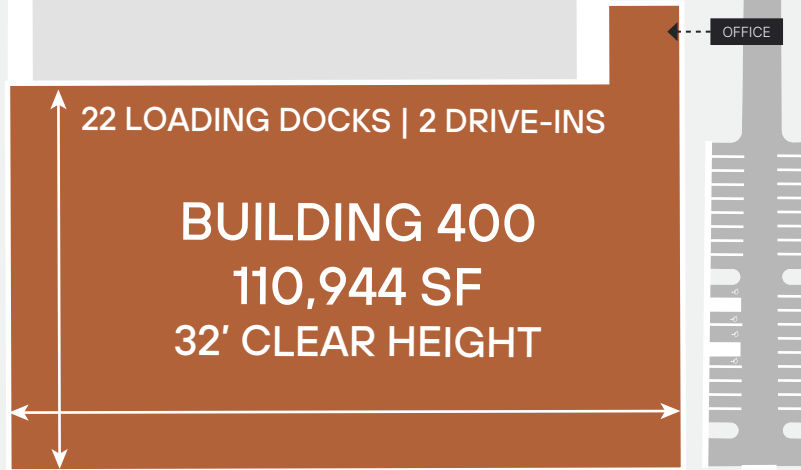


# DOUGLAS HILLS LOGISTICS CENTER

±110,944 SF

Building 400

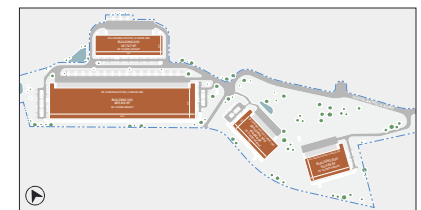
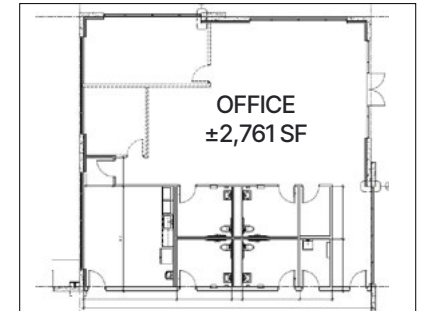
SITE PLAN



**SPECIFICATIONS**

**BUILDING 400**  
1001 Douglas Hill Road, Lithia Springs, GA

Available SF	±110,944	Trailer Stalls	-
Building Dimensions	432' x 250'	Car Spaces	40
Office SF	±2,761	Foundation	6" unreinforced slab 4000 PSI
Clear Height	32'	Power	500 KVA Transformer, 1200A, 277/480 volt, 3-phase
Column Spacing	47.6' x 54'	Roofing	45 MIL TPO with 15 year warranty
Dock Doors	22	Fire Suppression	ESFR
Drive-Ins	2		
Truck Court Depth	135'		



**LOCAL ACCESS**

**I-20 (Exit 44)**

2 miles

**Norfolk Southern Intermodel (Austell)**

7 miles

**I-285 (Exit 51A-B)**

8.5 miles

**UPS Smart Hub**

9 miles

**I-85 (Exit 61)**

15 miles

**Atlanta (Downtown)**

15.6 miles

**Norfolk Southern Intermodel (Atlanta)**

16 miles

**Atlanta International Airport**

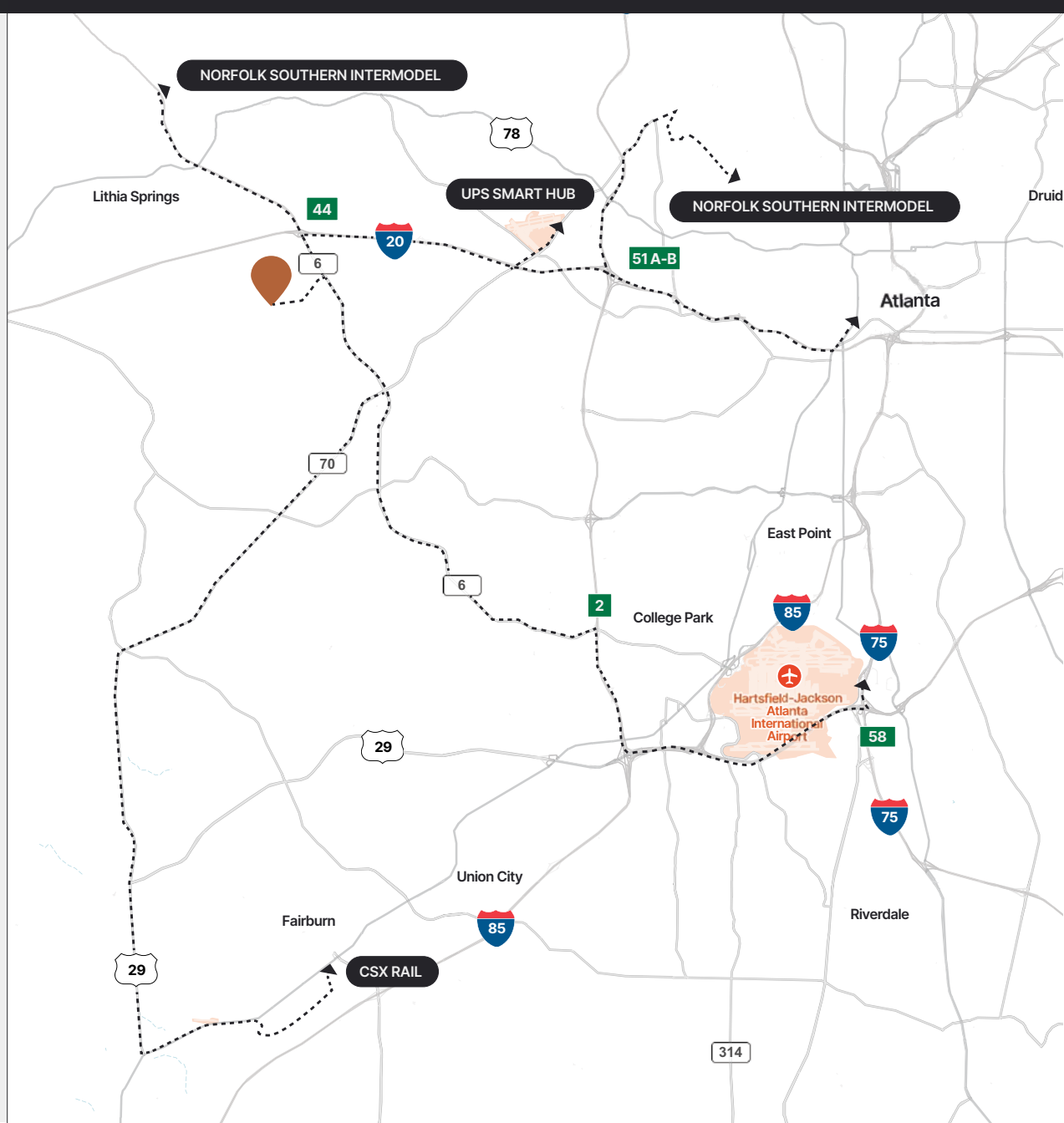
16 miles

**I-75 (Exit 58)**

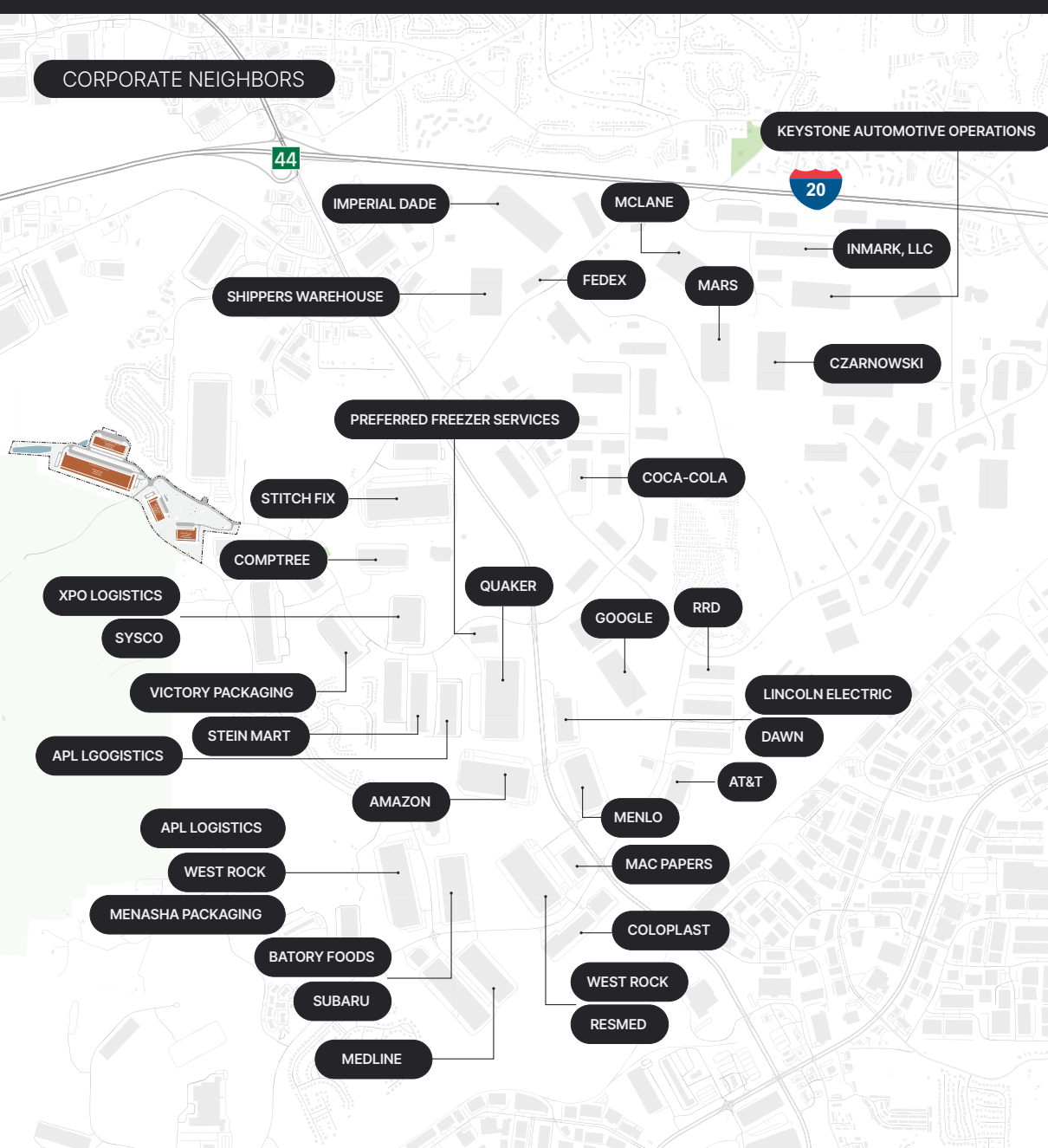
19 miles

**CSX Rail**

22 miles



## CORPORATE NEIGHBORS



# CONTACT INFORMATION

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord.  
No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.