

# BURNT HICKORY

## Distribution Center

**Build to Suit**

UP TO 143,550 SF

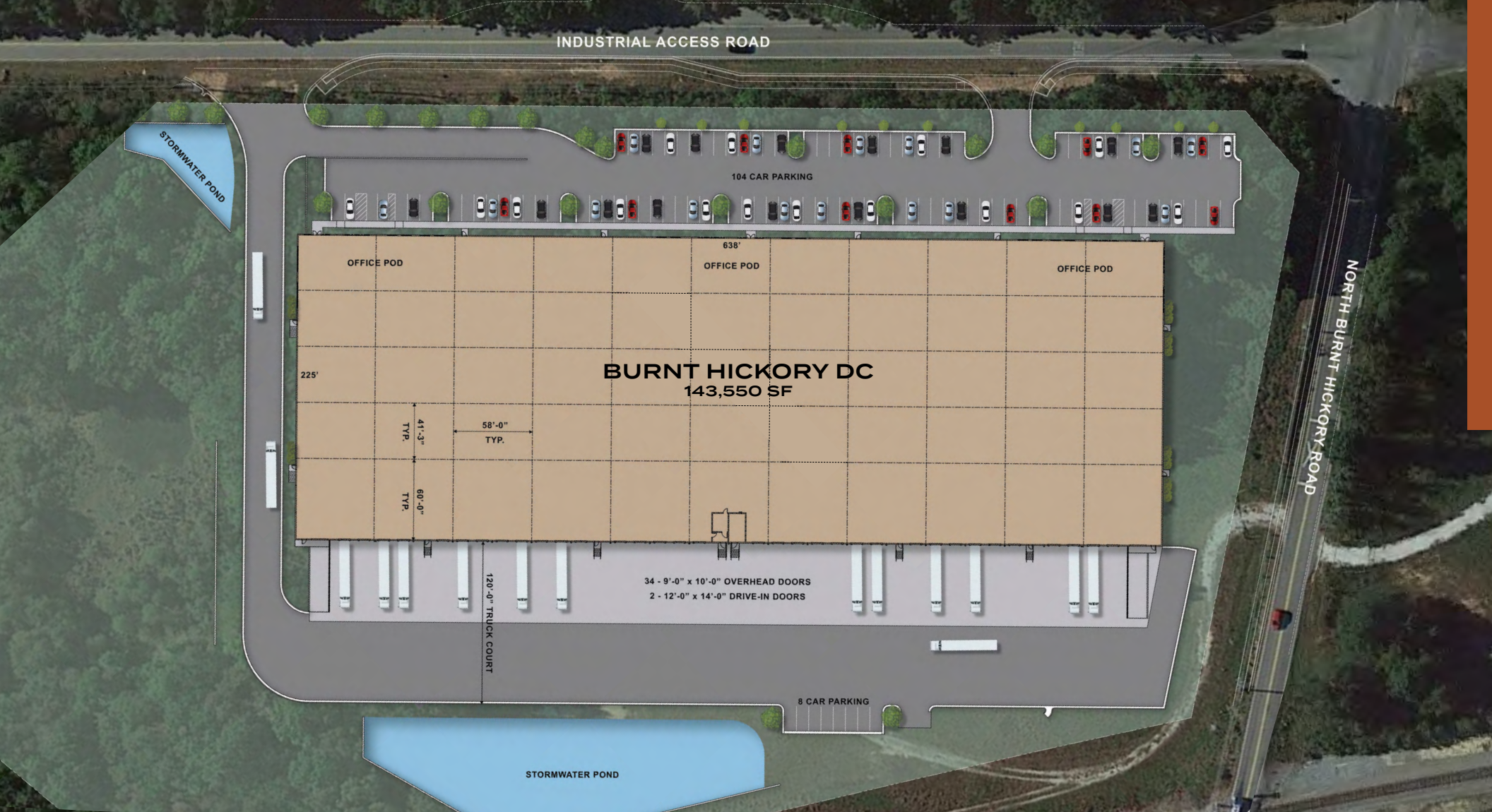


4281 INDUSTRIAL ACCESS ROAD  
DOUGLASVILLE, GEORGIA 30134

**NDG** | NATIVE  
DEVELOPMENT  
GROUP

**CBRE**





# Building Specifications

## Incentives

Eligible businesses can receive a \$3,500/job/yr tax credit for qualified job creation through the Georgia Job Tax Credit Program Less Developed Census Tract (LDCT).



Up to 143,550 SF



34 Dock Doors; 2 Drive In



112 Parking Spaces



Tilt Wall Concrete Construction



225' Depth x 638' Width



120 Deep Truck Court



Rear Load Distribution Configuration



32'-36' Clear Height



White TPO Roof - Mechanically Fastened, R-20, 45 Mil (15 Year Warranty)

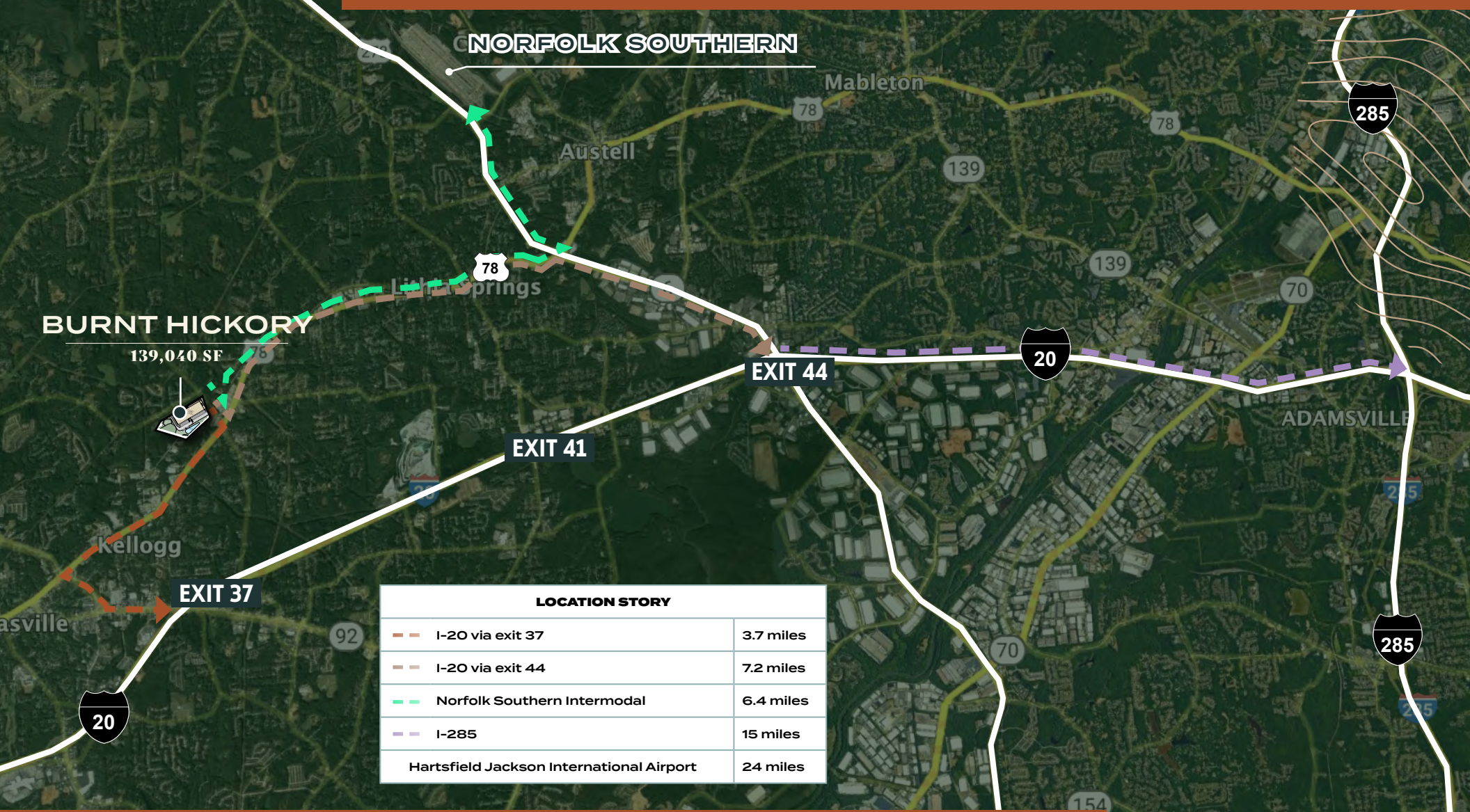


# Location

N BURNT HICKORY ROAD &  
INDUSTRIAL ACCESS ROAD







LOCATION STORY	
I-20 via exit 37	3.7 miles
I-20 via exit 44	7.2 miles
Norfolk Southern Intermodal	6.4 miles
I-285	15 miles
Hartsfield Jackson International Airport	24 miles

FOR MORE INFORMATION PLEASE CONTACT:

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