



# RIVERSIDE

COMMERCE PARK



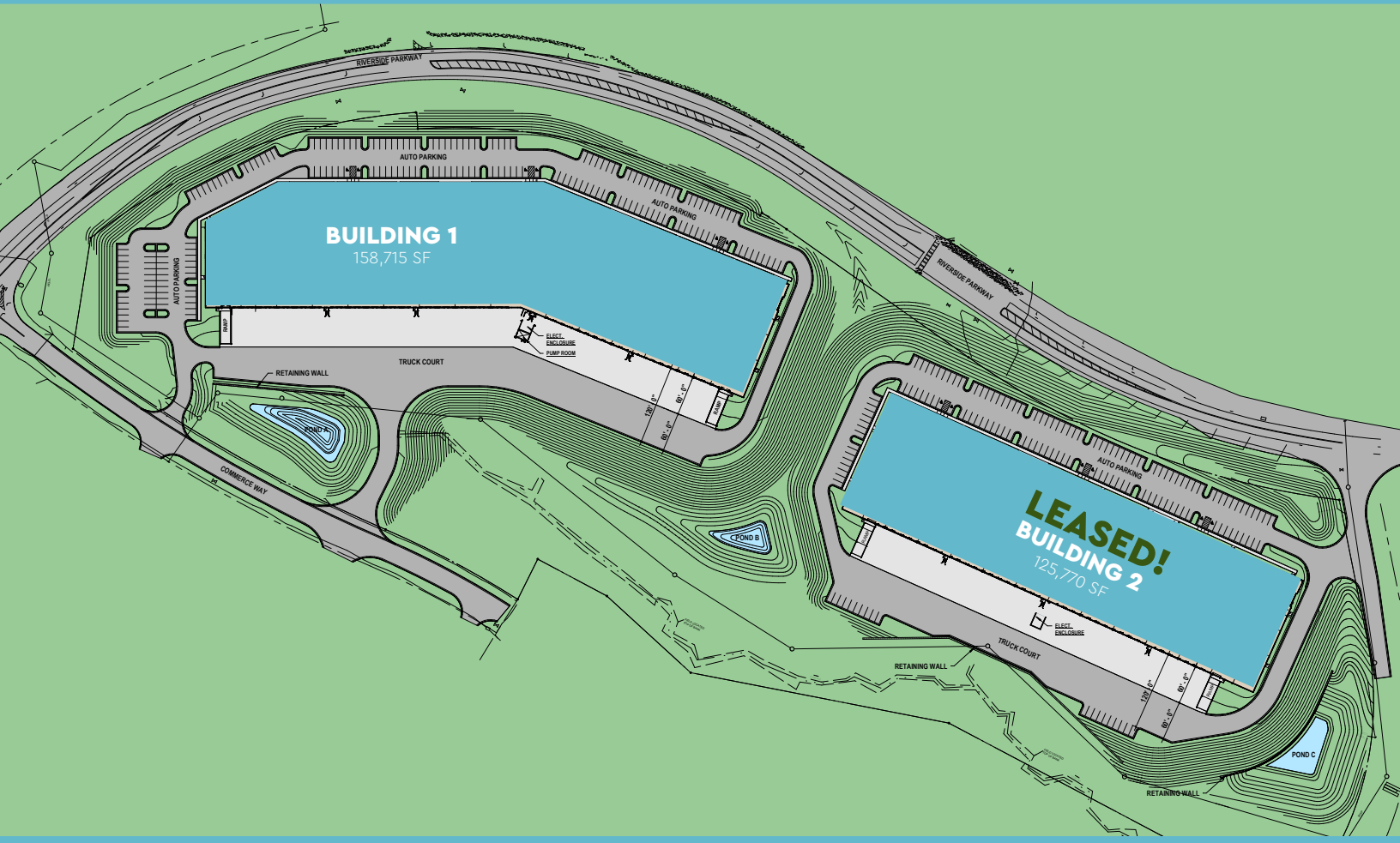
# Two Building Park

Building 1 – 9850 Commerce Way, Douglasville, GA 30135

**LEASED!**  
Building 2 – 1651 Roberts Road, Douglasville, GA 30135



# SITE PLAN



## 9850 COMMERCE WAY

**BUILDING 1**  
158,715 SF

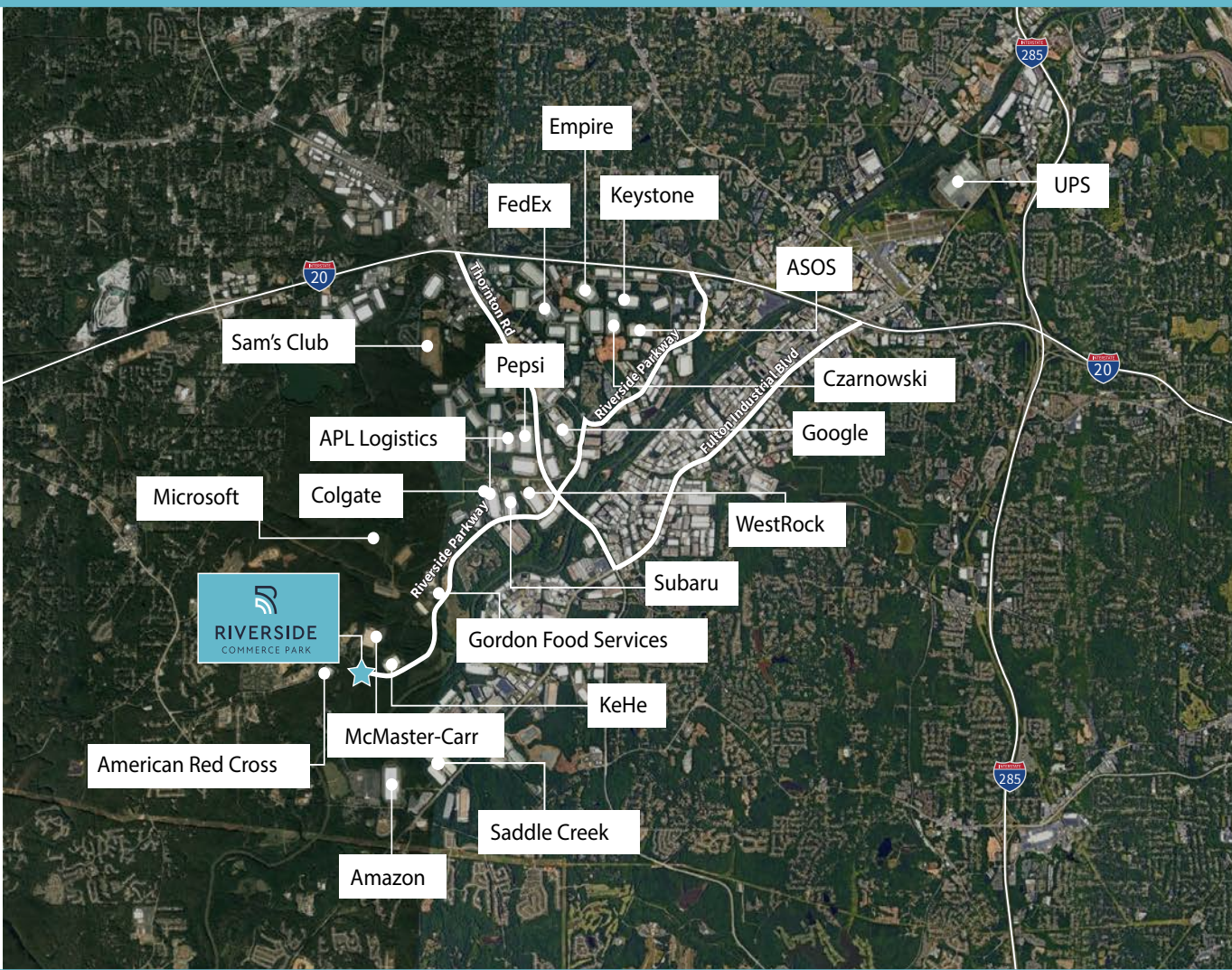
<b>CONFIGURATION</b>	Rear-load
<b>OFFICE</b>	1,818 SF
<b>CLEAR HEIGHT</b>	32'
<b>DIMENSIONS</b>	129'-185'D x 1021'W
<b>COLUMN SPACING</b>	41'8"D x 54'W (60' speed bay)
<b>DOCK-HIGH DOORS</b>	49 (9' x 10')
<b>DRIVE-IN DOORS</b>	2 (12' x 14')
<b>TRUCK COURT DEPTH</b>	120' deep with a 60' concrete apron
<b>CAR PARKING</b>	193
<b>SPRINKLER SYSTEM</b>	ESFR
<b>POWER</b>	2,400 amps with 277/480 volts
<b>ROOF</b>	45mil TPO/R-20 Insulation
<b>LIGHTING</b>	LED on motion sensors
<b>SLAB</b>	6" non-reinforced with 4,000 PSI

**BUILDING 2**  
125,770 SF

## 1651 ROBERTS ROAD

<b>CONFIGURATION</b>	Rear-load
<b>OFFICE</b>	1,859 SF
<b>CLEAR HEIGHT</b>	32'
<b>DIMENSIONS</b>	185'D x 682'W
<b>COLUMN SPACING</b>	41'8"D x 54'W (60' speed bay)
<b>DOCK-HIGH DOORS</b>	37 (9' x 10')
<b>DRIVE-IN DOORS</b>	2 (12' x 14')
<b>TRUCK COURT DEPTH</b>	120' deep with a 60' concrete apron
<b>CAR PARKING</b>	137
<b>SPRINKLER SYSTEM</b>	ESFR
<b>POWER</b>	2,400 amps with 277/480 volts
<b>ROOF</b>	45mil TPO/R-20 Insulation
<b>LIGHTING</b>	LED on motion sensors
<b>SLAB</b>	6" non-reinforced with 4,000 PSI

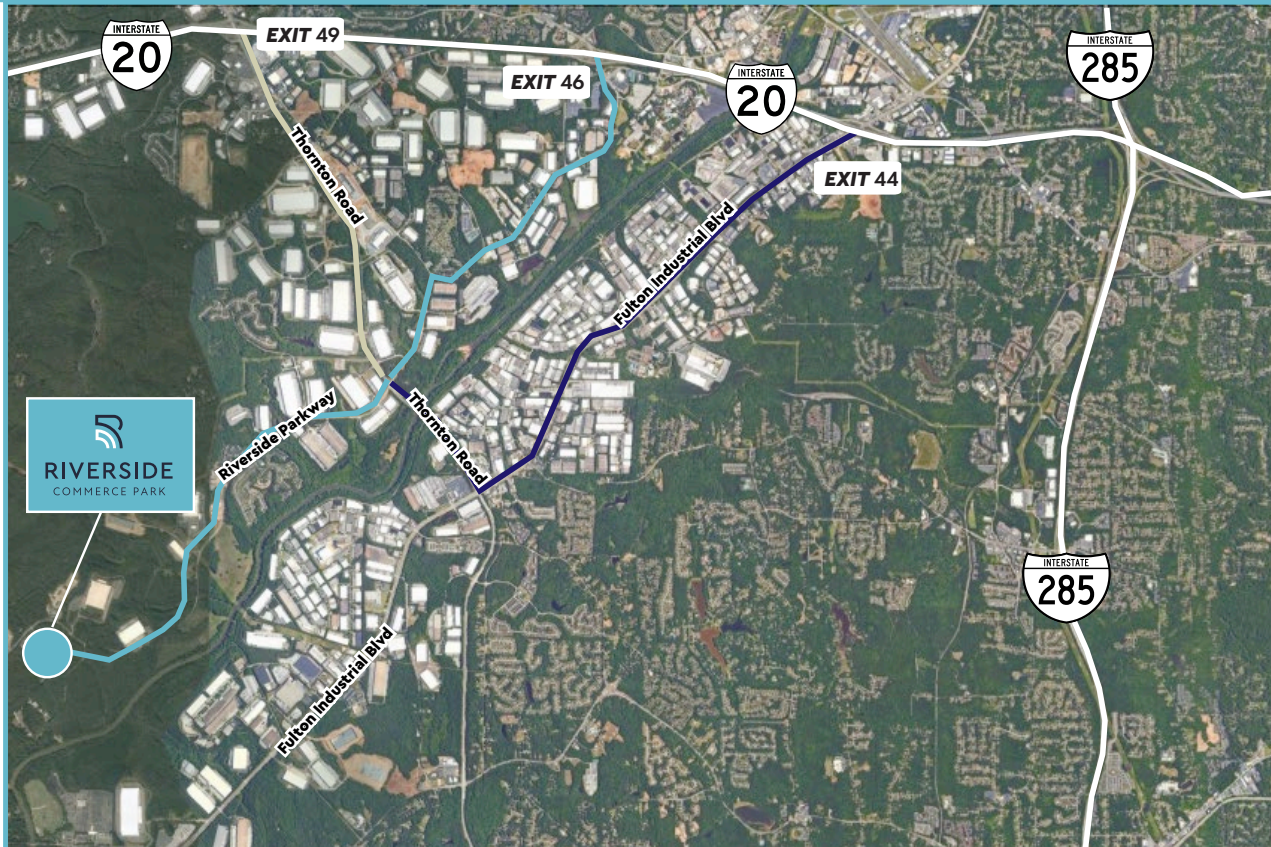
# CORPORATE NEIGHBORS LOCATION



## ACCESS MAP

### INTERSTATE 20 ACCESS

<b>1-20 THORNTON</b>	6.2 miles
<b>1-20 RIVERSIDE</b>	6.6 miles
<b>1-20 FIB</b>	8.2 miles
<b>1-285</b>	10 miles
<b>FED EX</b>	5.6 miles
<b>UPS</b>	10 miles
<b>NORFOLK SOUTHERN INTERMODAL</b>	11 miles
<b>FULTON COUNTY AIRPORT</b>	9.4 miles
<b>HARTSFIELD JACKSON INTERNATIONAL AIRPORT</b>	16 miles



# DEMOGRAPHICS

	15 MIN	30 MIN	45 MIN
2022 TOTAL POPULATION	146,084	1,091,881	3,032,398
2022-2027 POPULATION: COMPOUND ANNUAL GROWTH RATE	0.67%	0.67%	0.51%
2022 CIVILIAN POPULATION AGE 16+ IN LABOR FORCE	76,571	562,650	1,607,551
2022 TOTAL DAYTIME POPULATION	150,741	1,207,000	3,305,472
2022 DAYTIME POPULATION: WORKERS	76,770	649,450	1,809,242
2022 DAYTIME POPULATION: RESIDENTS	73,971	557,550	1,496,230
2022 UNEMPLOYMENT RATE	4.7%	4.7%	3.7%
2022 TOTAL HOUSEHOLDS	53,213	430,644	1,201,217
2022 MEDIAN AGE	34.8	35.0	36.0
2022 MEDIAN HOUSEHOLD INCOME	\$71,144	\$65,476	\$74,620
INDUSTRIAL WORKFORCE - 2022	16,997	105,099	289,896
INDUSTRIAL WORKFORCE AS A % OF LABOR FORCE	23.30%	19.60%	18.73%
2022 TRANSPORTATION/WAREHOUSE (NAICS48-49) BUSINESSES	165	1,116	2,594
2022 OCCUPATION: TRANSPORTATION/MATERIAL MOVING	9,488	56,516	141,523
2022 INDUSTRY: TRANSPORTATION/WAREHOUSING	9,716	56,107	139,924



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COMMERCE PARK

For leasing inquiries, please contact:

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