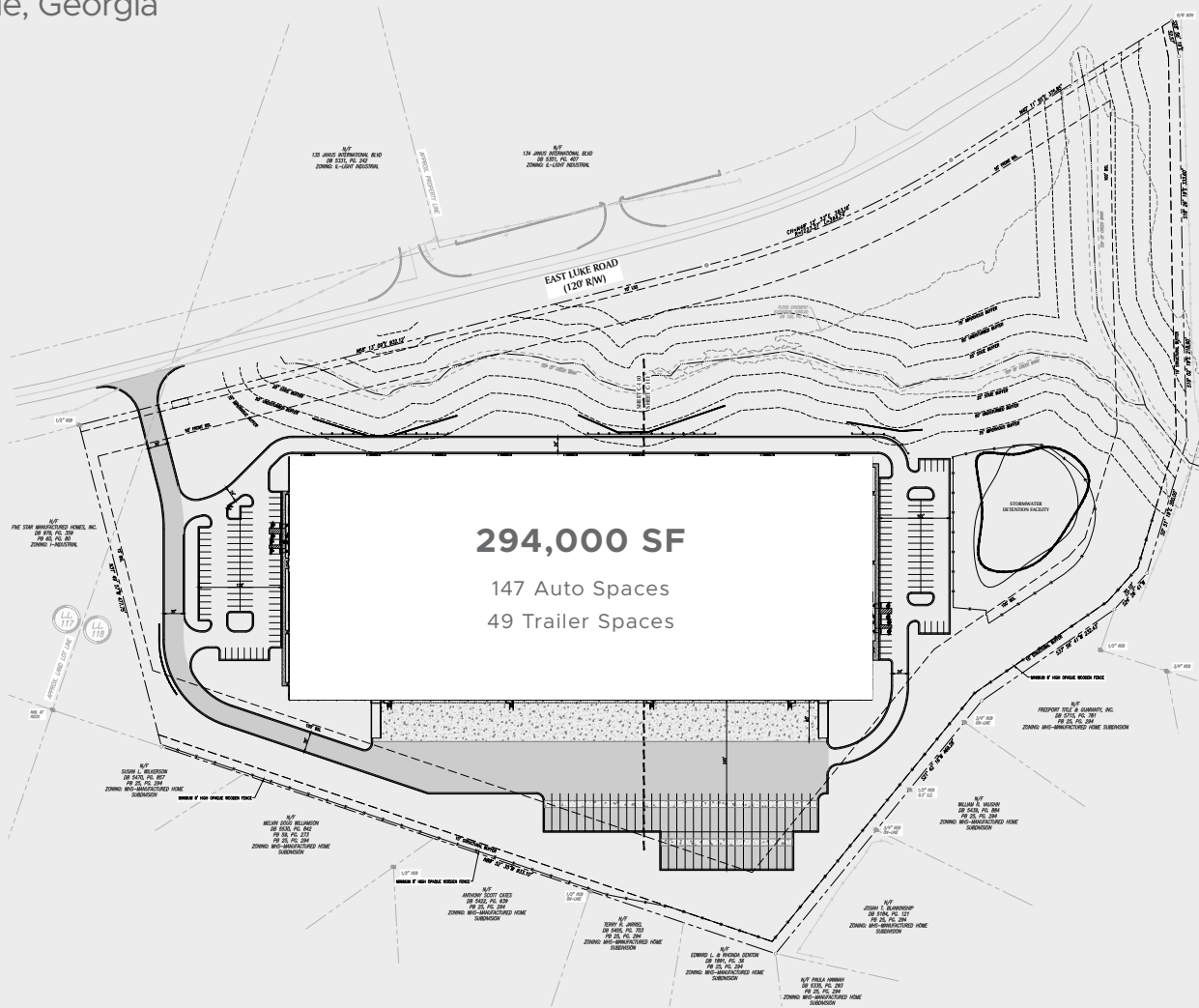
EUPHORIC
DEVELOPMENT

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I-20 WEST / DOUGLASVILLE SUBMARKET

Temple, Georgia



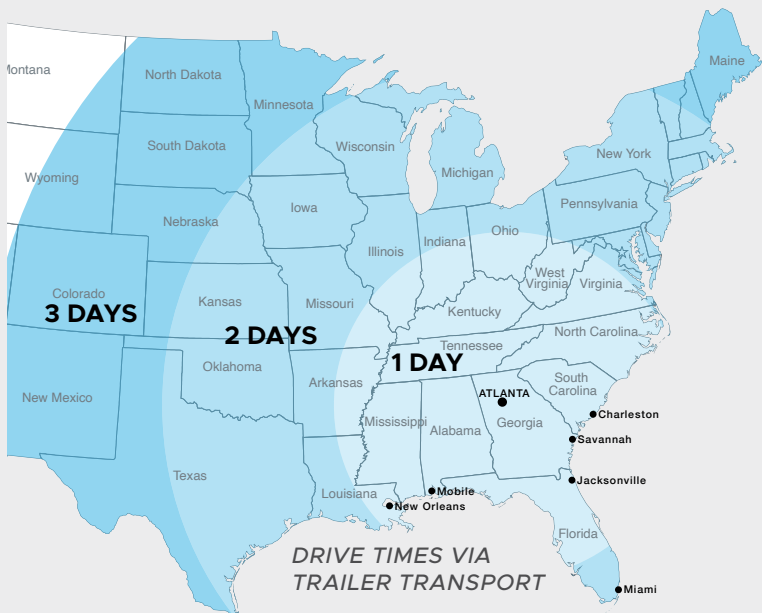
SQUARE FEET:	294,000 SF	ROOF:	45 mil TPO, 15-year warranty
CONFIGURATION:	Rear load	SPRINKLER:	ESFR
LAND SIZE:	27.3 Acres	AUTO PARKING	147 spaces
OFFICE SQUARE FEET:	Build to suit	TRAILER STALLS:	49 storage locations
CLEAR HEIGHT:	36'	TRUCK COURT DEPTH:	245' deep
CONSTRUCTION TYPE:	Tilt wall	FLOOR SLAB:	7"
COLUMN SPACING:	54' x 50'	VENTILATION:	1.5 air-changes per hour
DOCK DOORS:	42	POWER:	3 Phase, upgrades available
DRIVE-IN DOORS:	2 (12' x 14'), ramped		

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LOCATION

The property, located in Temple, Georgia, is a 294,000 SF industrial building strategically positioned only 0.7 miles from I-20 at Exit 19. The site is located in the I-20 W/ Douglasville Submarket, granting ideal access to an excellent transportation network, making it popular with logistics providers.



NOTABLE DISTANCES

INTERMODAL

UPS Hub (Carrollton)	12.8 miles
FedEx Ground Hub (Austell)	27.4 miles
Norfolk Southern (Austell)	27.6 miles
UPS Hub (Atlanta)	31.3 miles
CSX Transportation (Fairburn)	38.4 miles
CSX Transportation (Atlanta)	40.5 miles
Norfolk Southern (Atlanta)	45.1 miles
Appalachian Regional Inland Port	98.8 miles

INTERSTATE

I-20	0.7 miles
I-285	32.4 miles
I-85	38.7 miles

AIR

Hartsfield-Jackson Atlanta Int'l Airport	41.2 miles
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PORT CITIES

Savannah, GA	288 miles
Mobile, AL	312 miles
Charleston, SC	346 miles
Jacksonville, FL	356 miles
New Orleans, LA	452 miles
Norfolk, VA	608 miles
Miami, FL	701 miles

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To arrange a tour, please contact:

Developed by:

NAI Brannen Goddard

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