



RIVERVIEW

LOGISTICS PARK

DELIVERING 2024

UP TO 575,000 SF FOR LEASE

3945 FAIRBURN ROAD | DOUGLASVILLE, GA 30135

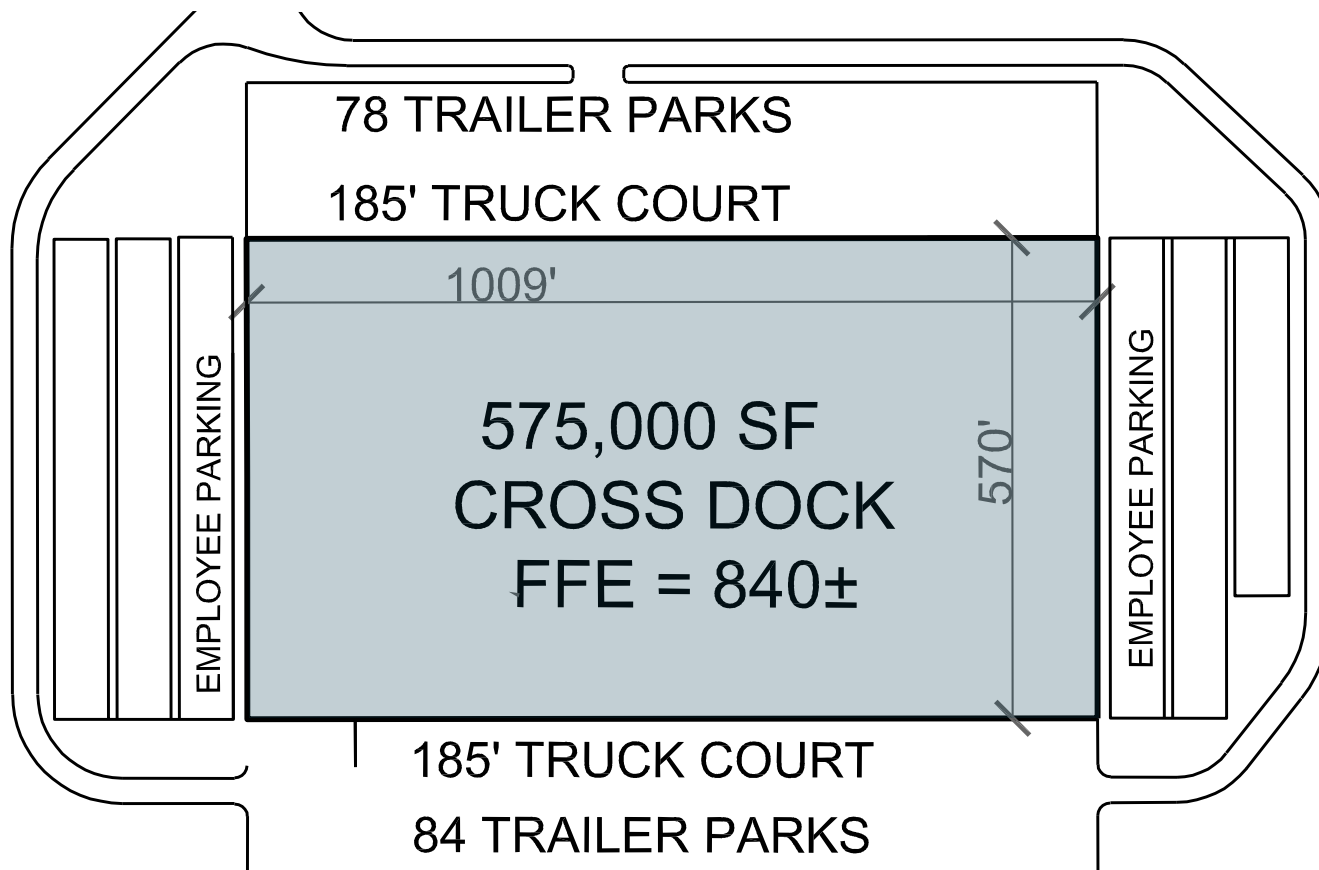
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

CONTACT:
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404.442.2839



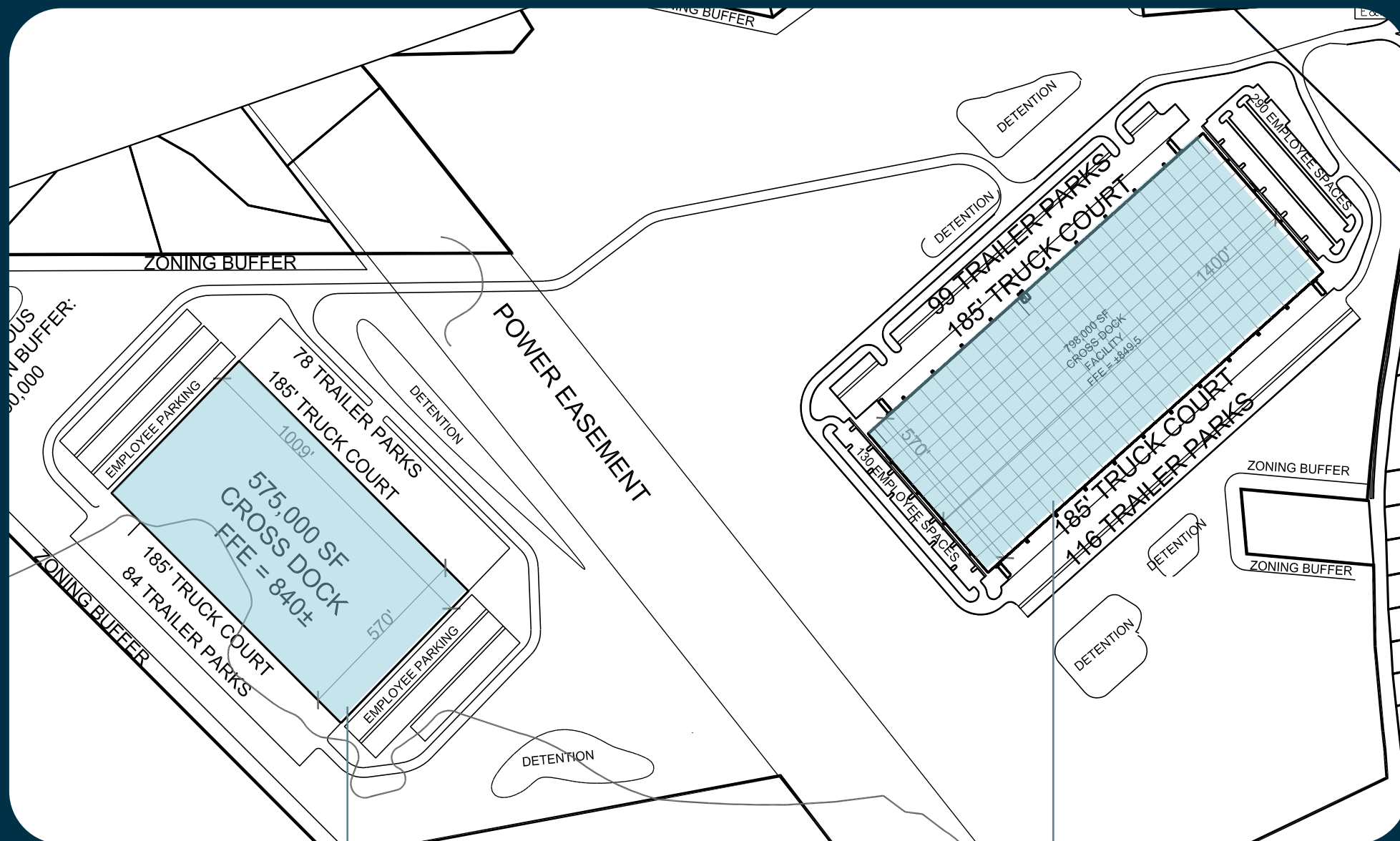
DEVELOPMENT BY:

 **PANATTONI®**
INTERNATIONAL VISION. LOCAL FOCUS.



TOTAL SIZE	575,000 SF
OFFICE SF	To Suit
BUILDING DIMENSIONS	1009'W x 570'D
CLEAR HEIGHT	40'
LOADING CONFIGURATION	CROSS DOCK
POWER	To be determined per client's request

SPRINKLER	ESFR
DOCK HIGH DOORS	136
DRIVE IN DOORS	4
LIGHTING	To be determined per client's request
TRAILER PARKING	162 STALLS



PHASE II

PHASE I

PARCEL HUBS

FedEx Ground
(8.8 Miles)
UPS Customer Center
(8.9 Miles)



RAIL INTERMODAL

Norfolk Southern Austell
(14 Miles)
CSX Fairburn
(15 Miles)



AIRPORTS

Hartsfield-Jackson Atlanta Int'l Airport
(16 Miles)
Charlie Brown Airport
(10.3 Miles)



INTERSTATES

Interstate 20
(via Fairburn Road | 6.0 Miles)
Interstate 20
(via Fulton Ind. Blvd. | 9.4 Miles)
Interstate 285
(via Camp Creek Pkwy. | 10.7 Miles)



PORTS

Savannah Ports
(285 Miles)



NASHVILLE - 4.5 HOURS

CHARLOTTE - 5 HOURS

CHATTANOOGA - 75 MINS

GREENVILLE - 2.5 HOURS

BIRMINGHAM - 2 HOURS

SAVANNAH - 4 HOURS



AT THE CENTER OF ITS INDUSTRIAL WORKFORCE

Riverview Logistics Park is strategically located with its workforce in mind. The park is located within Douglas County where the transportation and warehousing industry is the third largest industry in the county, employing 36% of its workforce. Additionally, it is located within one of the highest density areas for its workforce and has access to the Career Ready Training Program and a number of tax benefits.

CAREER READY TRAINING PROGRAM

The Career Ready Training Program offers free training through federal workforce and grant funding to individuals in Douglas County, who are looking for careers in advanced manufacturing, logistics, and warehousing. This provides access to a new pipeline of candidates for Douglas County employers, who are looking for a trained and qualified workforce.

Source: Douglas County Economic Development www.developdouglas.com



TAX BENEFITS

Tier 3 County
Up to \$1,750/job
for up to 5 years
plus property tax
abatements



TRANSPORTATION & WAREHOUSING

#3 Industry in
Douglas County
36% of jobs

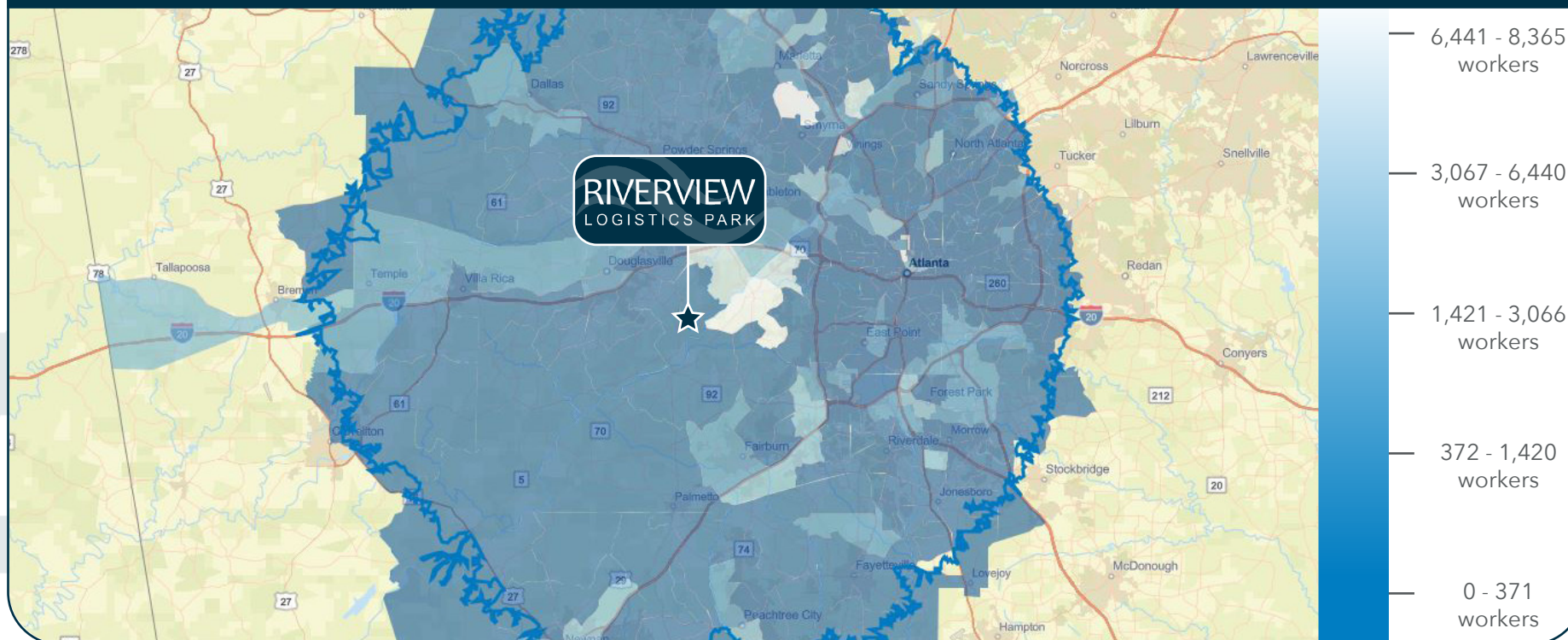


CAREER READY TRAINING PROGRAM

Federal level grant
funding to provide
free training to
workers in Douglas
County

	DOUGLAS COUNTY	30-MILE RADIUS
TOTAL EMPLOYEES	45,380	1,498,940
AVERAGE HH INCOME	\$40,508	\$62,568
INDUSTRIAL WORKFORCE	16,178	267,846
PROJECTED POPULATION GROWTH	1.48%	1.18%

WORKFORCE DENSITY WITHIN 30-MILE RADIUS OF RIVERVIEW LOGISTICS CENTER



The Industrial Workforce is comprised of Manufacturing, Transportation/Warehouse, and Wholesale Trade workers within a 30-radius from Riverview Logistics Park. All information is sourced from ESRI.

An architectural rendering of a modern, multi-story industrial building with a light gray facade and large glass windows. The building has a central entrance with a black awning. In the foreground, there is a parking lot with a red car and a dark blue car. A landscaped area with green grass and shrubs is in front of the building. The sky is blue with some clouds.

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DELIVERING 2024

FOR LEASING INFORMATION, PLEASE CONTACT:

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