

RIVERVIEW

LOGISTICS PARK

UP TO 798,000 SF FOR LEASE
3945 FAIRBURN ROAD | DOUGLASVILLE, GA 30135



[CLICK HERE TO VIEW INSIDE!](#)

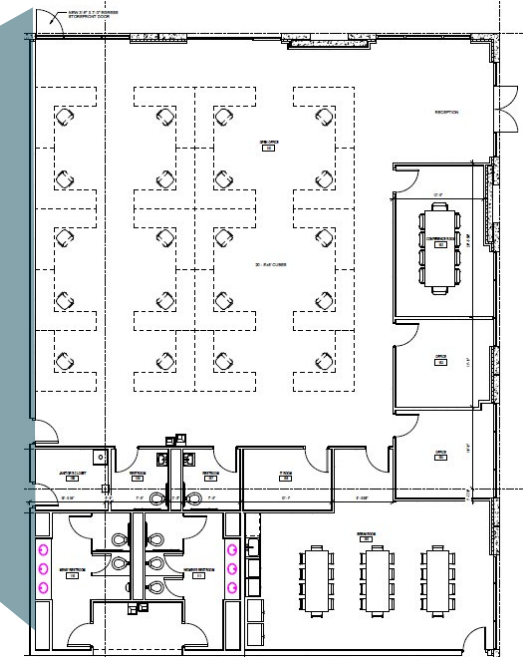
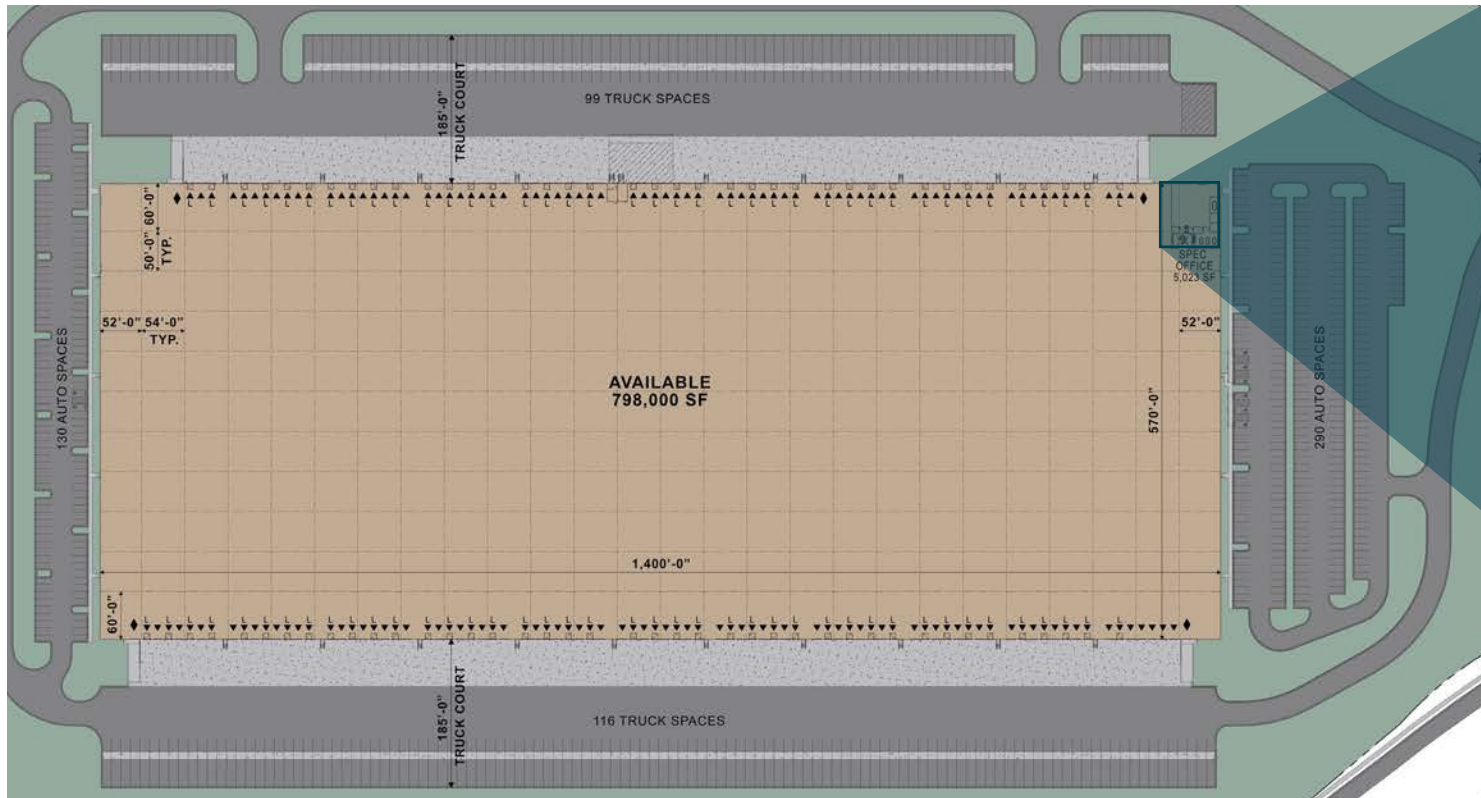
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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DEVELOPMENT BY:

 **PANATTONI**
INTERNATIONAL VISION. LOCAL FOCUS.



Enlarged Office Plan

TOTAL SIZE	798,000 SF	SPRINKLER	ESFR
OFFICE SF	5,023 SF (SPEC OFFICE)	DOCK HIGH DOORS	150 (9'W x 10'H) WITH 75 PIT LEVELERS (40,000 LB, EVERY OTHER DOOR)
BUILDING DIMENSIONS	570'D x 1400'W	DRIVE IN DOORS	4 (12'W x 14'H) GRADE LEVEL
CLEAR HEIGHT	40' MIN. AT FIRST JOIST IN FROM COLUMN	LIGHTING	LED LIGHTING (30' FC ON OPEN PLAN)
COLUMN SPACING	54'W X 50'D (60' SPEED BAY)	AUTO PARKING	420 SPACES
LOADING CONFIGURATION	CROSS DOCK	TRAILER PARKING	215 STALLS
POWER	3,000 AMP, 480/277 VOLT	SLAB	7" THICK UNREINFORCED, 4,000 PSI

PARCEL HUBS

FedEx Ground
(8.8 Miles)

UPS Customer Center
(8.9 Miles)

RAIL INTERMODAL

Norfolk Southern Austell
(14 Miles)

CSX Fairburn
(15 Miles)

AIRPORTS

Hartsfield-Jackson Atlanta Int'l Airport
(16 Miles)

Charlie Brown Airport
(10.3 Miles)

INTERSTATES

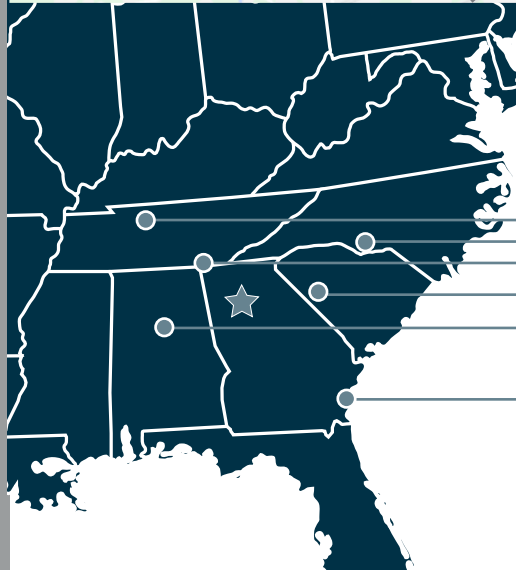
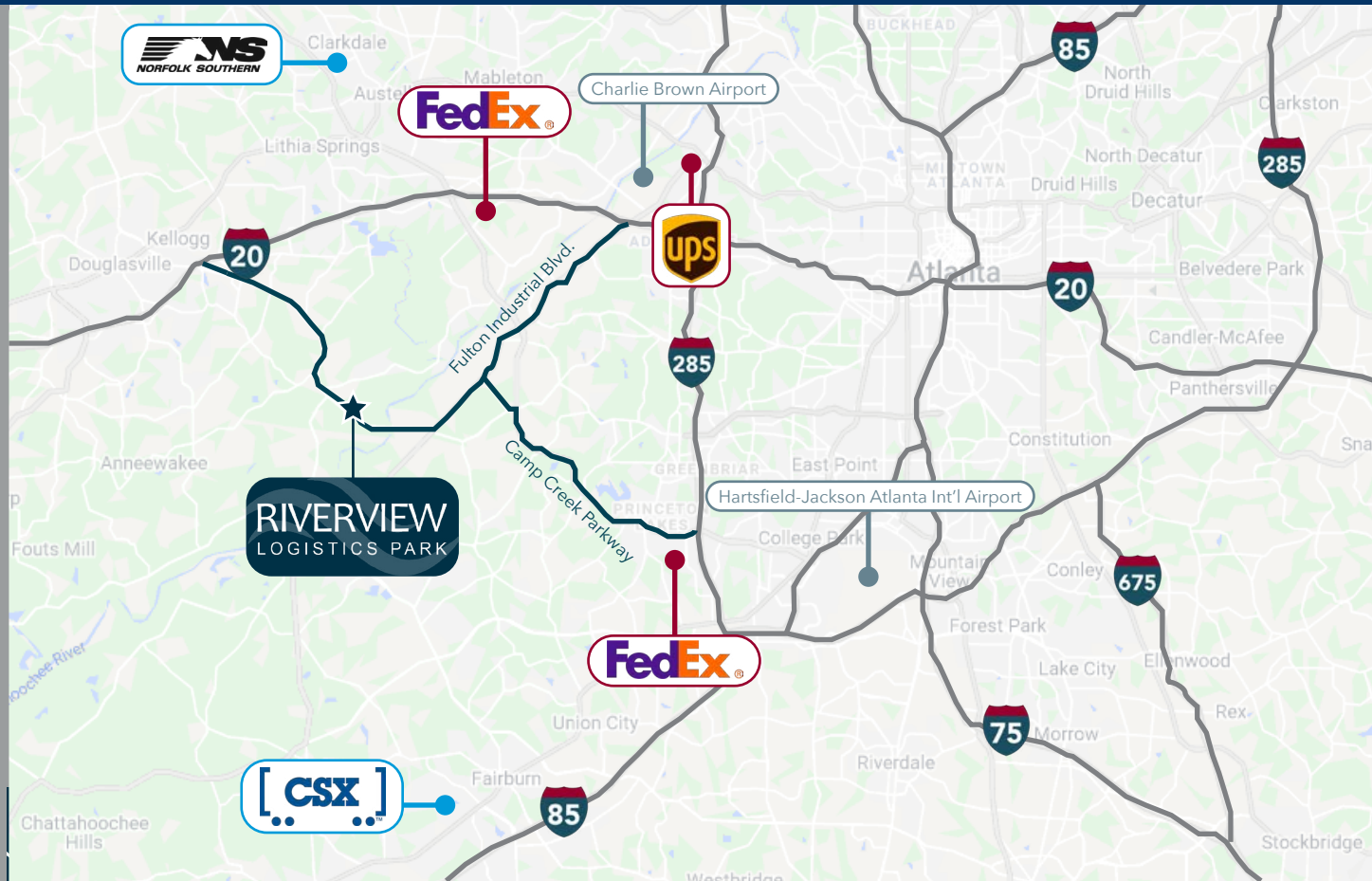
Interstate 20
(via Fairburn Road | 6.0 Miles)

Interstate 20
(via Fulton Ind. Blvd. | 9.4 Miles)

Interstate 285
(via Camp Creek Pkwy. | 10.7 Miles)

PORTS

Savannah Ports
(285 Miles)



● NASHVILLE - 4.5 HOURS

● CHARLOTTE - 5 HOURS

● CHATTANOOGA - 75 MINS

● GREENVILLE - 2.5 HOURS

● BIRMINGHAM - 2 HOURS

● SAVANNAH - 4 HOURS



amazon

AW

FedEx

ups

Staples

sam's club

PEPSICO

ResMed

MEDLINE

QT
QuikTrip

McMASTER-CARR

KeHE

pepsi

RIVERVIEW
LOGISTICS PARK

amazon

SaddleCreek
LOGISTICS SERVICES

CardinalHealth

Fairburn Rd.

Fulton Industrial Blvd.

Camp Creek Pkwy.

20

20

285

AT THE CENTER OF ITS INDUSTRIAL WORKFORCE

Riverview Logistics Park is strategically located with its workforce in mind. The park is located within Douglas County where the transportation and warehousing industry is the third largest industry in the county, employing 36% of its workforce. Additionally, it is located within one of the highest density areas for its workforce and has access to the Career Ready Training Program and a number of tax benefits.

CAREER READY TRAINING PROGRAM

The Career Ready Training Program offers free training through federal workforce and grant funding to individuals in Douglas County, who are looking for careers in advanced manufacturing, logistics, and warehousing. This provides access to a new pipeline of candidates for Douglas County employers, who are looking for a trained and qualified workforce.

Source: Douglas County Economic Development www.developdouglas.com

TAX BENEFITS

Tier 3 County
Up to \$1,750 / job for up to 5 years plus property tax abatements

TRANSPORTATION & WAREHOUSING

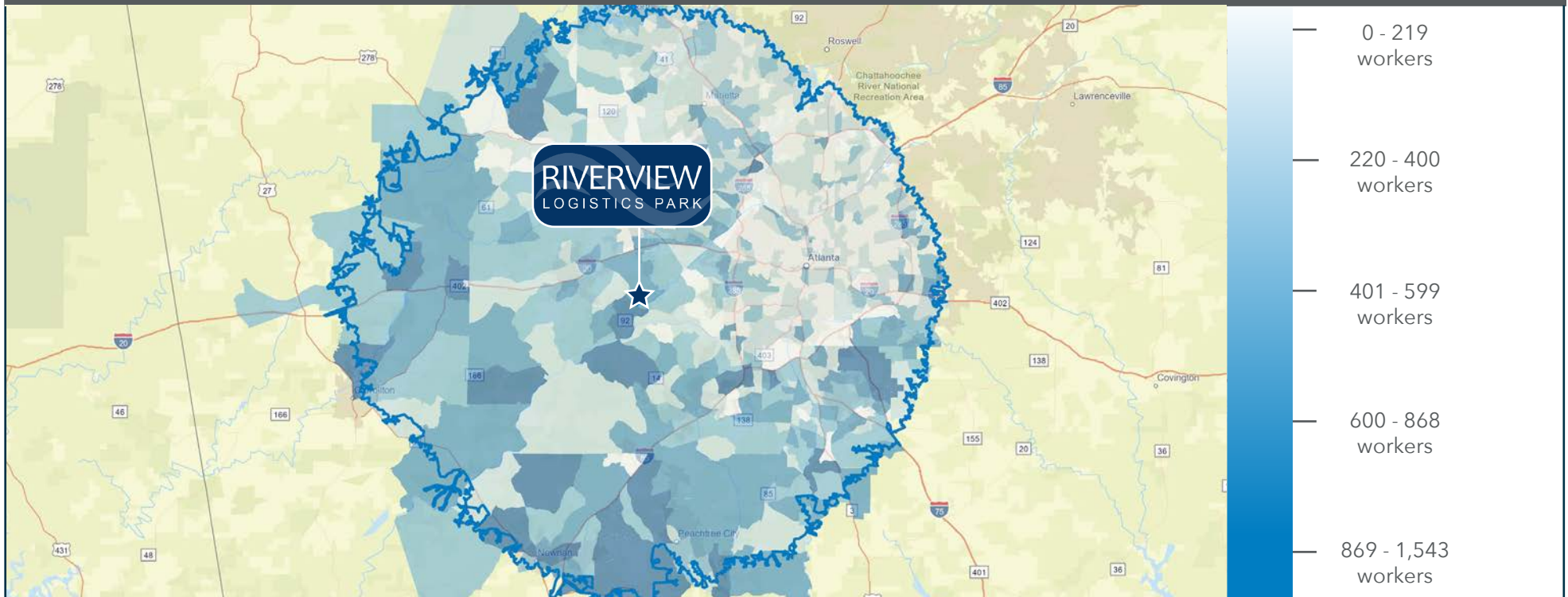
#3 Industry in Douglas County
36% of jobs

CAREER READY TRAINING PROGRAM

Federal level grant funding to provide free training to workers in Douglas County

	DOUGLAS COUNTY	30-MILE RADIUS
TOTAL EMPLOYEES	45,380	1,498,940
AVERAGE HH INCOME	\$40,508	\$62,568
INDUSTRIAL WORKFORCE	16,178	267,846
PROJECTED POPULATION GROWTH	1.48%	1.18%

WORKFORCE DENSITY WITHIN 30-MILE RADIUS OF RIVERVIEW LOGISTICS CENTER



The Industrial Workforce is comprised of Manufacturing, Transportation/Warehouse, and Wholesale Trade workers within a 30-radius from Riverview Logistics Park. All information is sourced from ESRI.



RIVERVIEW LOGISTICS PARK

FOR LEASING INFORMATION, PLEASE CONTACT:

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