



CLARION PARTNERS

For Lease

280 Riverside Parkway

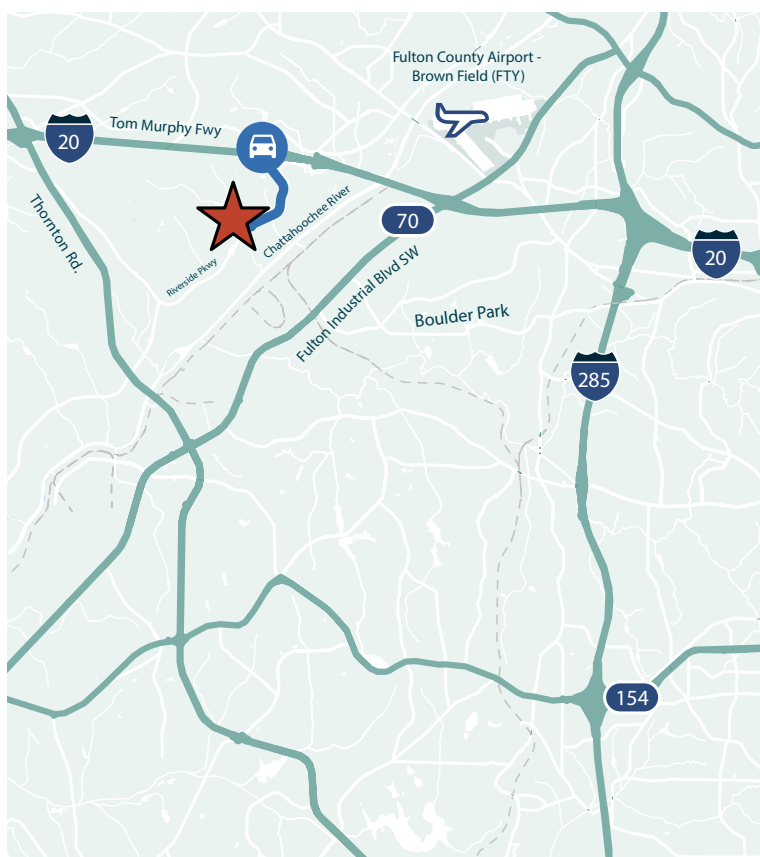
Riverside Business Center E
280 Riverside Parkway SW
Austell, GA 30166

64,416 Square Feet Available



BUILDING HIGHLIGHTS

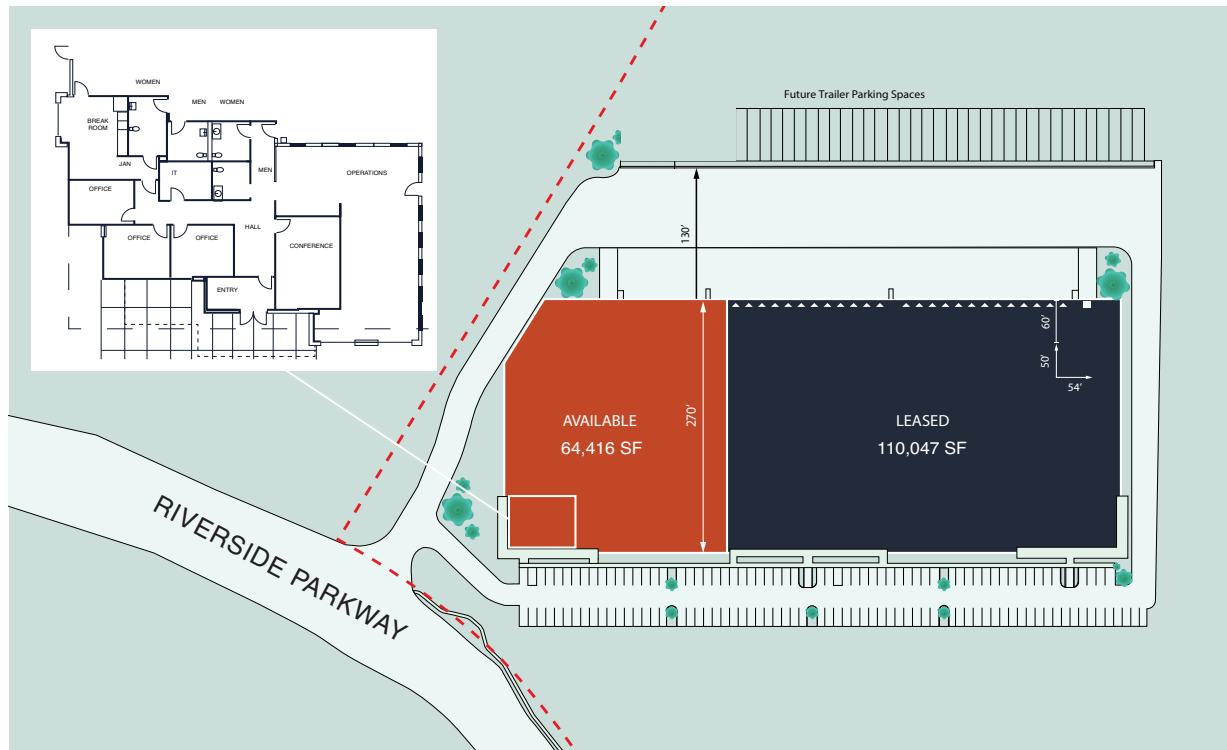
- Total building SF: 174,463 SF
- Available SF: 64,416 SF
- Land: 18.7 acres with Riverside Parkway frontage
- Office SF: 3,208 SF
- Building depth: 270'
- Clear height: 32'
- Configuration: Rear load
- Column spacing: 54' x 50' typical with 60' speed bays
- Dock doors: Ten (10) with pit levelers and Z-guards
- Drive-in door: One (1)
- Truck court depth: 130'
- Auto parking spaces: 41 (approx)
- Construction: Tilt wall
- Floor: 6" Ductilcrete slab
- Roof: 60 mil mechanically attached TPO
- Fire protection: ESFR
- Lighting: LED interior lights
- Three HVLS fans in the warehouse
- EV auto charging stations available



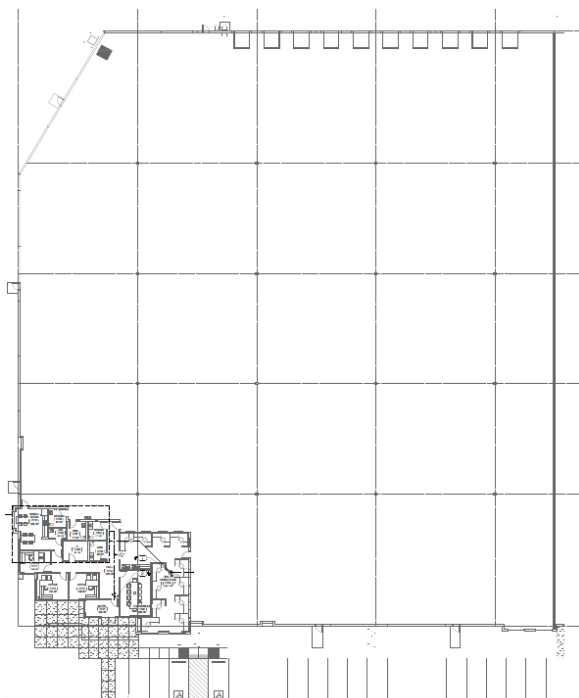


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Riverside Business Center E



Strategically positioned in the Atlanta metro area, Riverside Business Center E offers a state-of-the-art bulk distribution facility. Its prime location ensures exceptional accessibility, making it an ideal hub for both local and regional distribution operations. Riverside Business Center E features multiple access points, ample parking and additional space for trailer storage, enhancing its operational efficiency and flexibility for businesses of various scales.



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