

20W FACTORY SHOALS COMMERCE CENTER

7501 Factory Shoals Rd | Austell, Georgia 30168



115,650 SF

FRONT-LOAD INDUSTRIAL BUILDING
ON 10 ACRES

NAI Brannen Goddard



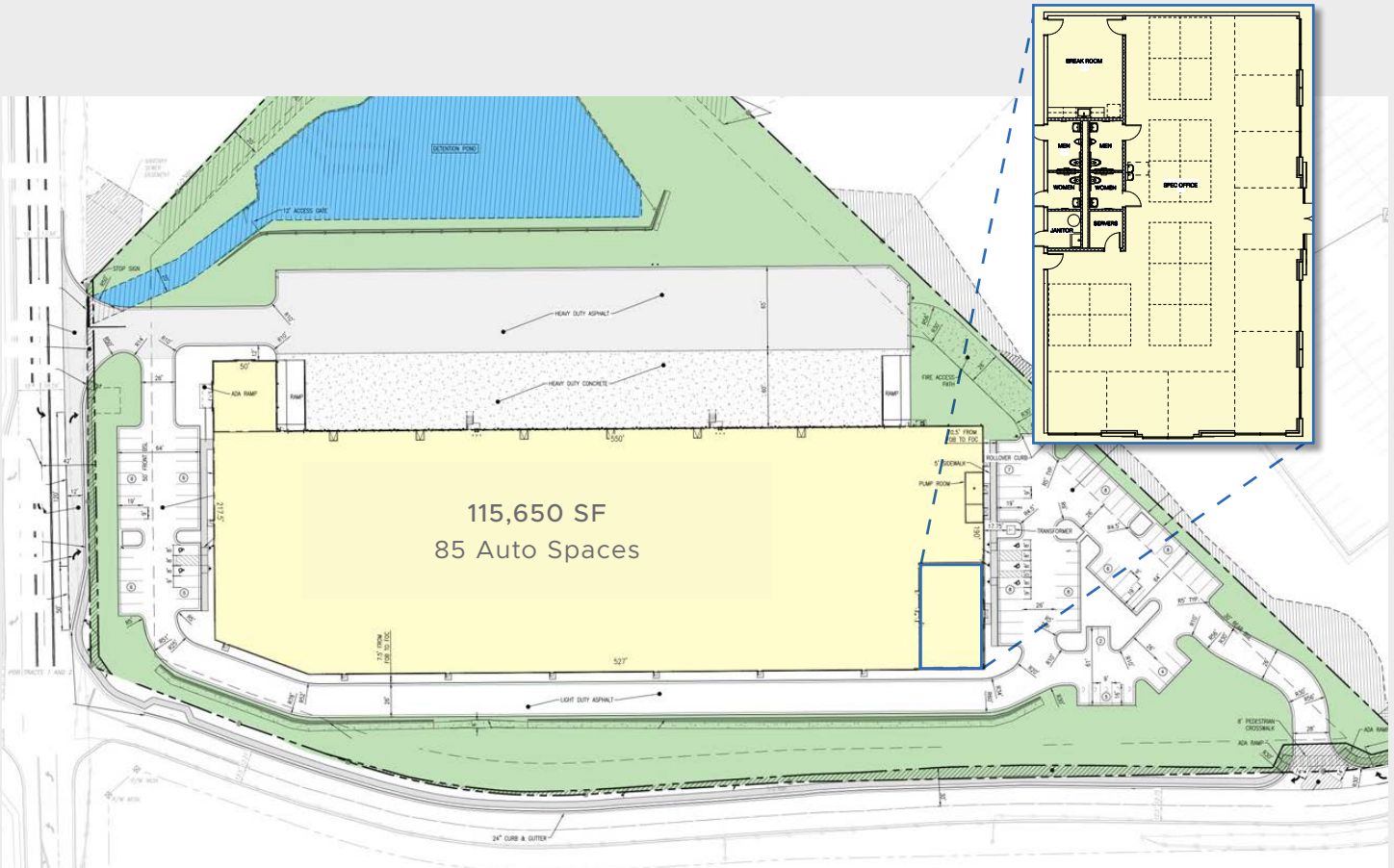
EUPHORIC
DEVELOPMENT

20W FACTORY SHOALS COMMERCE CENTER

7501 Factory Shoals Rd | Austell, Georgia 30168

I-20 WEST / DOUGLASVILLE SUBMARKET

Austell, Georgia



SQUARE FEET:	115,650
CONFIGURATION:	Front load
LAND (ACRES):	10
OFFICE SQUARE FEET:	4,068 Spec
CLEAR HEIGHT:	32' clear minimum
CONSTRUCTION TYPE:	Tilt wall
COLUMN SPACING:	±54' wide x 43'4" deep with 60' speed bay
DOCK DOORS:	31 (9' x 10')
PIT LEVELERS:	6 spec

DRIVE-IN DOORS:	2 (12' x 14'), ramped
WAREHOUSE LIGHTING:	25 foot candles, open layout
ROOF:	45 mil TPO, 15-year warranty
SPRINKLER:	ESFR
AUTO PARKING	85 spaces
TRUCK COURT DEPTH:	125' deep
FLOOR SLAB:	6", 4,000 PSI
VENTILATION:	Code minimum air changes
POWER:	2000 Amp, 3 Phase service

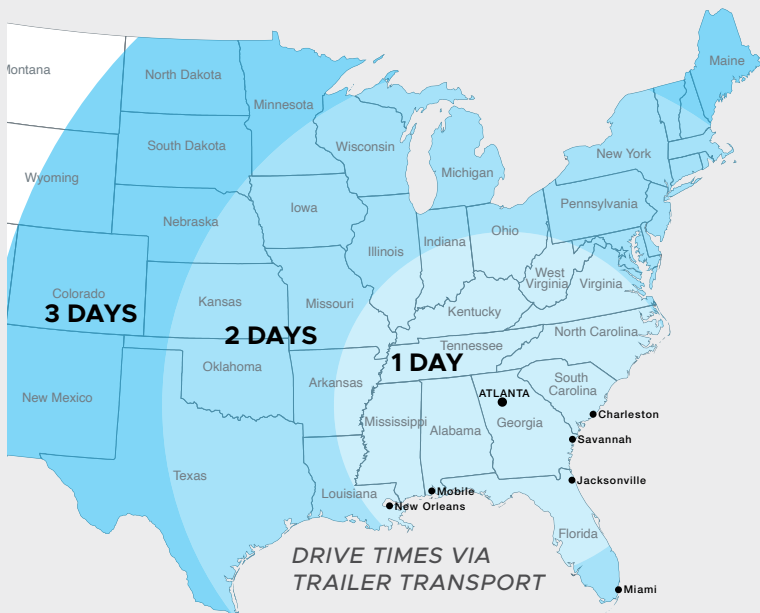
20W FACTORY SHOALS COMMERCE CENTER

7501 Factory Shoals Rd | Austell, Georgia 30168

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

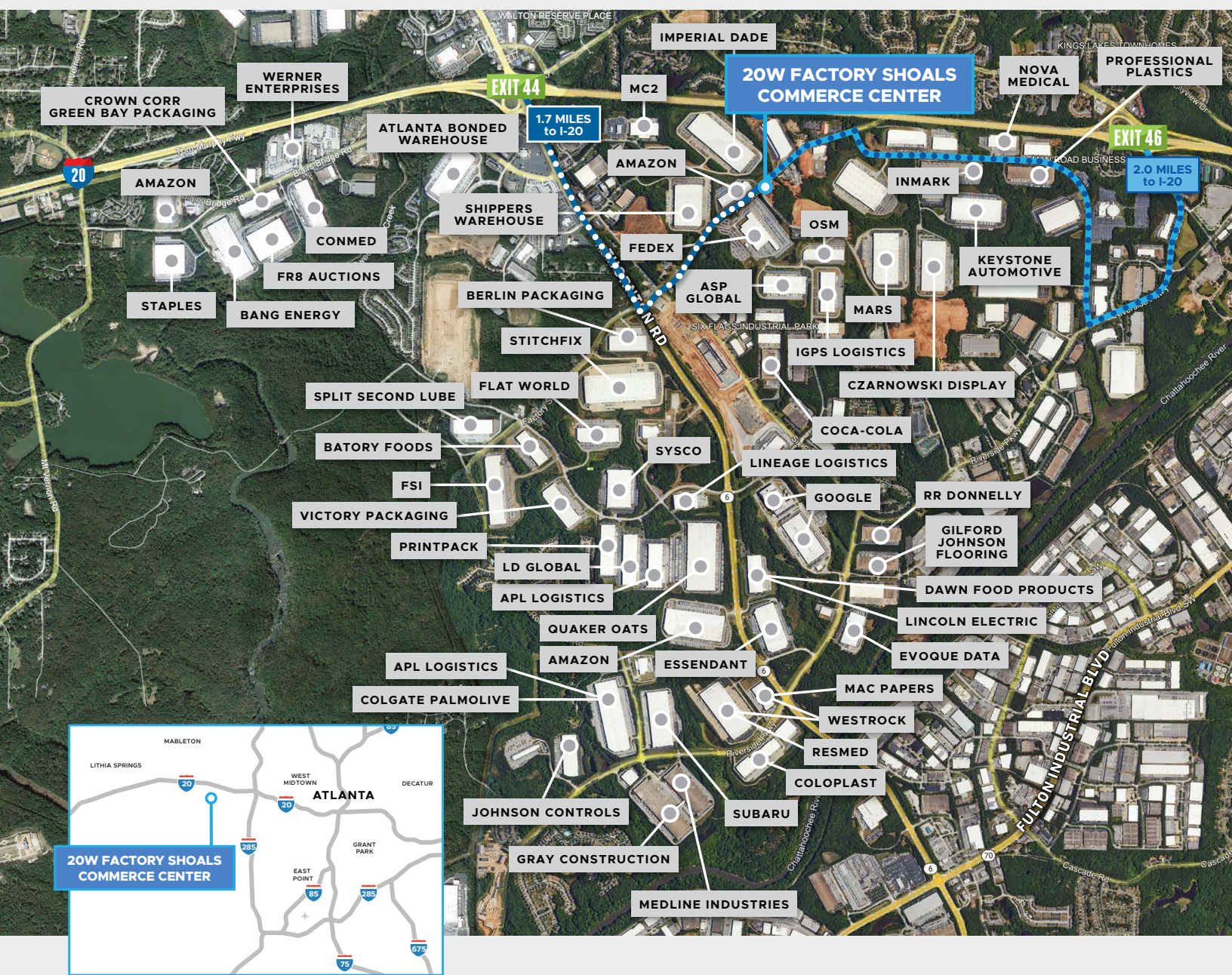
Hartsfield-Jackson Atlanta Int'l Airport	16 miles
--	----------

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

20W FACTORY SHOALS COMMERCE CENTER

7501 Factory Shoals Rd | Austell, Georgia 30168



NAI Brannen Goddard

EUPHORIC
DEVELOPMENT

To arrange a tour, please contact:

Collin Devaney

404 812 4078

cdevaney@naibg.com

Mark Verryth

404 812 4034

mverryth@naibg.com

Austin Brannen

678 612 6111

austin@euphoricdevelopment.com

Hunter Himes

770 815 1104

hunter@euphoricdevelopment.com

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