

INTERSTATE WEST

LOGISTICS CENTER

 STRATEGIC
REAL ESTATE PARTNERS, LLC

CABOTI



±185,260 SF
AVAILABLE FOR LEASE

CONTACT JR Wright • 404.836.4841 • jrwright@strategicpartners.com || John Gosnell • 404.563.0608 • jgosnell@strategicpartners.com



1350 SIX FLAGS ROAD, LITHIA SPRINGS, DOUGLAS COUNTY, GA 30122

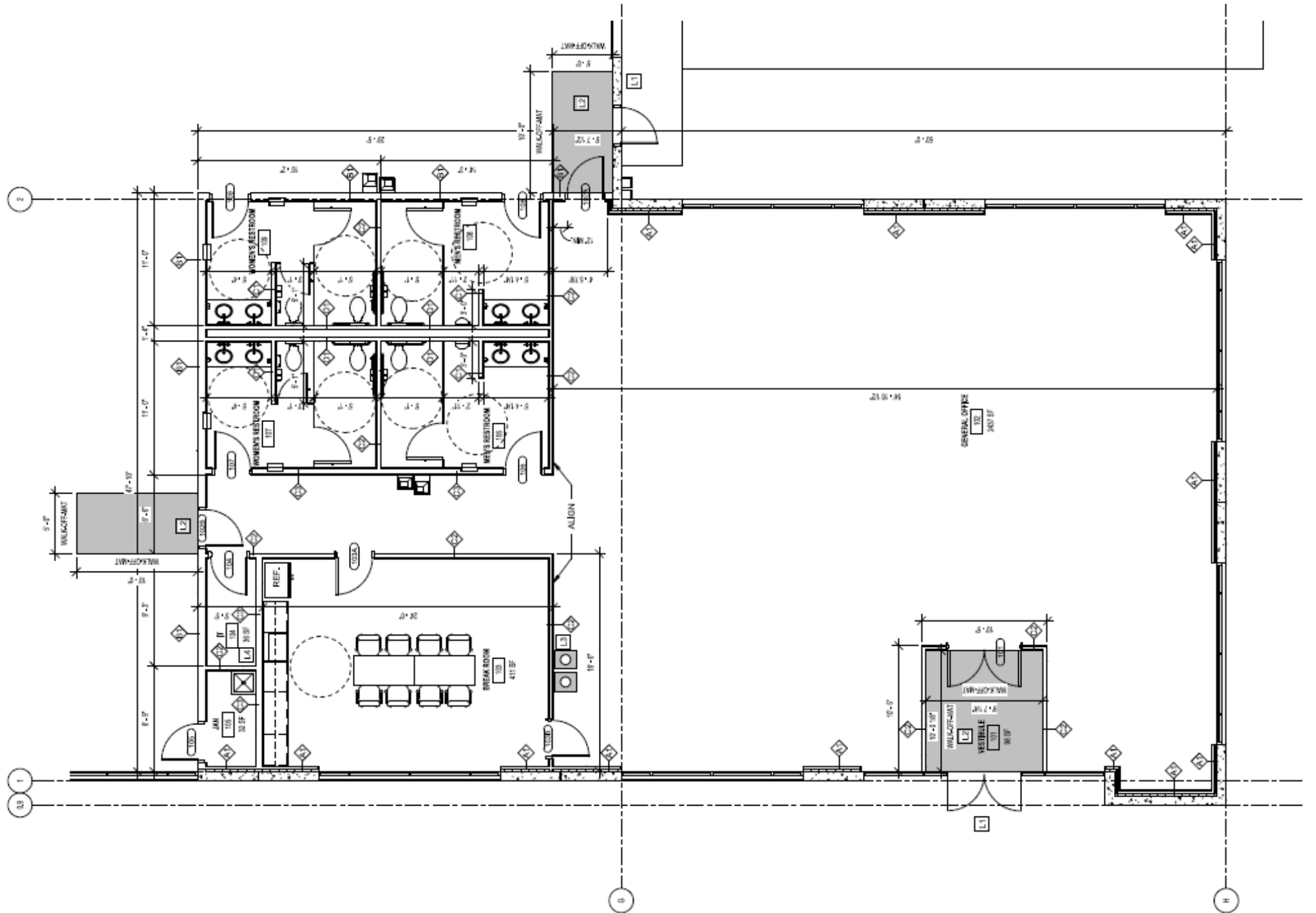
Interstate West Logistics Center is located in Lithia Springs, Douglas County, Georgia, within close proximity to I-20 W, I-285, and Metro Atlanta. The Class-A Infill Distribution Facility combines state-of-the-art specifications with an irreplaceable location, only 14.3 miles to Downtown Atlanta. Douglas County boasts one of the most robust labor pools in the state of Georgia, along with unrivaled access to the major distribution corridors in Atlanta.

PROJECT SPECIFICATIONS

Building Size	185,260 SF
Spec Office	4,090 SF
Dimensions	582' x 310'
Auto Parking	127
Trailer Parking	28
Truck Court	185'
Dock-High Doors	28 (9' x 10')
Drive-In Doors	2 (12' x 14'), ramped
Clear Height	32'
Column Spacing	50' x 54'
Staging Bays	60' x 54'
Pit Levelers	Ten (10) 40k lb mechanical levelers
Electrical	1,200 AMP, 277/480 volts
Roofing	45-mil TPO, 15-year NDL warranty
Foundation	6" slab, 4000 PSI concrete
Sprinklers	ESFR
Lighting	30 avg FC, 36k fixtures on 15' whips
Zoning	INDP (Light Industrial Park)



SPEC OFFICE POD





KEY DISTANCES

- I-20 Exit 47: 0.7 miles
- I-285 Exit 15: 6.4 miles
- Fulton Co Airport / UPS Ground Hub: 5.4 miles
- FedEx Hub (Factory Shoals): 0.8 miles
- Norfolk Southern Austell: 6.5 miles
- Downtown Atlanta: 14.3 miles
- Hartsfield-Jackson: 17.3 miles
- CSX Fairburn: 18.9 miles

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