



CLARION PARTNERS

For Lease



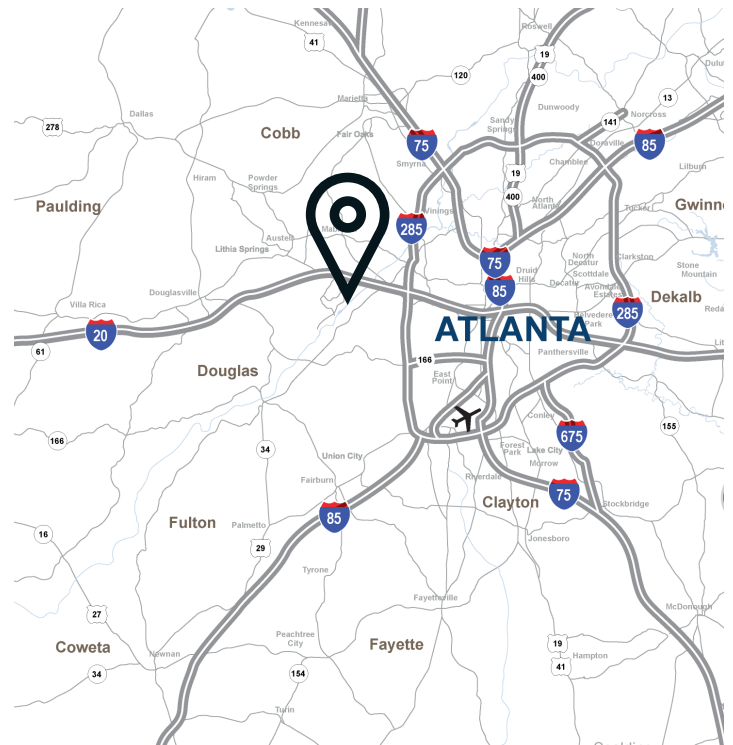
Riverside Business Center  
280 Riverside Parkway SW  
Austell, GA 30166

64,416 Square Feet Available



### BUILDING E HIGHLIGHTS

- 64,416 SF available (174,463 total building SF) on 18.7 acres with Riverside Parkway frontage
- 3,208 SF office
- 270' building depth
- 32' clear height
- Rear load configuration
- 54' x 50' typical column spacing, 60' speed bays
- 10 dock high doors
- 1 drive-in door
- 130' truck court depth
- Approximately 41 auto parks
- Tilt wall construction
- 6" Ductilcrete floor slab
- 60 mil mechanically attached TPO roof
- ESFR fire protection
- 800 amps, 277/480 volt service



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.







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Riverside Business Center is a modern bulk distribution center located in the Atlanta metropolitan area with great accessibility, making it well suited for both local and regional distribution. Includes access points, excess parking/trailer storage, etc.



A Franklin Templeton Company

[www.clarionpartners.com](http://www.clarionpartners.com)

For more information on this opportunity, please contact.



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