

# Interstate West

## LOGISTICS CENTER



**CLASS-A INFILL DISTRIBUTION FACILITY | AVAILABLE NOW**

## 185,260 SF For Sale/Lease

1350 Six Flags Road, Lithia Springs, GA 30122



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## Property Overview

### CLASS-A INFILL DISTRIBUTION FACILITY IN DOUGLAS COUNTY

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.

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## PROPERTY FEATURES

Total Building Size	185,260 SF
Office	4,090 SF
Clear Height	32'
Column Spacing	50' x 54'
Bay Spacing	60' x 54'
Car Parking	127
Trailer Parking	28
Truck Court	185'
Docks	28 (9' x 10')
Drive-in Doors	2 (12' x 14') ramped
Levelers	10 40k-lb mechanical
Power	1,200 AMP, 277/480V
Roofing	45-mil TPO, 15-year NDL warranty
Sprinklers	ESFR
Zoning	INDP (Light Industrial)

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## Location Overview



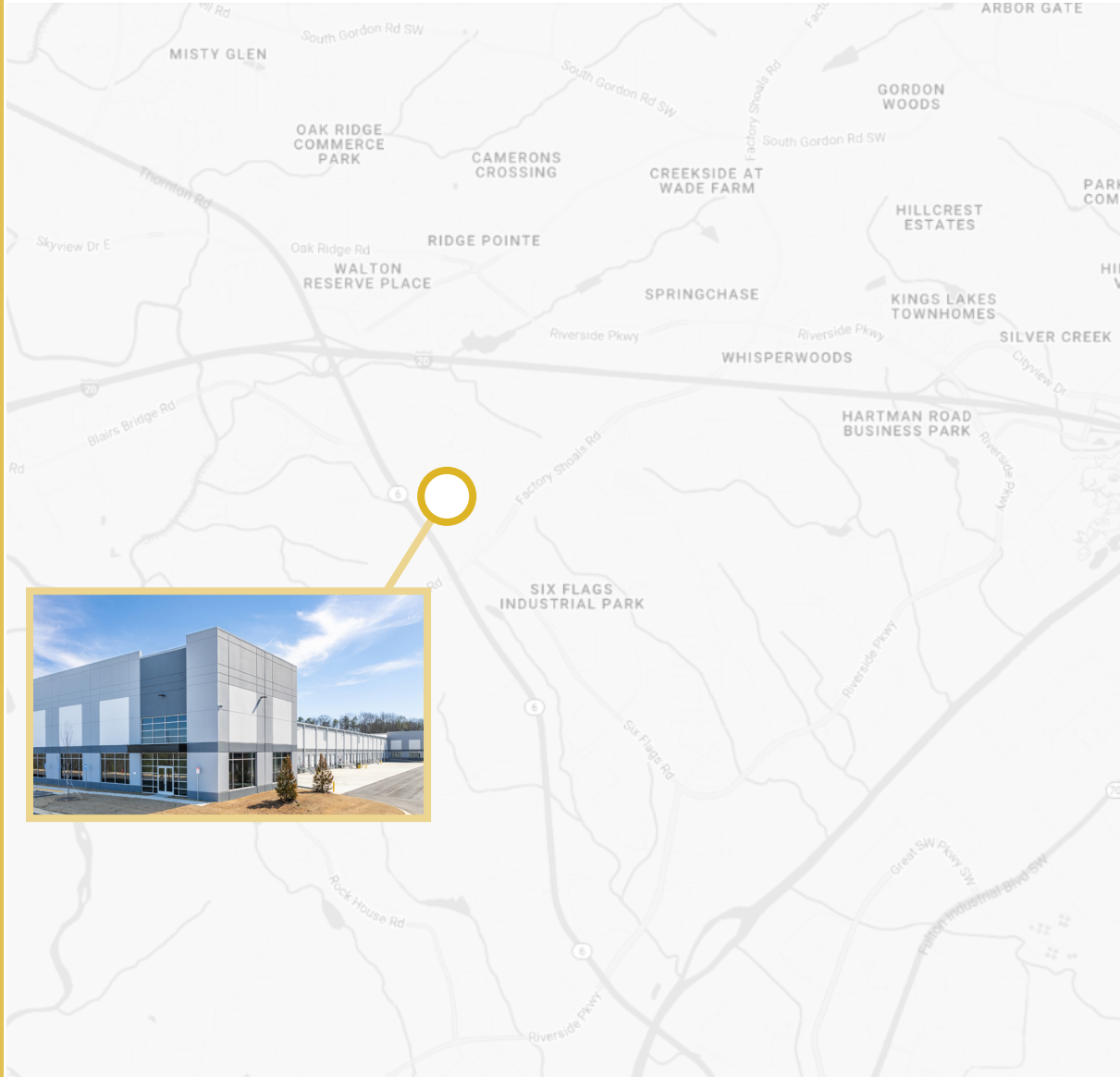
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## LOCATION HIGHLIGHTS

- 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
- NS Austell: 6.5 miles
- Downtown Atlanta: 14.3 miles
- Hartsfield-Jackson: 17.3 miles
- CSX Fairburn: 18.9 miles

0.7 miles

to I-20

14.3 miles

to Downtown Atlanta

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