

# 113,143 SF INDUSTRIAL FACILITY

1401 Blairs Bridge Rd, Lithia Springs, Georgia



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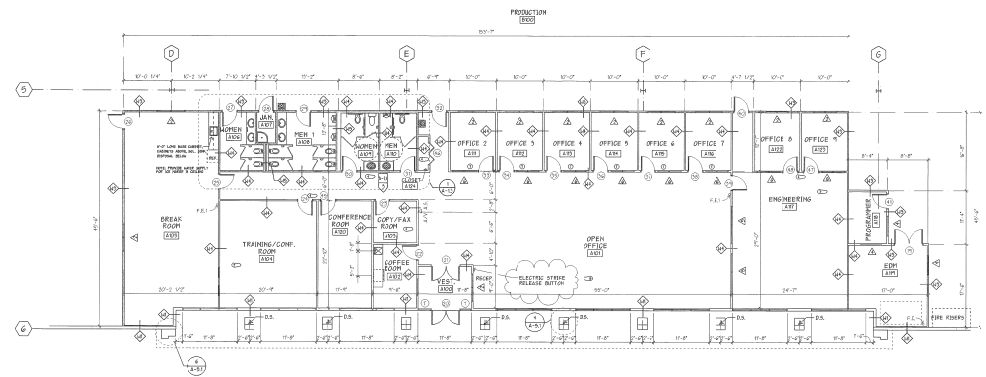
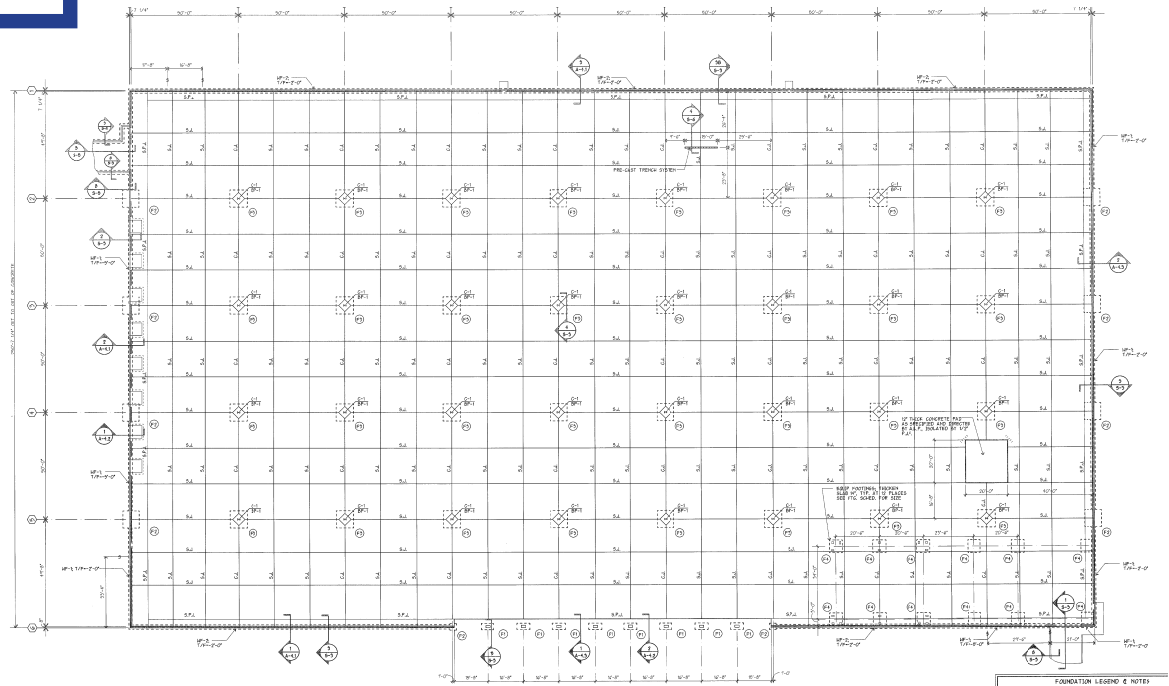
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# BUILDING SPECIFICATIONS

SQUARE FOOTAGE	113,143
ACRES	±7
OFFICE SF	±6,500
CONFIGURATION	Rear load
CLEAR HEIGHT	28'
DOCK DOORS	10
DRIVE-IN DOORS	2 (12' x 14') 1 (10' x 12')
COLUMN SPACING	50'w x 50'd
AUTO PARKING	80
SPRINKLER	ESFR
POWER	3,200 AMPS
LIGHTING	LED
CRANES	(2) 5-ton bridge cranes
EXPANSION/OUTSIDE STORAGE	90,000 SF pad site on 2 AC's; partially paved
OTHER FEATURES	New roof with solar panels totaling 100 KW 5 Big Ass Fans Exhaust fan & louvers









# LOCATION & PROXIMITY

Located in the I-20W submarket, 1401 Blairs Bridge Rd offers users looking to service the growing Atlanta MSA ( 6.14 mil people) a rare infill opportunity, just miles from I-20 and I-285.

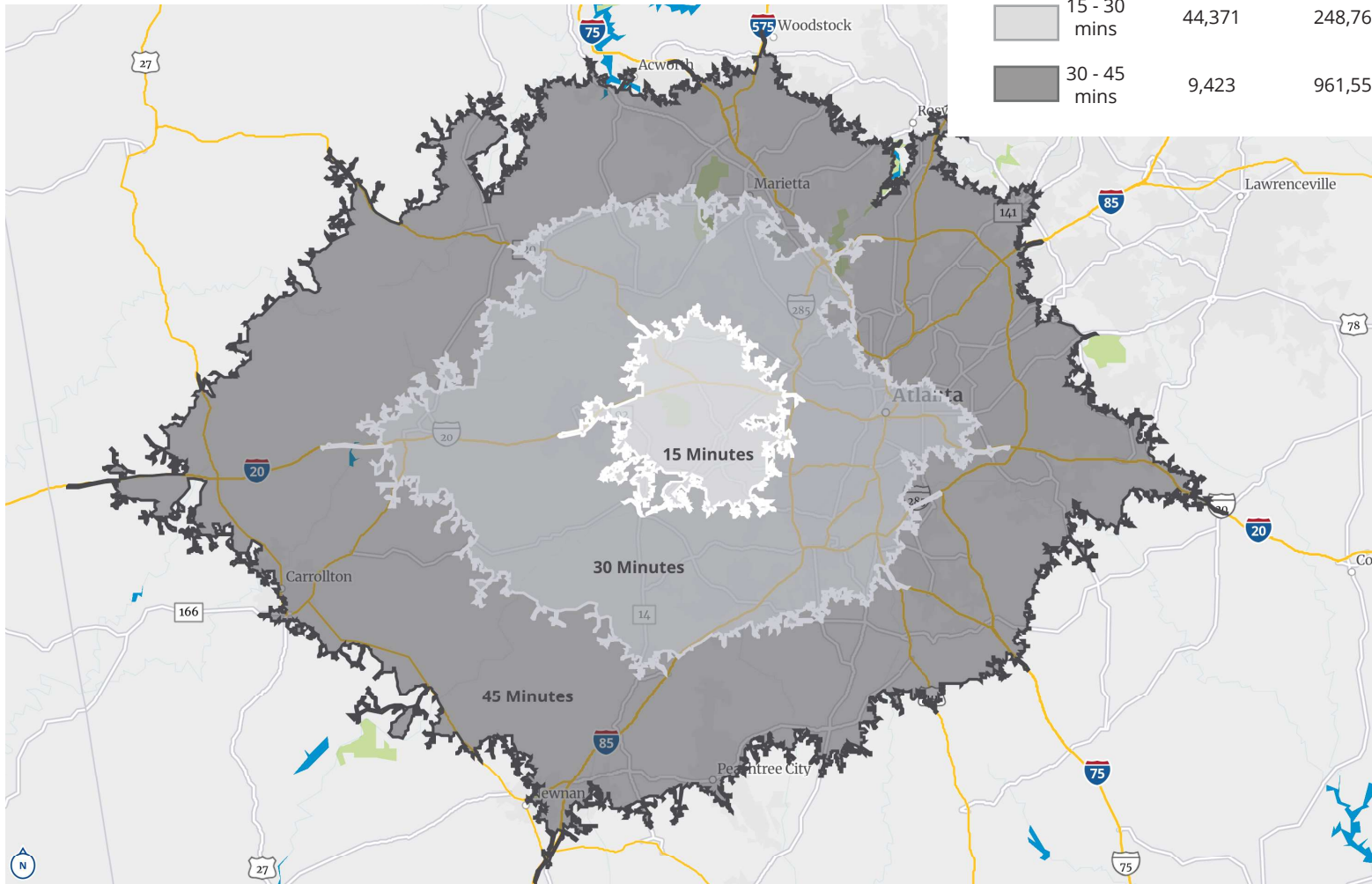
This unique offering has a new roof with solar panels and 3,200 AMPs of power in addition to ±2 acres of outside storage or expansion land.



	FEDEX GROUND HUB	1.6 miles
	I - 20 WEST	1.3 miles
	UPS GROUND HUB	7 miles
	I - 285	8 miles
	NORFOLK SOUTHERN AUSTELL INTERMODAL	9.1 miles
	HARTSFIELD-JACKSON ATL INTL AIRPORT	15 miles

# 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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