

# RIVERSIDE DISTRIBUTION CENTER

Riverside Parkway | Lawrenceville, Georgia 30046



**367,060 SF**

REAR LOAD INDUSTRIAL BUILDING

DELIVERS MARCH 2021

**NAI** Brannen Goddard

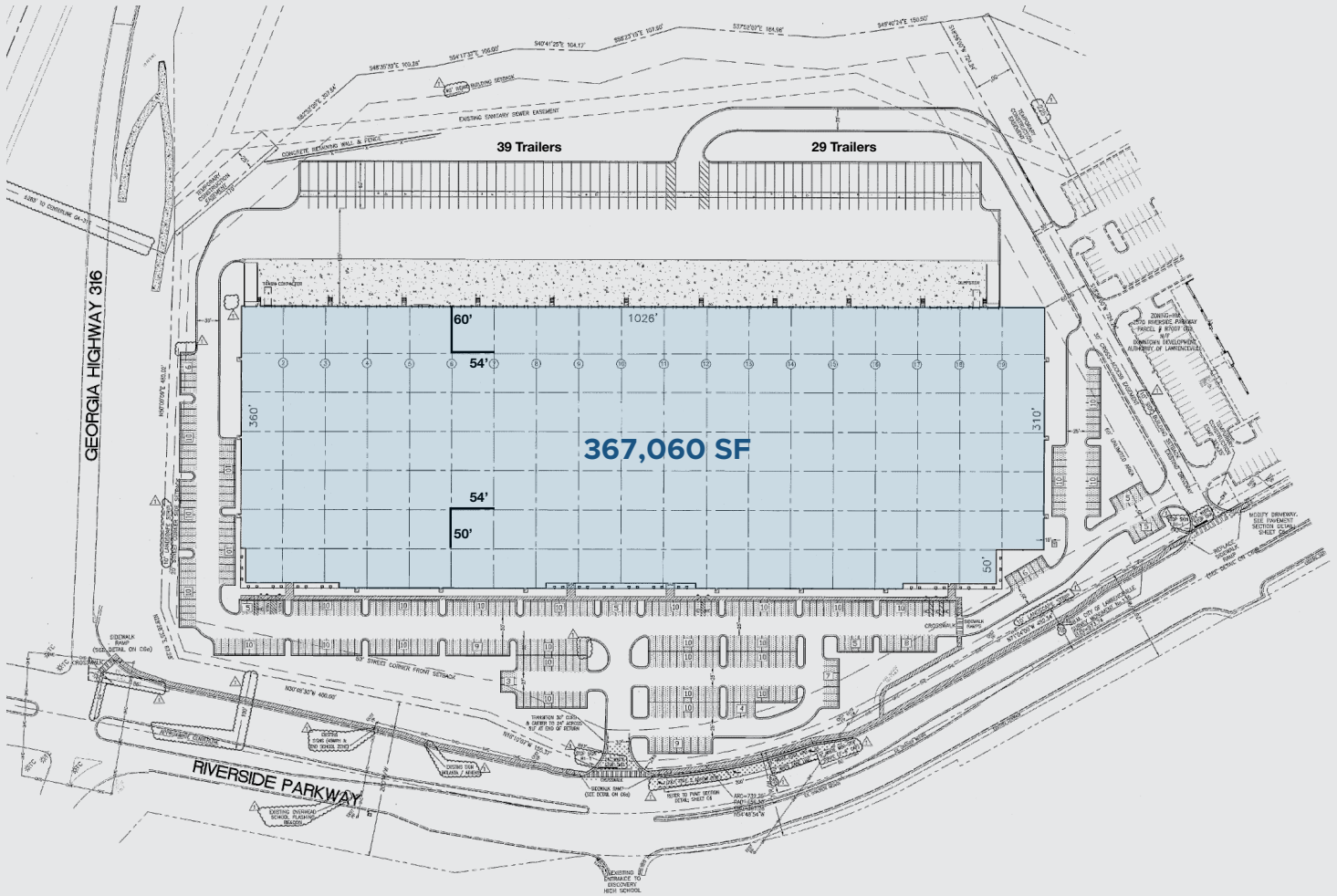


**HIGH STREET**  
LOGISTICS PROPERTIES

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## GA-316/LAWRENCEVILLE INDUSTRIAL SUBMARKET



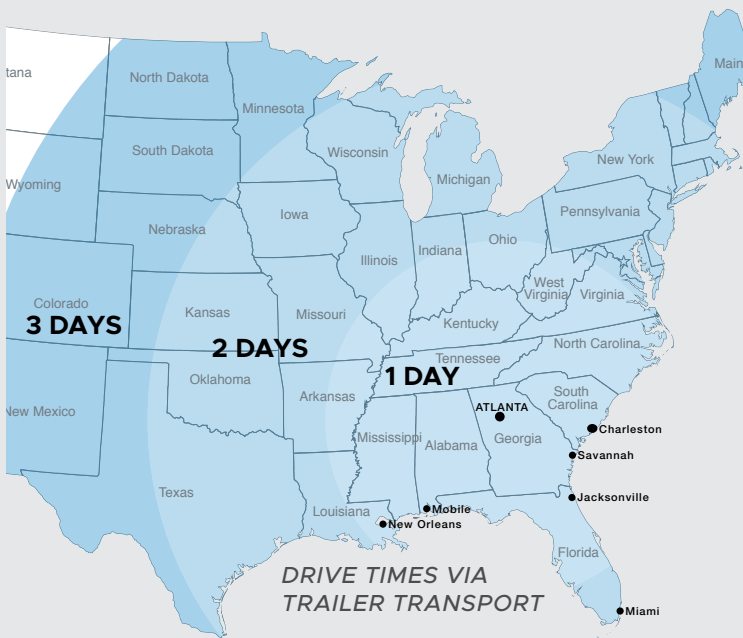
- » 100,000–367,060 SF For Lease
- » Build-To-Suit Office
- » Rear Load
- » 36' Clear Height
- » ESFR Sprinkler System
- » 1/1,000 Parking Ratio (367 Available Parking Spaces)
- » (53) 9' x 10' Overhead Doors
- » (2) 12' x 14' Drive-In Doors
- » 2000 Amp, 3-Phase, 277/480 Volt
- » 68 Trailer Drops
- » 50' x 54' Column Spacing
- » 60' x 54' In Speed Bays
- » 360' Deep Building
- » 7" 4000 PSI Floor, Non-Reinforced
- » 0.045 TPO Roof System
- » 185' Truck Court
- » 3.5 Miles to I-85
- » "In Fill" Location
- » Delivers March 2021

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## LOCATION

Riverside Distribution Center, located in Lawrenceville, Georgia, is a 367,060 SF industrial building. It is strategically positioned on Riverside Parkway, directly off of GA-316 and less than 4 miles to I-85. At the epicenter of an industrial corridor, in the GA-316/Lawrenceville Industrial submarket, the property provides an ideal access to a wide array of intermodal facilities.



## NOTABLE DISTANCES

### INTERSTATE

GA-316	0.1 miles
I-85	3.5 miles
I-285	14.7 miles

### AIR

Hartsfield-Jackson Atlanta Int'l Airport	36 miles
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### PORT CITIES

Savannah, GA	274 miles
Charleston, SC	326 miles
Mobile, AL	358 miles
Jacksonville, FL	375 miles
New Orleans, LA	504 miles
Miami, FL	689 miles

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## NAI Brannen Goddard

To arrange a tour, please contact:

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Information is deemed from reliable sources. No warranty is made as to its accuracy.

