



# 430,000 SF BUILD-TO-SUIT

Construction **SUMMER 2023** | Lithia Springs, Georgia



A Development by



DAYTON STREET  
PARTNERS

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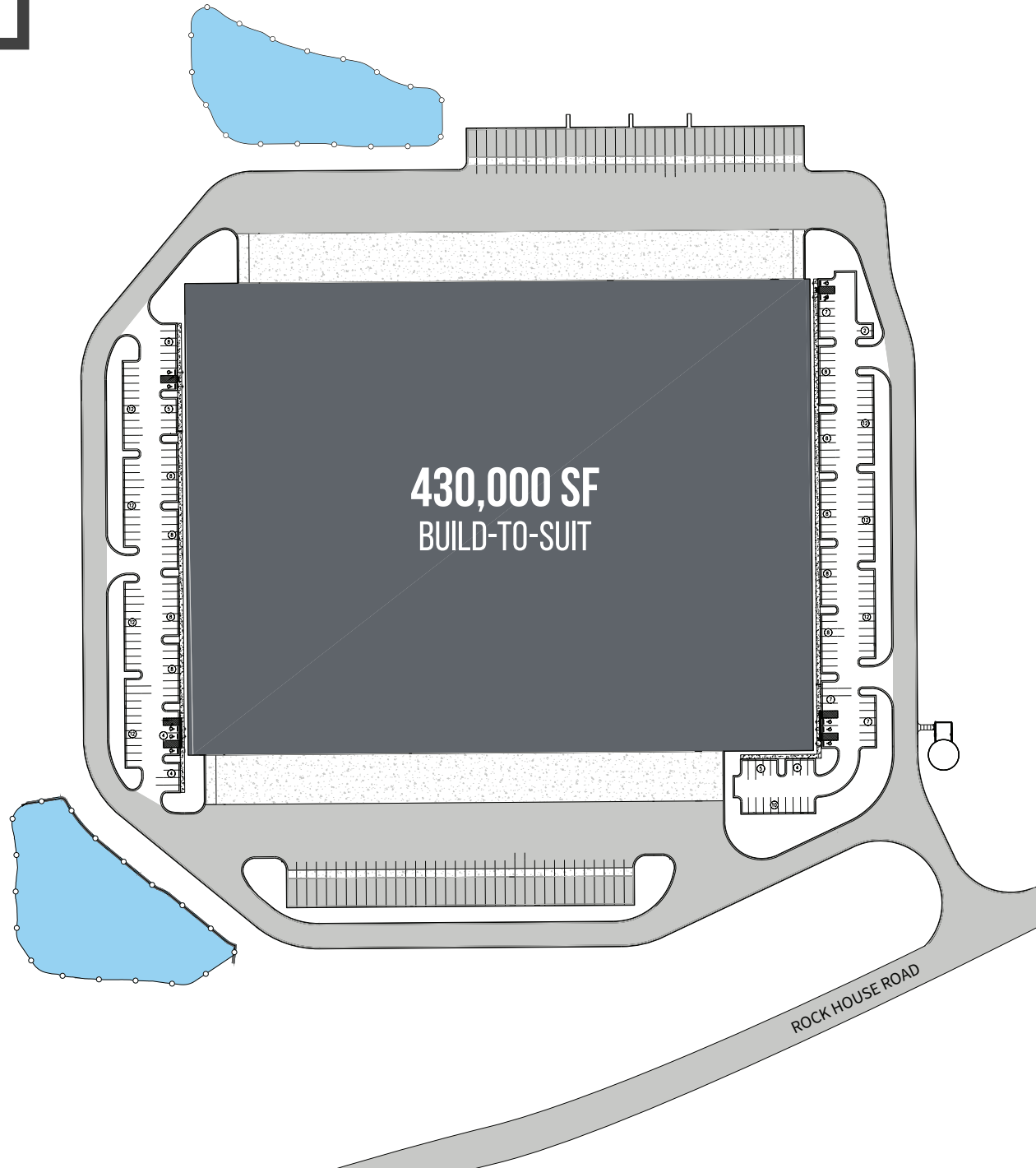
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# BUILDING SPECIFICATIONS

SQUARE FOOTAGE	430,920
ACRES	40
OFFICE SF	BTS
CONFIGURATION	Cross-dock
BUILDING DIMENSIONS	756' x 570'
CLEAR HEIGHT	36'
DOCK DOORS	84
DRIVE-IN DOORS	4 (12' x 14')
SPEED BAYS	60' deep typical bays are 54' w x 50'd
TRUCK COURT DEPTH	185'
TRAILER PARKING	69
AUTO PARKING	219
SPRINKLER	ESFR
LIGHTING	LED trip lighting with motion sensors



# LOCATION & PROXIMITY

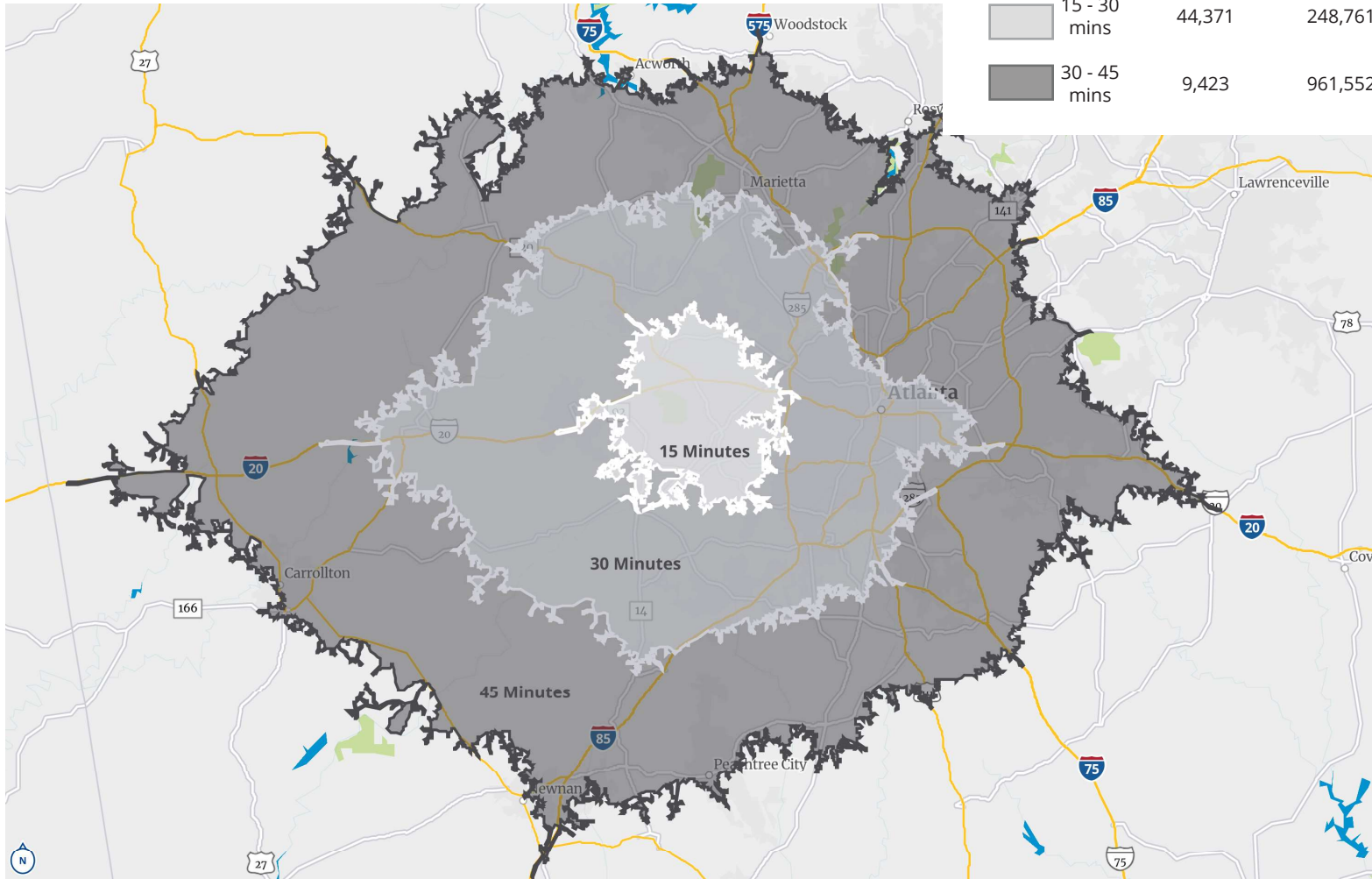
Located in the heart of the I-20W submarket, Rock House Logistics Center offers corporate users looking to service the growing Atlanta MSA ( 6.14 mil people) a rare infill opportunity, just miles from I-20 and I-285.

Whether delivered by air, rail, or truck, Rock House Logistics Center's strategic location offers users options to meet their customers needs. The I-20W submarket is home to an abundant labor pool and amenities making it a natural place to business.



# LABOR & DRIVE TIMES

Drive times	Warehouse & logistics workers	Low-to-mid wage labor pool	Wage per hour
0 - 15 mins	76,604	25,113	\$16.37
15 - 30 mins	44,371	248,761	\$16.97
30 - 45 mins	9,423	961,552	\$16.78



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