

COBB WEST

7800 Third Flag Parkway | Austell, Georgia 30168



344,932 SF

CROSS DOCK INDUSTRIAL BUILDING
ON 26.72 ACRES

NAI Brannen Goddard

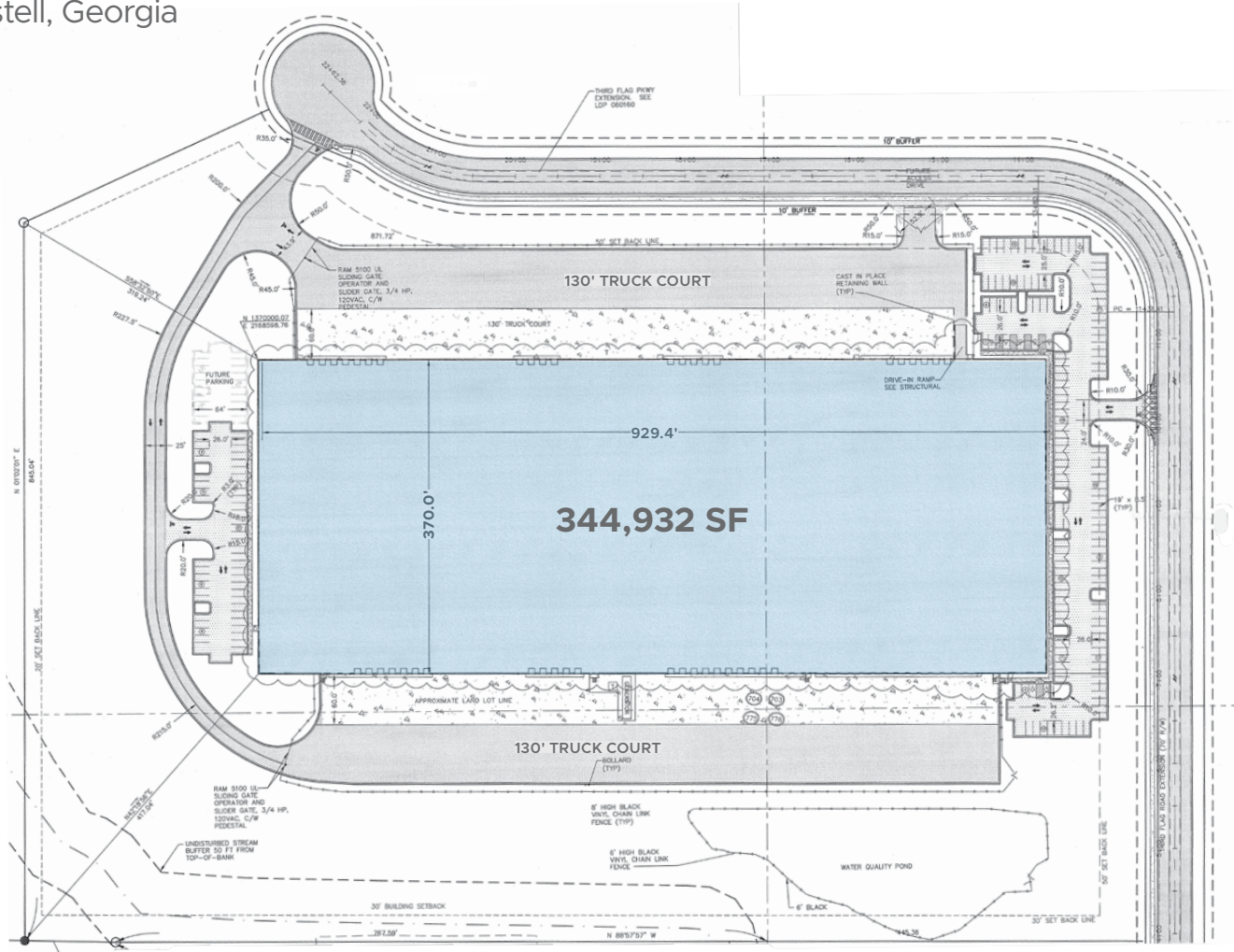
Owned by  **LINK**

COBB WEST

7800 Third Flag Parkway, Austell, Georgia 30168

I-20 WEST / DOUGLASVILLE SUBMARKET

Austell, Georgia

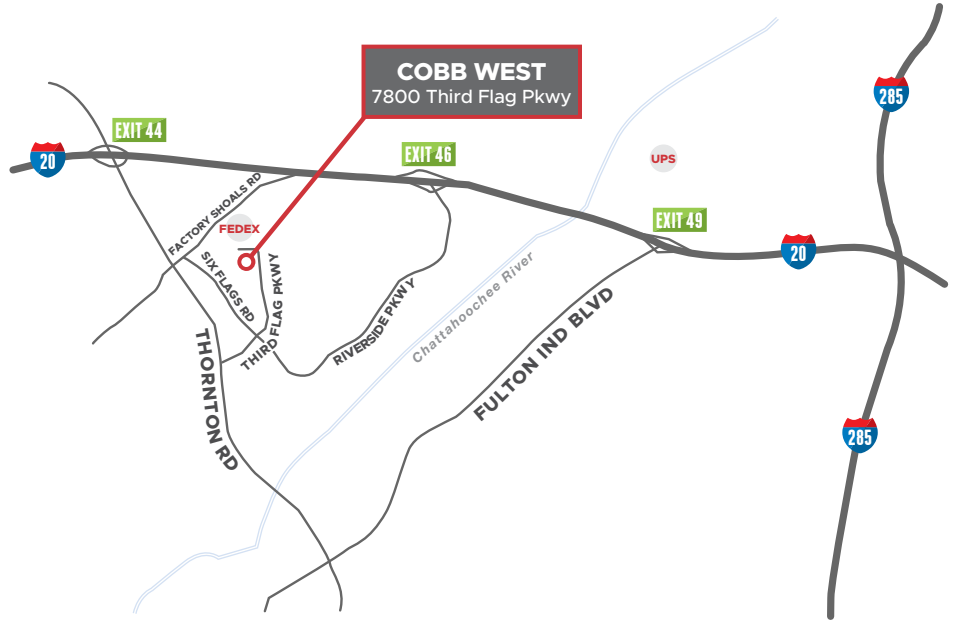


| | |
|----------------------------|--|
| SQUARE FEET: | 344,932 SF (370' D x 929' 4" L) |
| CONFIGURATION: | Cross-dock |
| LAND (ACRES): | 26.72 |
| OFFICE SQUARE FEET: | 21,000 SF |
| HAZMAT ROOM: | 10,940 SF |
| CLEAR HEIGHT: | 34' |
| CONSTRUCTION TYPE: | Tilt wall |
| COLUMN SPACING: | 54' 8" W x 60' D at the staging bays; 54' 8" W x 50' D at the interior bays |
| DOCK DOORS: | 64 (9' x 10'); 51 equipped with 30,000# pit levelers; 14 equipped with 25,000# edge of dock levelers |

| | |
|---------------------------|---|
| DRIVE-IN DOORS: | 1 (12' x 14') |
| ROOF: | 45 mil TPO, 48 skylights |
| SPRINKLER: | ESFR |
| LIGHTING: | Strip fluorescent |
| AUTO PARKING | 205 |
| TRAILER STALLS: | Rear auto park can be converted to trailer storage |
| TRUCK COURT DEPTH: | 130' |
| FLOOR SLAB: | 6", 4,000 psi on 4" GAB |
| VENTILATION: | 3 air-changes per hour plus ten (10) 20' big ass fans |
| POWER: | 3,000 amp |

LOCATION

The property, located in Austell, Georgia, is a 344,932 SF industrial building. It is strategically positioned on Third Flag Parkway, 2 miles from I-20 at Exit 44. 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 | 2.2 miles |
| I-285 | 6.2 miles |
| I-85 | 14.0 miles |

AIR

| | |
|--|----------|
| Hartsfield-Jackson Atlanta Int'l Airport | 15 miles |
|--|----------|

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:

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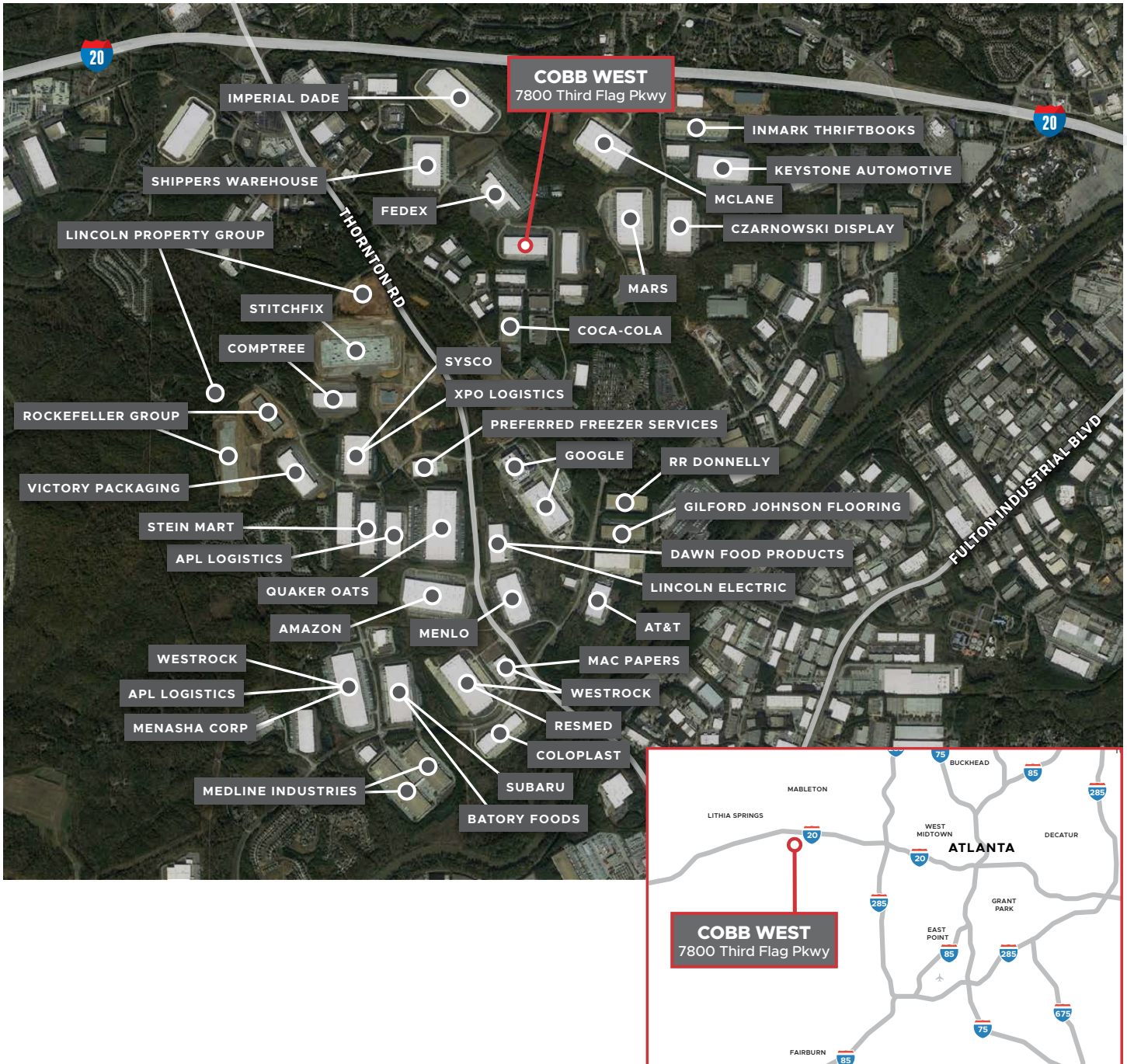
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CORPORATE NEIGHBORS



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