

# FACTORY SHOALS LOGISTICS CENTER

Factory Shoals Road | Austell, Georgia 30168



**254,400 SF**

REAR LOAD INDUSTRIAL BUILDING  
ON 16.5 ACRES

**NAI** Brannen Goddard



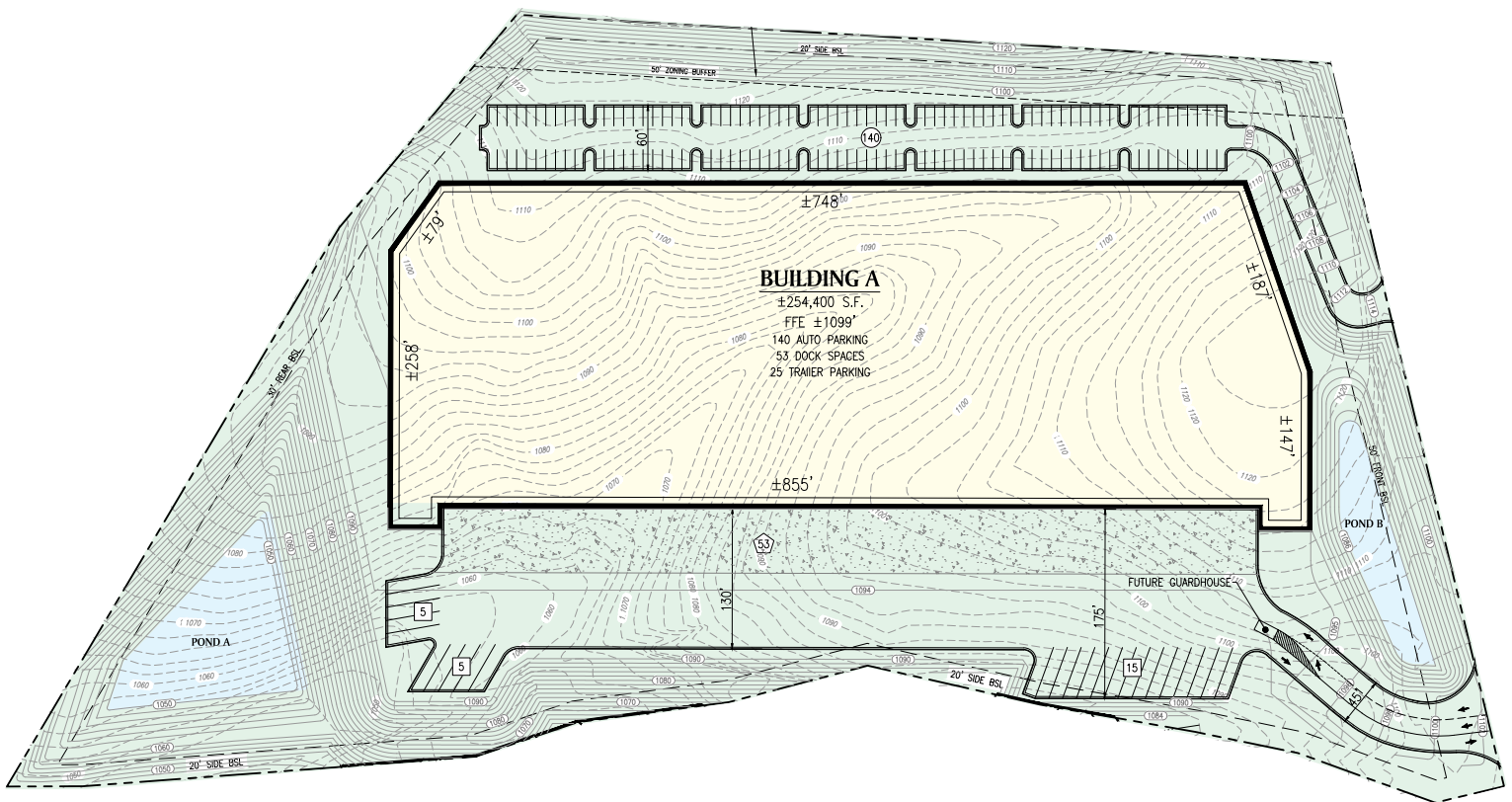
**EUPHORIC**  
DEVELOPMENT

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## I-20 WEST / DOUGLASVILLE SUBMARKET

Austell, Georgia

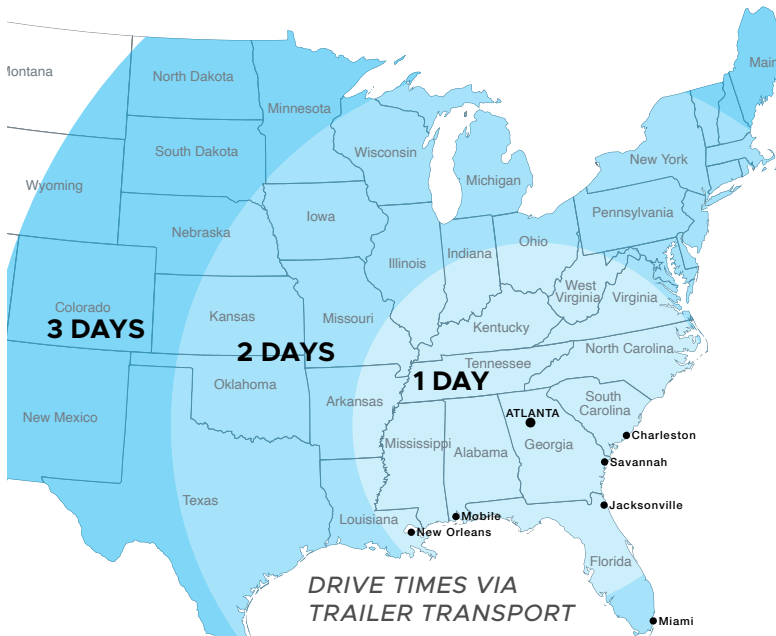
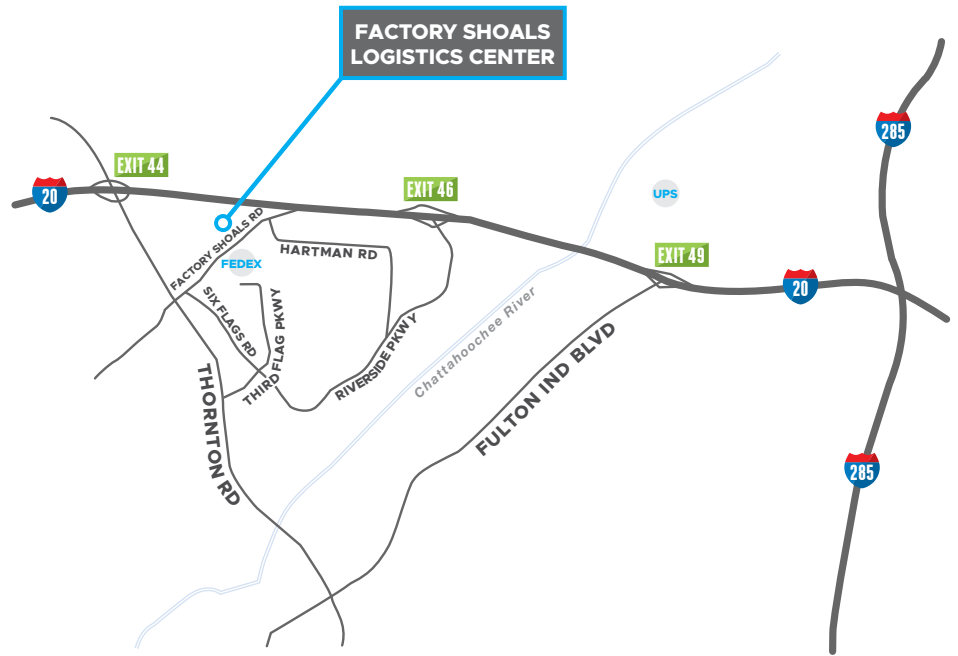


<b>SQUARE FEET:</b>	254,400
<b>CONFIGURATION:</b>	Rear load
<b>LAND (ACRES):</b>	16.5
<b>OFFICE SQUARE FEET:</b>	Build to suit
<b>CLEAR HEIGHT:</b>	32' clear minimum
<b>CONSTRUCTION TYPE:</b>	Tilt wall
<b>COLUMN SPACING:</b>	±52' wide x 40' deep with 60' loading bay
<b>DOCK DOORS:</b>	53 (9' x 10'), insulated
<b>DRIVE-IN DOORS:</b>	2 (12' x 14'), ramped

<b>ROOF:</b>	45 mil TPO, 15-year warranty
<b>SPRINKLER:</b>	ESFR
<b>ELECTRICAL:</b>	277 / 480 volt, 3 phase
<b>AUTO PARKING</b>	±140 spaces
<b>TRAILER STALLS:</b>	25 storage locations
<b>TRUCK COURT DEPTH:</b>	130' deep
<b>FLOOR SLAB:</b>	6", 4,000 PSI
<b>VENTILATION:</b>	1.5 air-changes per hour
<b>POWER:</b>	3 Phase

## LOCATION

The property, located in Austell, Georgia, is a 254,400 SF industrial building. It is strategically positioned on Factory Shoals Road, 1 mile from I-20 at Exit 46. At the epicenter of an industrial corridor, in the I-20 West/Douglasville market, the property provides an ideal access to a wide array of intermodal facilities.



## NOTABLE DISTANCES

### INTERMODAL

Norfolk Southern	7.0 miles
CSX Transportation	14.5 miles
Fed Ex Hub Factory Shoals	1.5 miles
UPS Hub Charlie Brown	6.5 miles

### INTERSTATE

I-20	1 mile
I-285	6.2 miles
I-85	14.0 miles

### AIR

Hartsfield-Jackson Atlanta Int'l Airport	15 miles
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### PORT CITIES

Savannah, GA	260 miles
Charleston, SC	331 miles
Mobile, AL	330 miles
Jacksonville, FL	357 miles
New Orleans, LA	468 miles
Miami, FL	673 miles

To arrange a tour, please contact:

**Austin Brannen**

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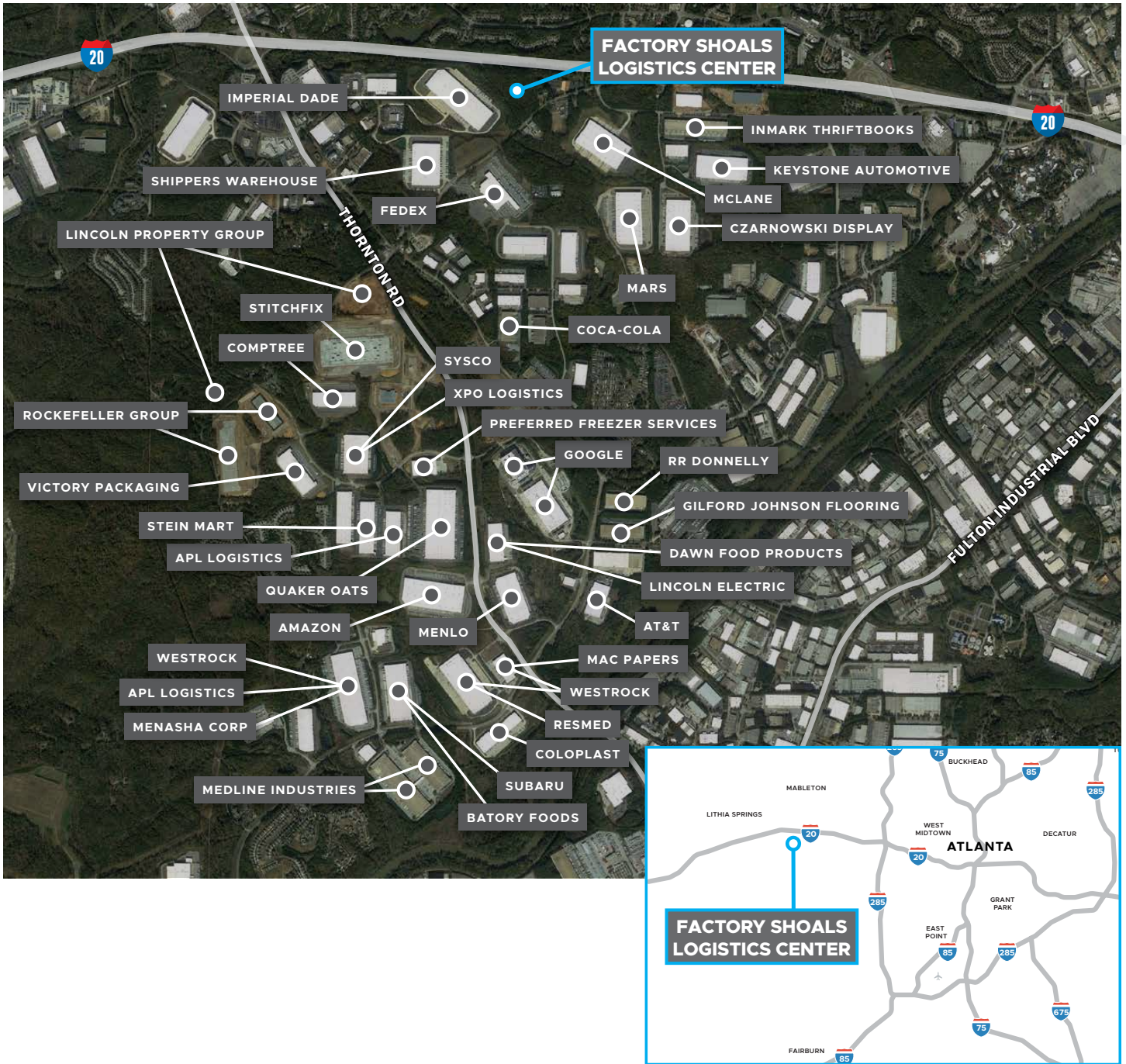
Information is deemed from reliable sources. No warranty is made as to its accuracy.

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## CORPORATE NEIGHBORS



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