

20W FACTORY SHOALS COMMERCE CENTER

7555 Factory Shoals Rd | Austell, Georgia 30168



115,650 SF

GATED FRONT-LOAD INDUSTRIAL BUILDING
ON 10 ACRES

NAI Brannen Goddard



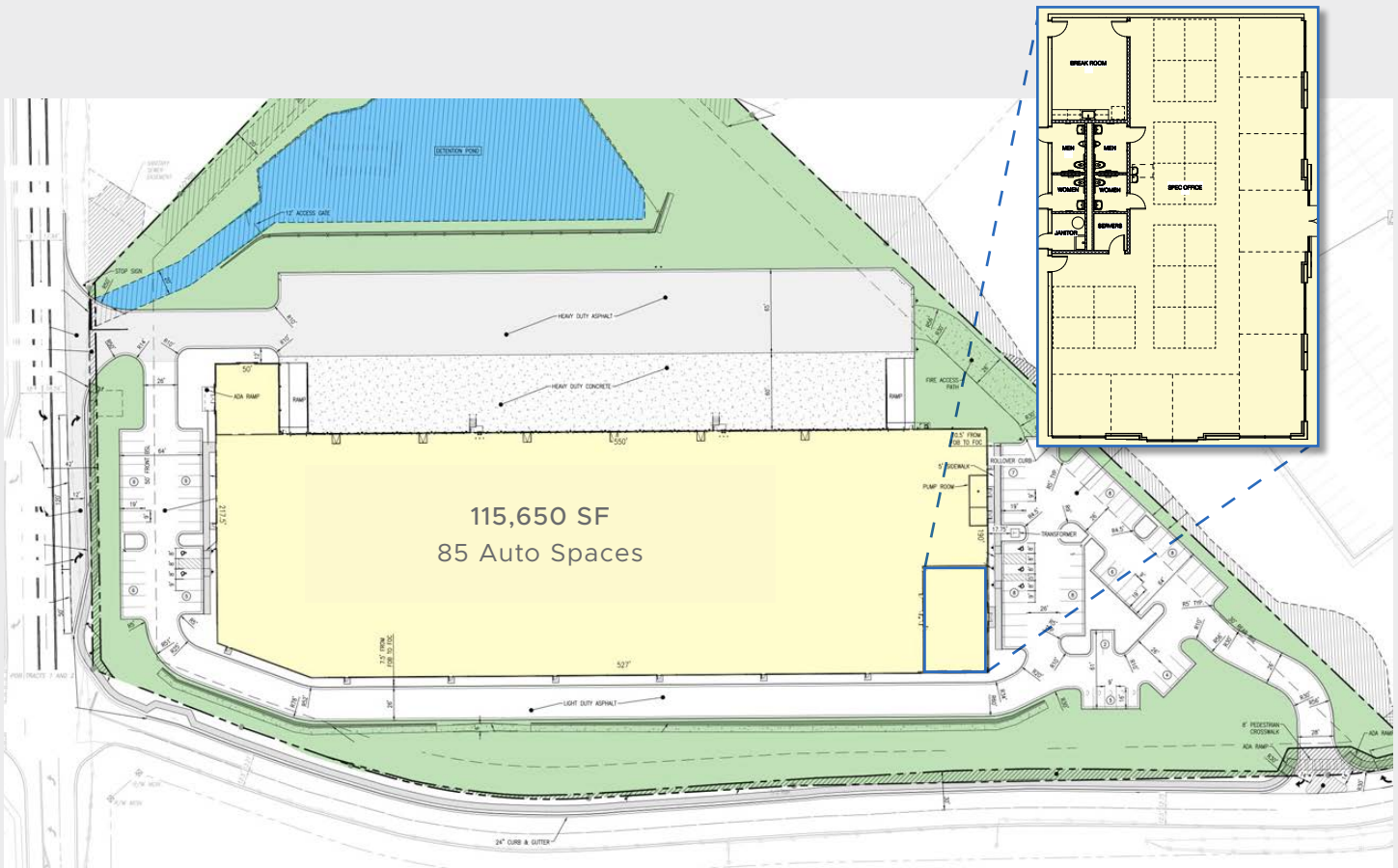
EUPHORIC
DEVELOPMENT

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I-20 WEST / DOUGLASVILLE SUBMARKET

Austell, Georgia



SQUARE FEET:	115,650	DRIVE-IN DOORS:	2 (12' x 14'), ramped
CONFIGURATION:	Front load	WAREHOUSE LIGHTING:	25 foot candles, open layout
LAND (ACRES):	10	ROOF:	45 mil TPO, 15-year warranty
OFFICE SQUARE FEET:	4,068 Spec	SPRINKLER:	ESFR
CLEAR HEIGHT:	32' clear minimum	AUTO PARKING	85 spaces
CONSTRUCTION TYPE:	Tilt wall	TRUCK COURT DEPTH:	125' deep
COLUMN SPACING:	±54' wide x 43'4" deep with 60' speed bay	FLOOR SLAB:	6", 4,000 PSI
DOCK DOORS:	31 (9' x 10')	VENTILATION:	Code minimum air changes
PIT LEVELERS:	6 spec	POWER:	2000 Amp, 3 Phase service

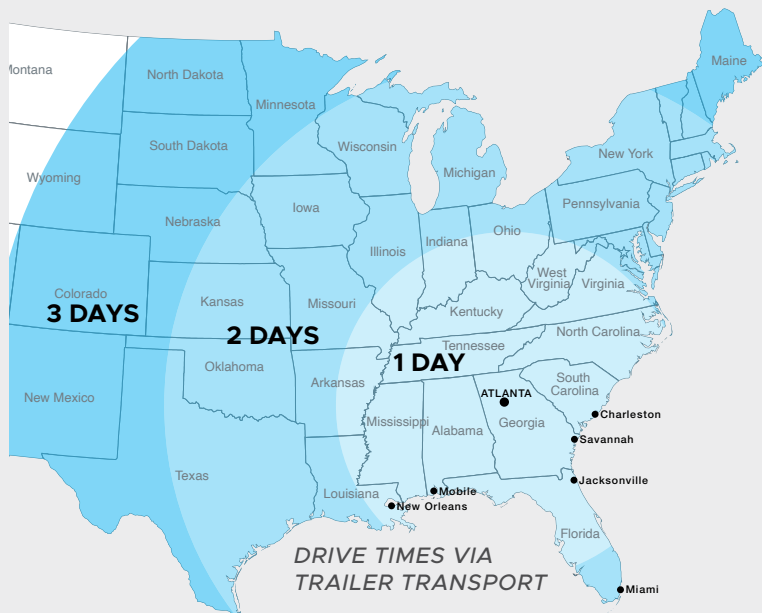
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LOCATION

20W Factory Shoals Commerce Center is a 115,650 SF industrial building located in Austell, Georgia. The building is at the epicenter of a high-density industrial corridor between two major interchanges off Interstate 20, Thornton Rd and Riverside Pkwy.

The commerce center is located in the I-20W/ Douglasville submarket, known for its excellent transportation network, making it popular with logistics providers. Well-known multinational companies comprise some of the submarket's largest tenants, solidifying the area's status as a go-to industrial node within the Atlanta market.



NOTABLE DISTANCES

INTERMODAL

Fed Ex Hub Factory Shoals	0.4 miles
UPS Hub Charlie Brown	5.9 miles
Norfolk Southern (Austell)	6.8 miles
Norfolk Southern (Atlanta)	11.5 miles
CSX Transportation	14.5 miles

INTERSTATE

I-20 (Exit 44 - Thornton Rd.)	1.7 miles
I-20 (Exit 46 - Riverside Pkwy.)	2.0 miles
I-285	6 miles

AIR

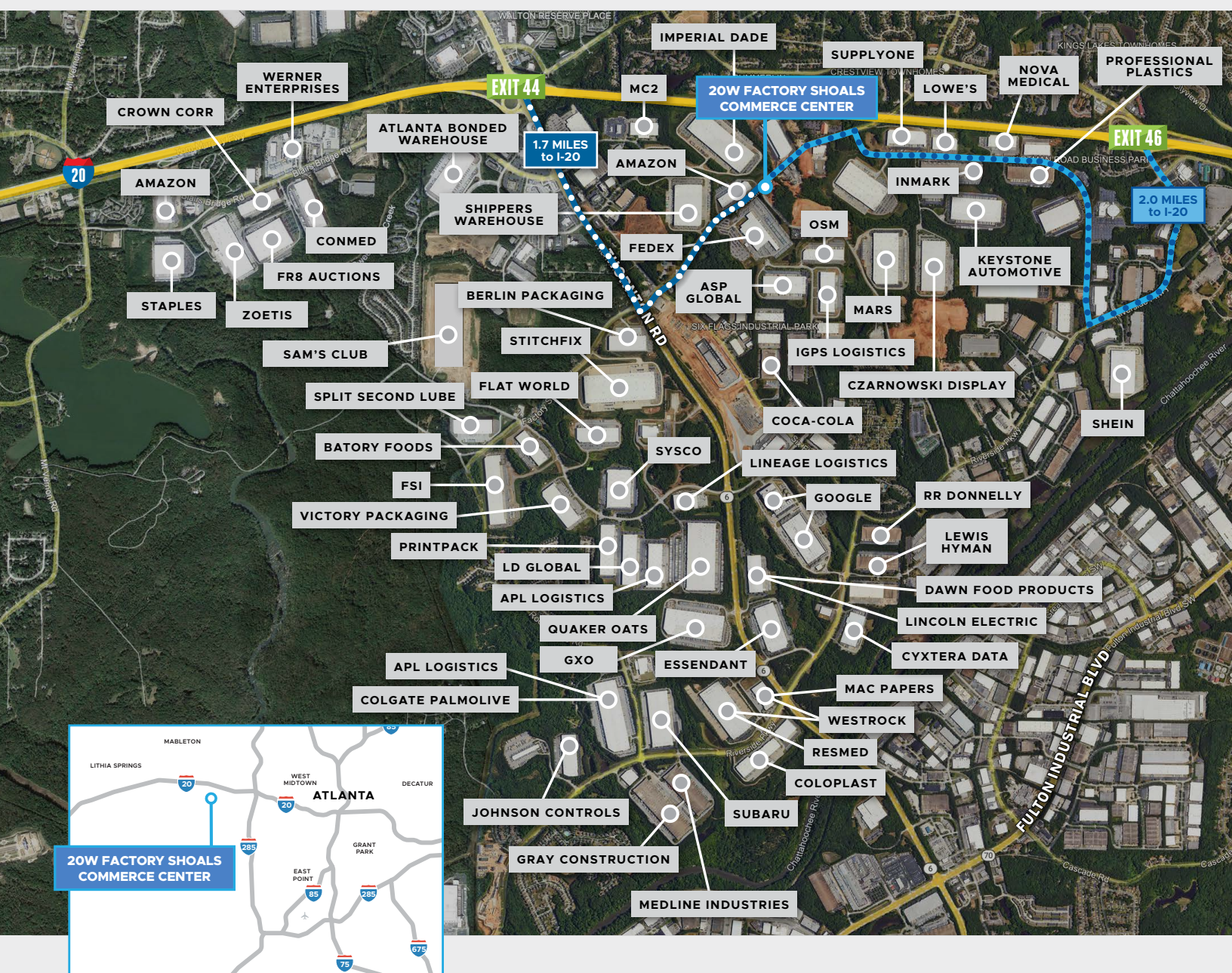
Hartsfield-Jackson Atlanta Int'l Airport	16 miles
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PORT CITIES

Savannah, GA	260 miles
Charleston, SC	311 miles
Jacksonville, FL	326 miles
Mobile, AL	332 miles
New Orleans, LA	475 miles
Miami, FL	676 miles

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To arrange a tour, please contact:

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

