



# Prologis RiverWest Distribution Center III

980 Douglas Hill Road  
Lithia Springs, Georgia 30122

1,111,040 SF Available on 82.5 Acres



# Prologis RiverWest Distribution Center III

980 Douglas Hill Road | Lithia Springs, Georgia 30122



1,111,040

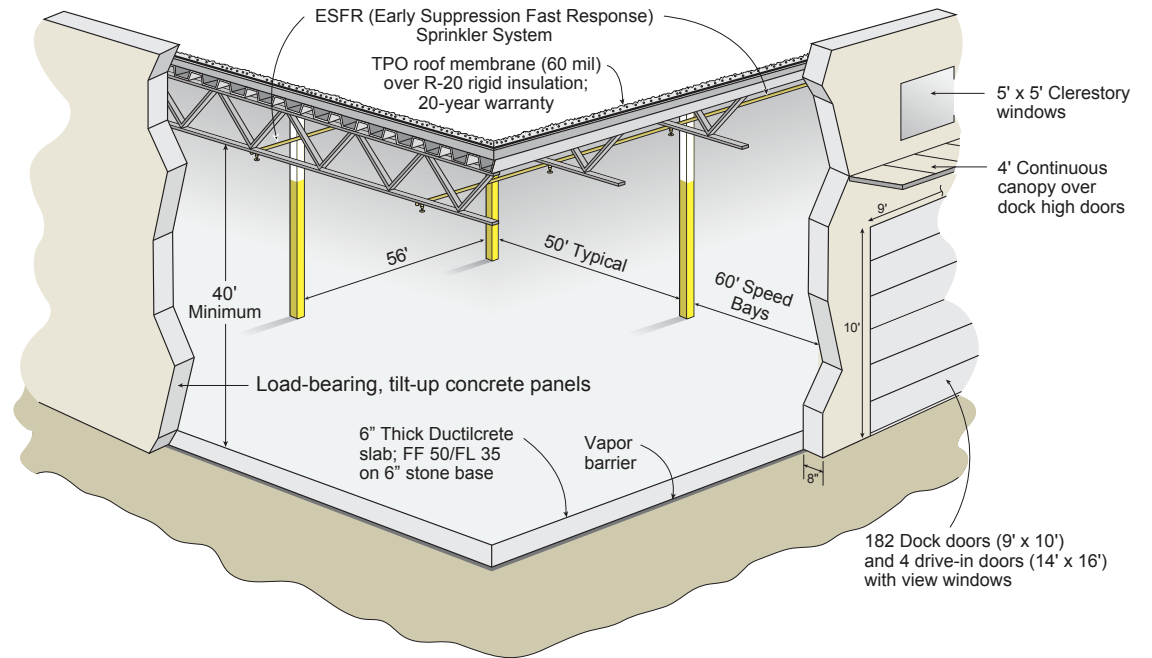
square feet available

82.5

acres

## LOCATION HIGHLIGHTS

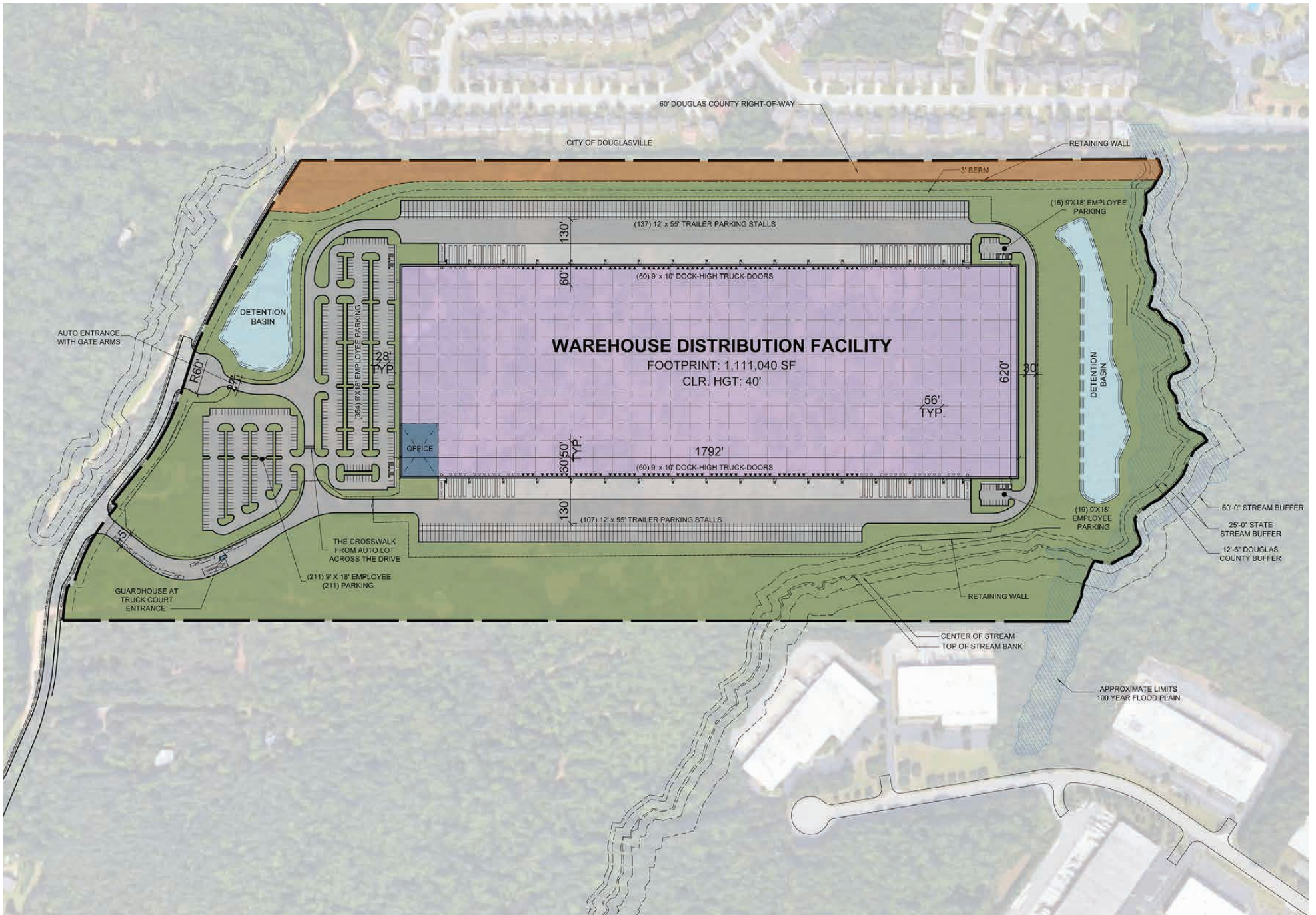
The development is accessed from the signalized intersection of Thornton Road and Douglas Hill Road, which is approximately 1 mile south of the I-20 West/Thornton Road interchange. Additionally, the subject property is in close proximity to I-285, Hartsfield-Jackson Atlanta International Airport, Norfolk Southern Intermodal facility, FedEx small package center, and UPS Regional Hub.



## Property Features

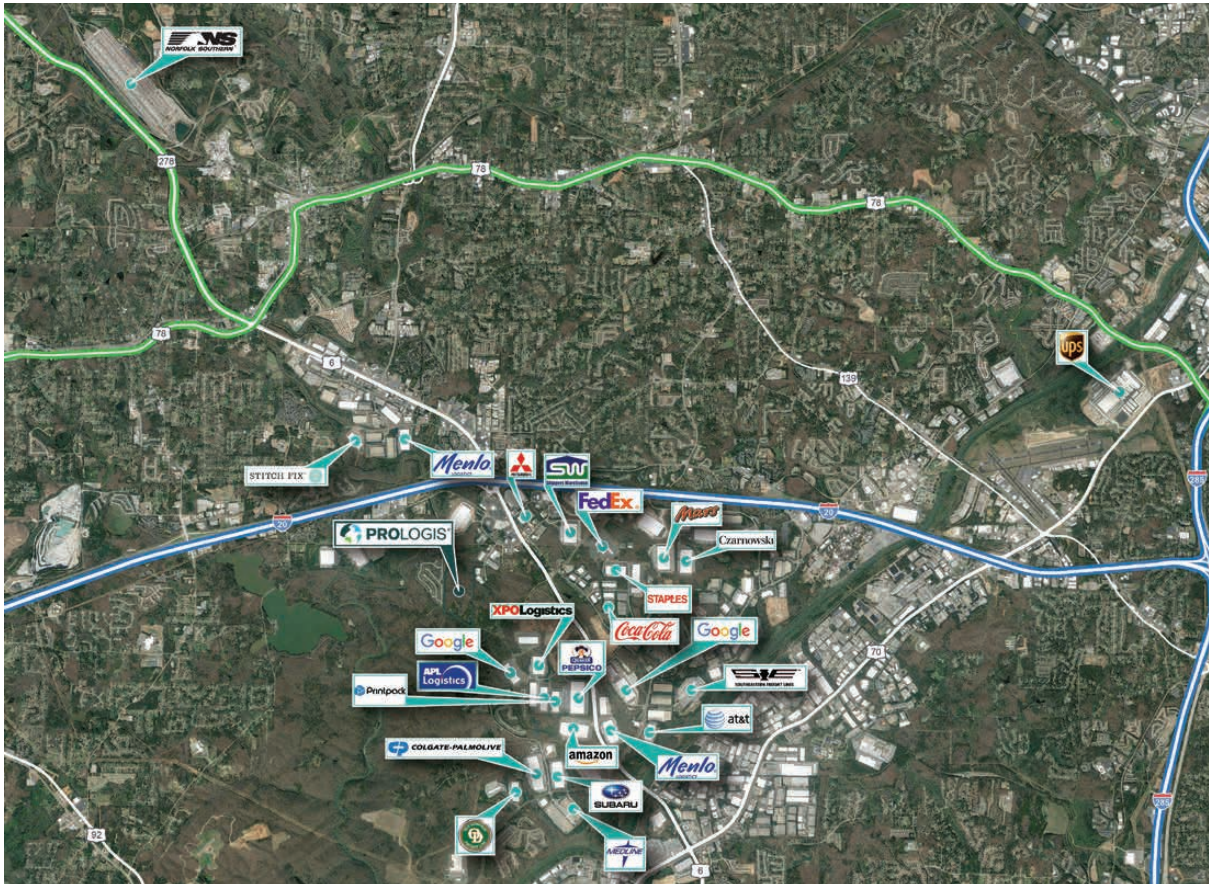
- 1,111,040 SF building on 82.5 acres
- 620' x 1,792' building dimensions
- 56' W x 50' D (typical) column spacing with 60' D loading bays
- 40' minimum clear height
- One hundred eighty-two 9' x 10' dock-high doors
- Four 14' x 16' drive-in doors
- 185' deep concrete truck court
- 600 automobile parking stalls
- 306 trailer parking stalls
- 6" thick Ductilcrete floor slab with vapor barrier on 6" stone base; all joints caulked
- Single ply, mechanically fastened TPO roof membrane (60mil) over R-20 rigid insulation with 20-year warranty
- Designed to obtain Green Globes certification







## Corporate Neighbors



## Notable Distances

### Air

|  |          |
|--|----------|
| Hartsfield-Jackson Atlanta Intl. Airport | 16 miles |
| Fulton County Airport                    | 7 miles  |

### Interstate

|       |           |
|-------|-----------|
| I-20  | 3.5 miles |
| I-285 | 9 miles   |

### Parcel Shipping

|       |         |
|-------|---------|
| FedEx | <1 mile |
| UPS   | 8 miles |

### Intermodal

|                  |          |
|------------------|----------|
| Norfolk Southern | 7 miles  |
| CSX Fairburn     | 18 miles |

### Port Cities

|                  |           |
|------------------|-----------|
| Savannah, GA     | 266 miles |
| Charleston, SC   | 335 miles |
| Jacksonville, FL | 363 miles |

### Mike Chambers

NAI Brannen Goddard  
Managing Director  
mchambers@naibg.com  
+1 404 812 4011

### Nathan Anderson

NAI Brannen Goddard  
President / Principal  
nanderson@naibg.com  
+1 404 812 4020

### Bilijack R. Bell

Wilson, Hull & Neal  
Partner  
bbell@whnre.com  
+1 404 350 2581

### Cassie Hanavich

Prologis  
Director, Leasing  
chanavich@prologis.com  
+1 404 760 7256

### Prologis

3475 Piedmont Road NE, Suite 650  
Atlanta, GA 30305, USA  
Main: +1 404 760 7200

www.prologis.com | NYSE: PLD

Twitter: @Prologis

Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 750 million square feet (62 million square meters) owned and under management in 20 countries on four continents.