



DOUGLAS HILLS LOGISTICS CENTER

1001, 1021, 1050 & 1060 Douglas Hill Road
Lithia Springs, GA 30122

FOR LEASE
±104,848-489,416 SF

4 BUILDING
CLASS A DEVELOPMENT
READY FOR OCCUPANCY



Leasing by:



Douglas Hills Logistics Center in Lithia Springs, Georgia is composed of four buildings that total ±852,935 square feet. The state-of-the-art warehouse and distribution center is conveniently located in the heart of the I-20 West Submarket, just two miles from I-20, 7 miles from Norfolk Southern, and 16 miles from Hartsfield-Jackson International Airport, the busiest airport in the nation. Its superior location will provide tenants with high visibility, easy access to the major distribution corridors in Atlanta, and access to Douglas County's robust labor pool.

Major industrial users near this property include Amazon, Google, PepsiCo, Coca Cola, MARS, FedEx, Bosch, Ryder, Averitt, CHEP, and more.

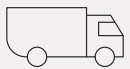


LOCATION HIGHLIGHTS



INTERSTATE 20 WEST SUBMARKET

Located within the Interstate 20 West Submarket



UNPARALLELED CONNECTIVITY

to major transportation arteries



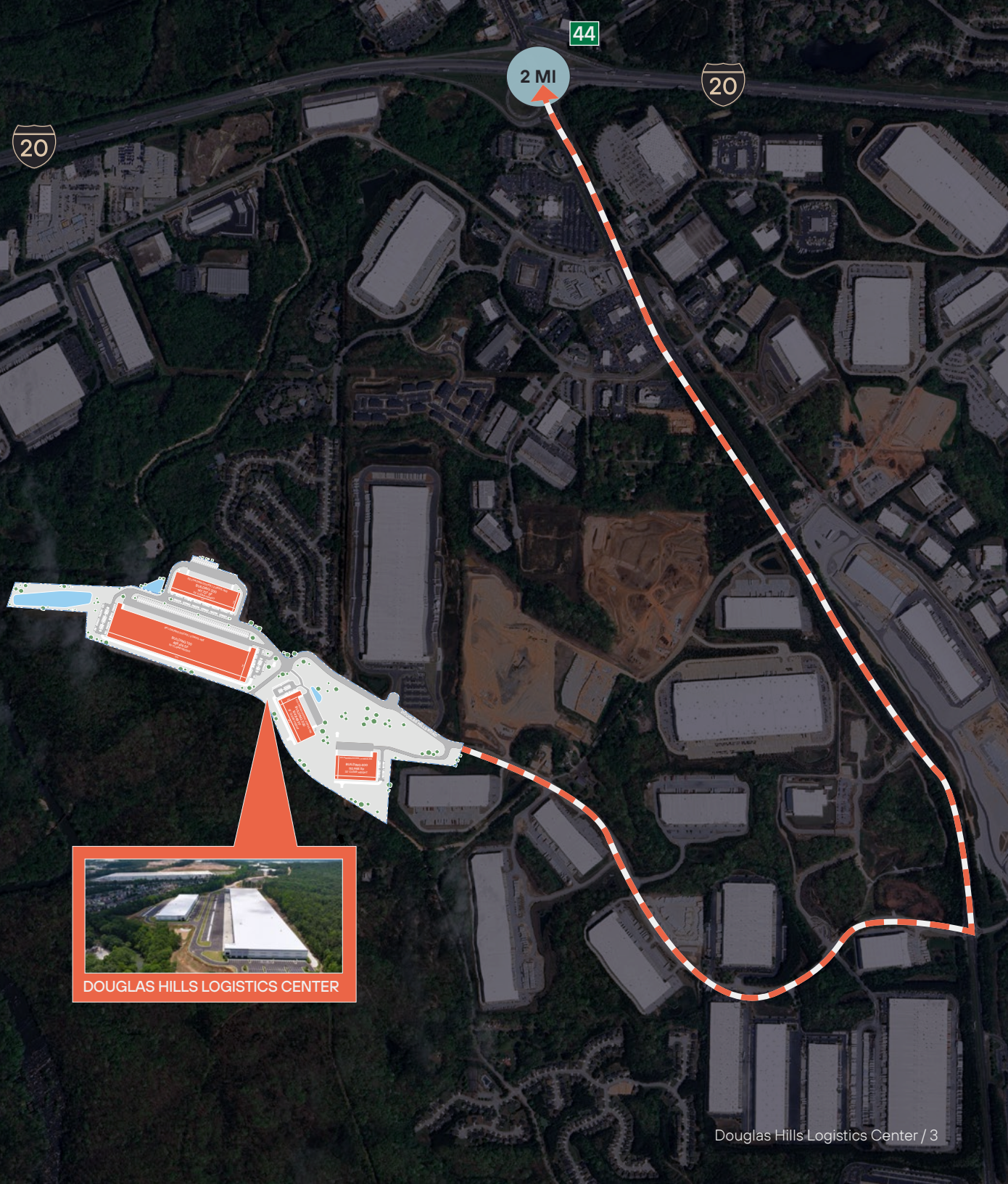
ABUNDANT LABOR POOL

Access to Douglas County's abundant labor pool

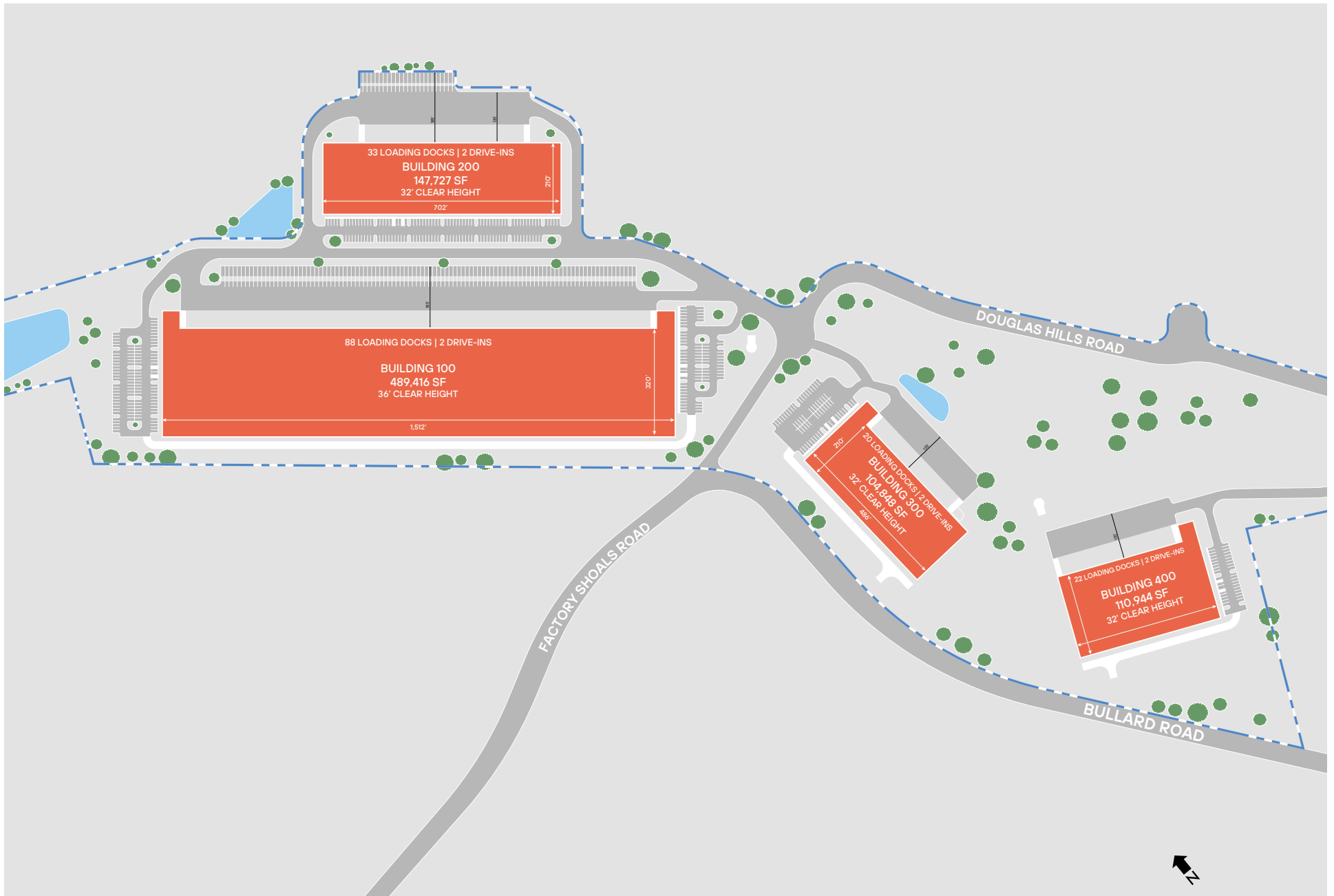


TIER 3 TAX INCENTIVES

available in Douglas County



DOUGLAS HILLS LOGISTICS CENTER



±104,848 - 489,416 SF

SPECIFICATIONS

1001, 1021, 1050 & 1060 DOUGLAS HILL ROAD, LITHIA SPRINGS, GA 30122

	BUILDING 100 1060 Douglas Hill Road	BUILDING 200 1050 Douglas Hill Road	BUILDING 300 1021 Douglas Hill Road	BUILDING 400 1001 Douglas Hill Road
AVAILABLE SF	±489,416 SF	±147,727 SF	±104,848 SF	±110,944 SF
BUILDING DIMENSIONS	1512' x 320'	702' x 210'	486' x 210'	432' x 250'
OFFICE	±2,761 SF	±2,868 SF	±2,761 SF	±2,761 SF
CLEAR HEIGHT	36'	32'	32'	32'
COLUMN SPACING	52' x 54'	50' x 54'	50' x 54'	47.6' x 54'
DOCK DOORS	88	33	20	22
DRIVE-IN DOORS	2	2	2	2
PIT LEVELERS	2	2	2	2
TRUCK COURT	185'	135' - 185'	135'	135'
CAR SPACES	187	128	75	40
TRAILER SPACES	102	23	-	-
FOUNDATION	7" unreinforced slab 4000 PSI	6" unreinforced slab 4000 PSI	6" unreinforced slab 4000 PSI	6" unreinforced slab 4000 PSI
POWER	500 KVA Transformer, 3000A, 277/480 volt, 3-phase	500 KVA Transformer, 2500A, 277/480 volt, 3-phase	500 KVA Transformer, 1200A, 277/480 volt, 3-phase	500 KVA Transformer, 1200A, 277/480 volt, 3-phase
ROOFING	45 MIL TPO with 15 year warranty	45 MIL TPO with 15 year warranty	45 MIL TPO with 15 year warranty	45 MIL TPO with 15 year warranty
FIRE SUPPRESSION	ESFR	ESFR	ESFR	ESFR

DRIVING DISTANCES

I-20 (Exit 44)

2 miles

NORFOLK SOUTHERN INTERMODEL (AUSTELL)

7 miles

I-285 (Exit 51A-B)

8.5 miles

UPS SMART HUB

9 miles

I-85 (EXIT 61)

15 miles

DOWNTOWN ATLANTA

15.6 miles

NORFOLK SOUTHERN INTERMODEL (ATLANTA)

16 miles

ATLANTA INTERNATIONAL AIRPORT

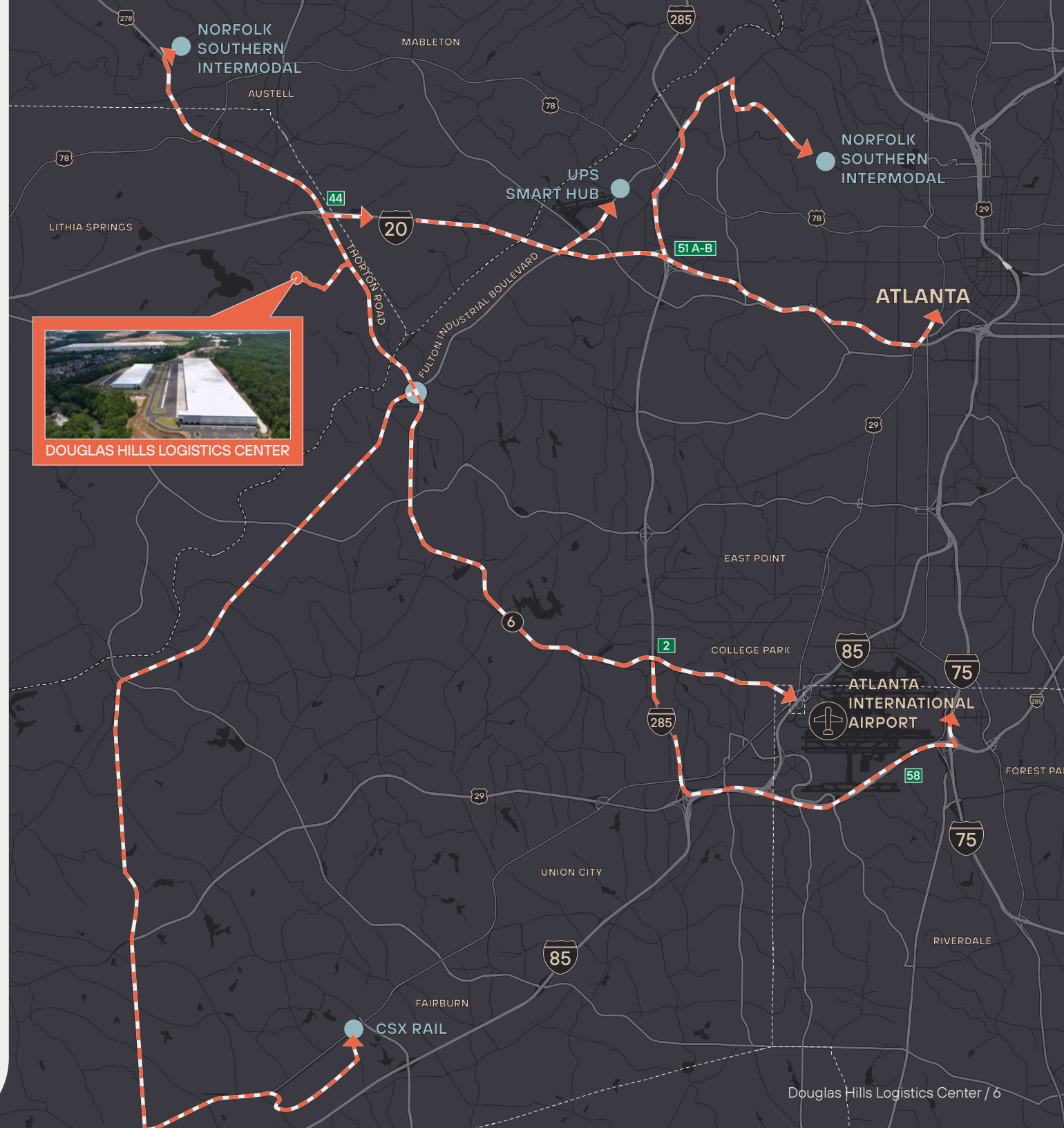
16 miles

I-75 (Exit 58)

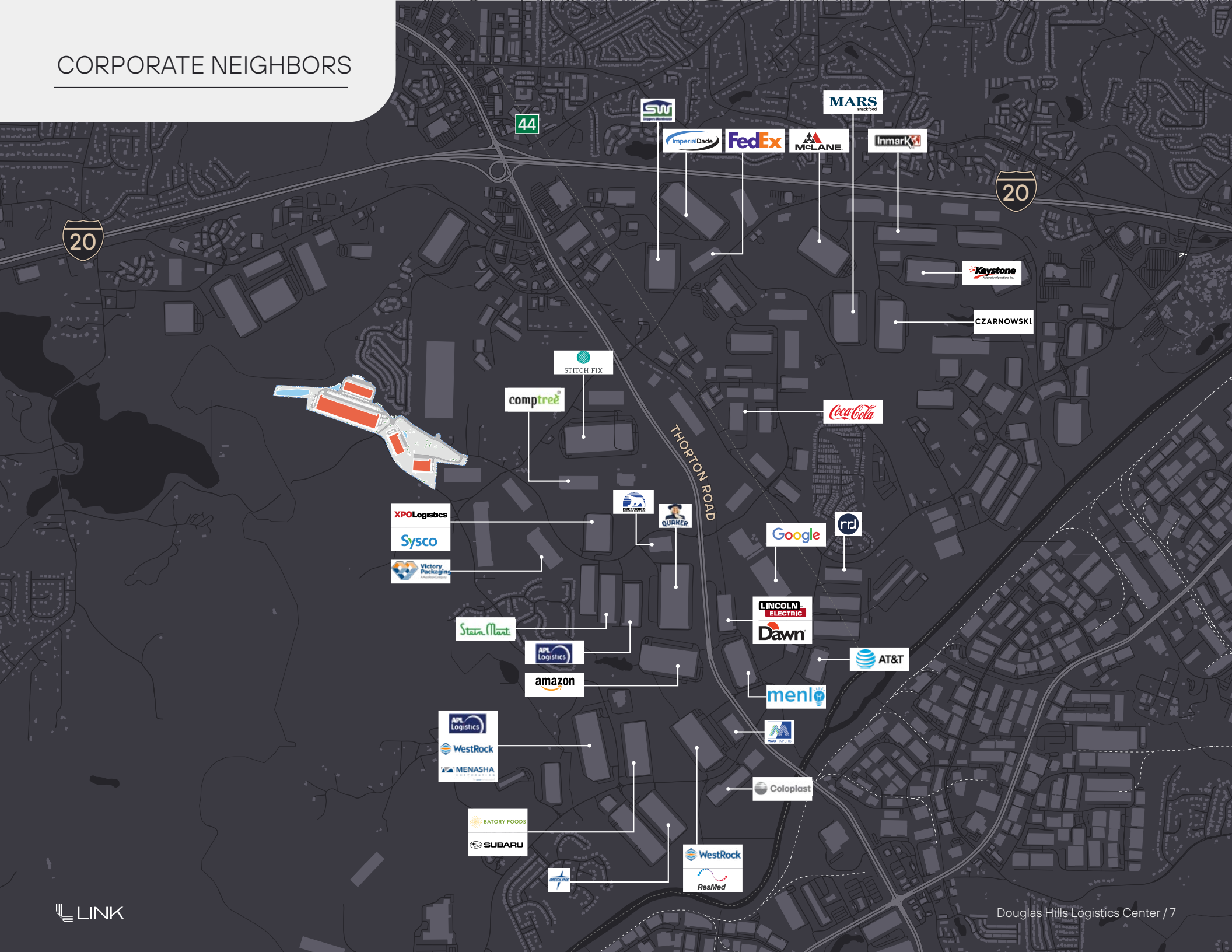
19 miles

CSX RAIL

22 miles



CORPORATE NEIGHBORS



44

20

20



CZARNOWSKI

STITCH FIX



THORTON ROAD





For leasing information, contact:



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.