

# DOUGLAS HILLS LOGISTICS CENTER

±104,848-489,416 SF

Buildings 100, 200, 300 & 400





**Douglas Hills Logistics Center** in Lithia Springs, Georgia is composed of four buildings that total  $\pm 852,935$  square feet. The state-of-the-art warehouse and distribution center is conveniently located in the heart of the I-20 West Submarket, just two miles from I-20, 7 miles from Norfolk Southern, and 16 miles from Hartsfield-Jackson International Airport, the busiest airport in the nation. Its superior location will provide tenants with high visibility, easy access to the major distribution corridors in Atlanta, and access to Douglas County's robust labor pool.

**Major industrial users near this property include:**

Amazon, Google, PepsiCo, Coca Cola, MARS, FedEx, Bosch, Ryder, Averitt, CHEP, and more.

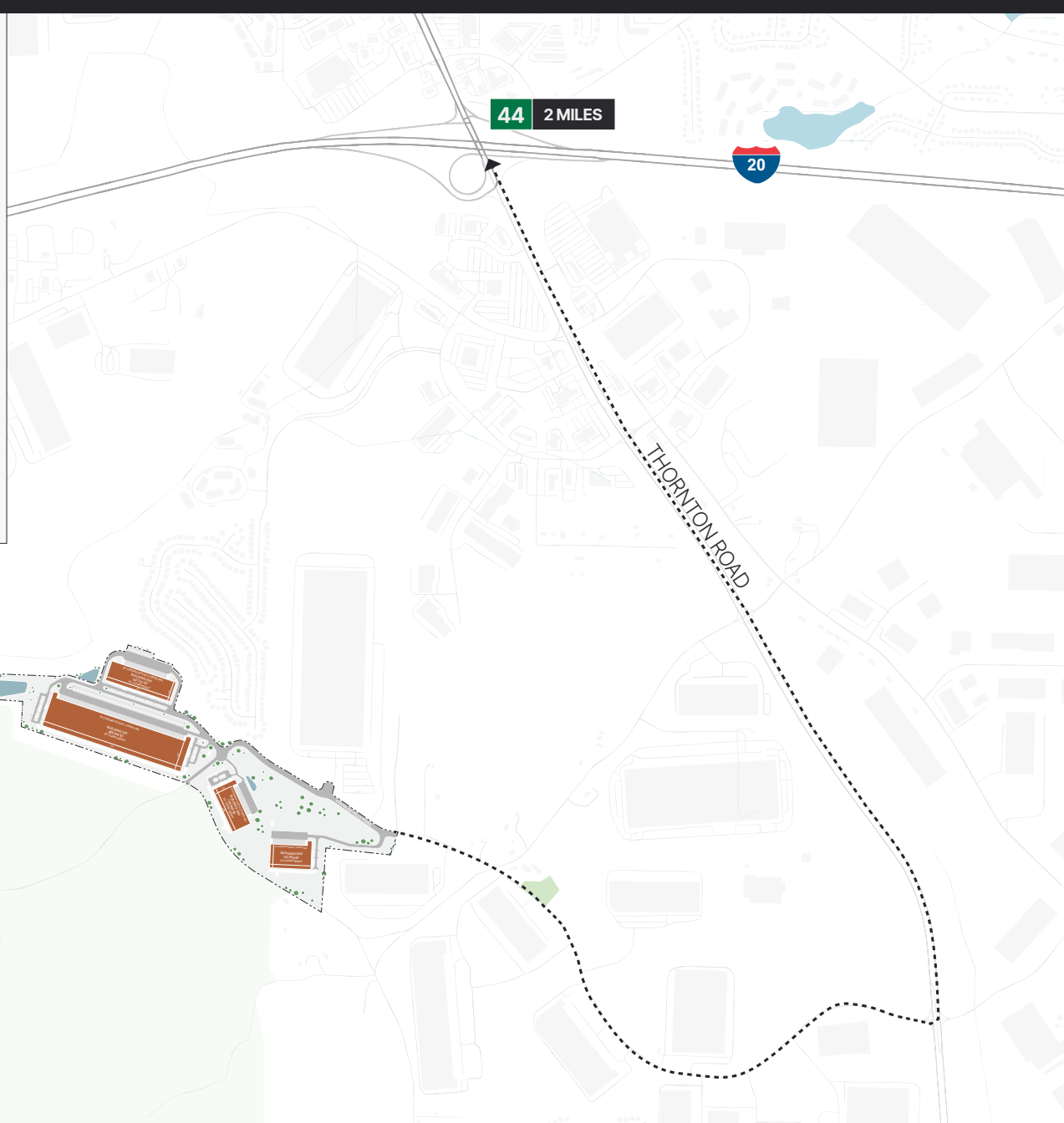
**Interstate  
20 West Submarket**

Located within the  
Interstate 20 West Submarket

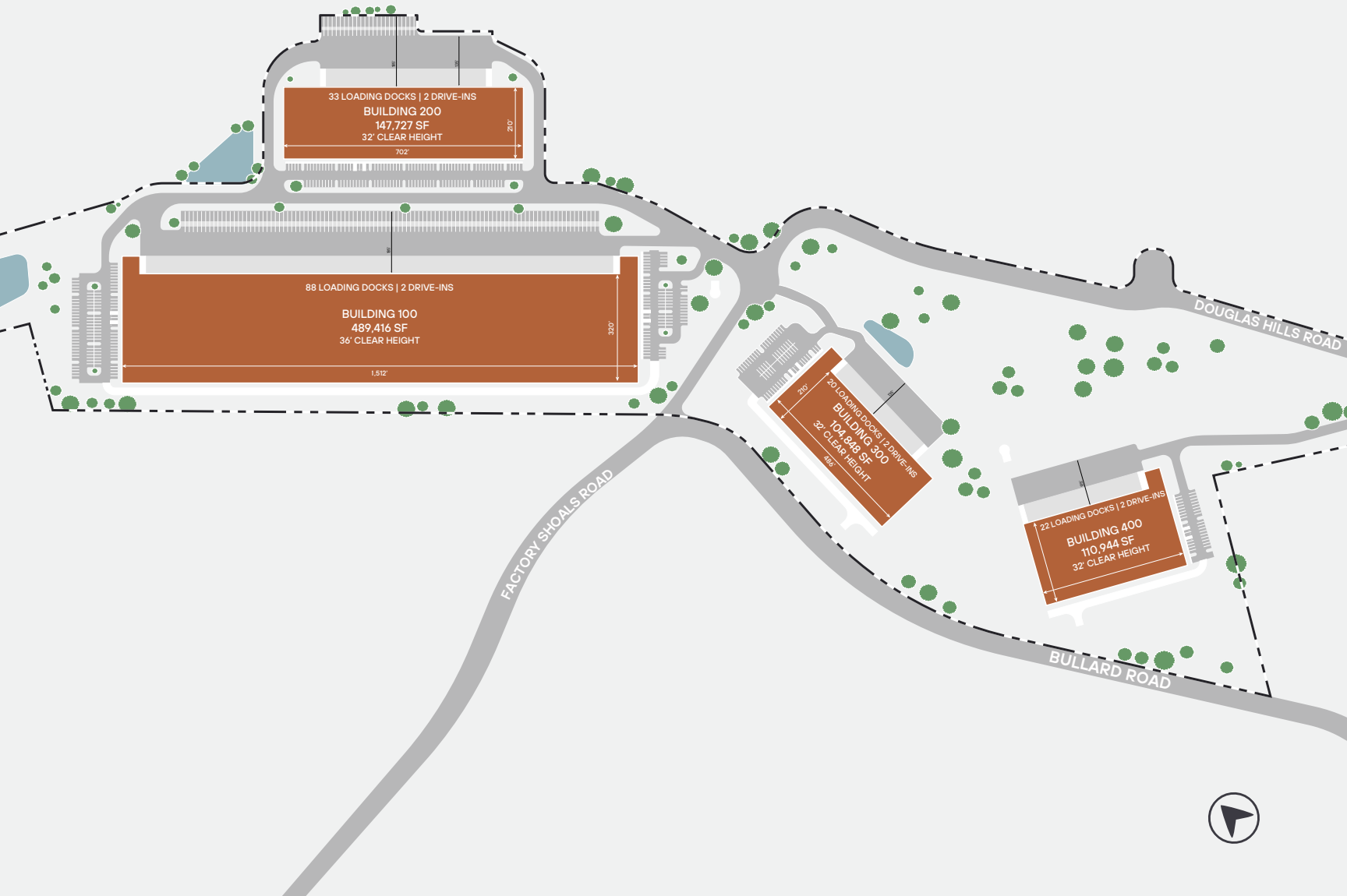
**Unparalleled connectivity**  
to major transportation arteries

**Abundant labor pool**  
Access to Douglas County's  
abundant labor pool

**Tier 3 tax incentives**  
available in Douglas County



# SITE PLAN



SPECIFICATIONS

Douglas Hill Road, Lithia Springs, GA

	BUILDING 100 1060 Douglas Hill Road	BUILDING200 1050 Douglas Hill Road	BUILDING300 1021 Douglas Hill Road	BUILDING 400 1001 Douglas Hill Road
Available SF	±489,416	±147,727	±104,848	±110,944
Building Dimensions	1512' x 320'	702' x 210'	486' x 210'	432' x 250'
Office SF	±2,761	±2,868	±2,761	±2,761
Clear Height	36'	32'	32'	32'
Column Spacing	52' x 54'	50' x 54'	50' x 54'	47'6" x 54'
Dock Doors	88	33	20	22
Drive-Ins	2	2	2	2
Truck Court Depth	185'	135-185'	135'	135'
Trailer Stalls	102	23	-	-
Car Spaces	187	128	75	40
Foundation	7" unreinforced slab 4000 PSI	6" unreinforced slab 4000 PSI	6" unreinforced slab 4000 PSI	6" unreinforced slab 4000 PSI
Power	500 KVA Transformer, 3000A, 277/480 volt, 3-phase	500 KVA Transformer, 2500A, 277/480 volt, 3-phase	500 KVA Transformer, 1200A, 277/480 volt, 3-phase	500 KVA Transformer, 1200A, 277/480 volt, 3-phase
Roofing	45 MIL TPO with 15 year warranty	45 MIL TPO with 15 year warranty	45 MIL TPO with 15 year warranty	45 MIL TPO with 15 year warranty
Fire Suppression	ESFR	ESFR	ESFR	ESFR



CORPORATE NEIGHBORS



## LOCAL ACCESS

### I-20 (Exit 44)

2 miles

### Norfolk Southern Intermodel (Austell)

7 miles

### I-285 (Exit 51A-B)

8.5 miles

### UPS Smart Hub

9 miles

### I-85 (Exit 61)

15 miles

### Atlanta (Downtown)

15.6 miles

### Norfolk Southern Intermodel (Atlanta)

16 miles

### Atlanta International Airport

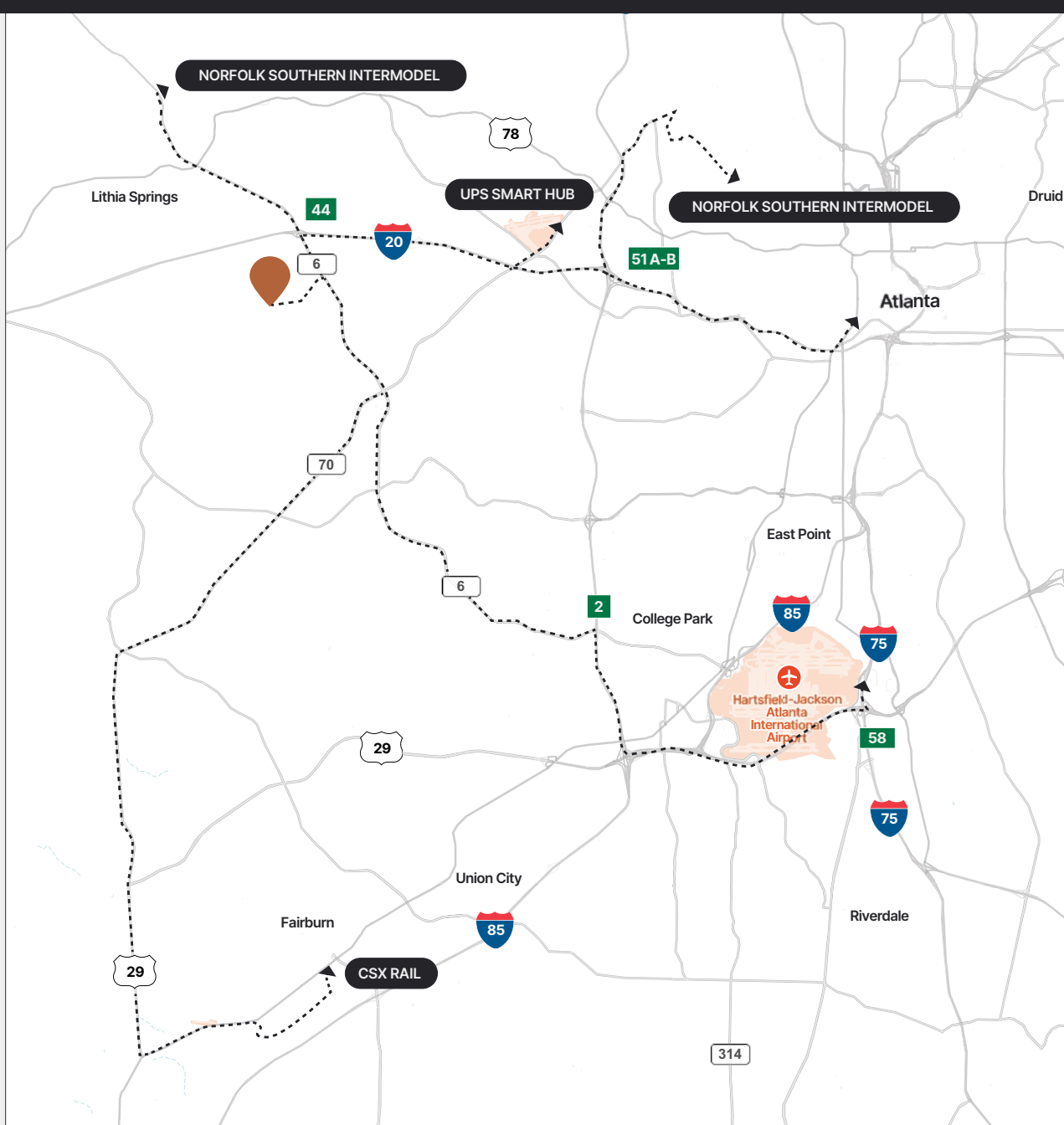
16 miles

### I-75 (Exit 58)

19 miles

### CSX Rail

22 miles





## CONTACT INFORMATION

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