



# Prologis RiverWest III

1,110,960 Square Feet Available  
on 82.5 Acres

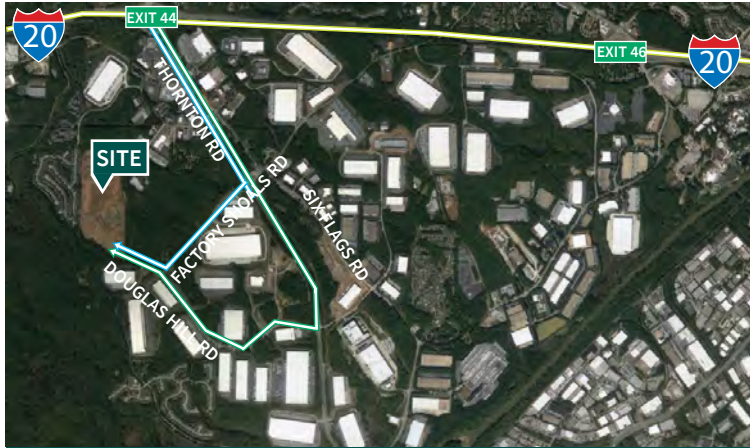
980 Douglas Hill Road  
Lithia Springs, Georgia 30122

[www.prologis.com](http://www.prologis.com)



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## 1,110,960

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## 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 Description

- 1,110,960 SF building on 82.5 acres
- 5,126 SF office
- 40' minimum clear height
- Two hundred and eighteen (218) dock-high doors - 9' x 10' (108 pit levelers, 35K lb mechanical)
- Two (2) 14' x 16' drive-in doors
- Four hundred and forty eight (448) automobile parking stalls
- Two hundred and seventy nine (279) trailer parking stalls with forty seven (47) future trailer stalls
- 620' x 1,782' building dimensions
- 56' W x 50' D (typical) column spacing with 60' D loading bays
- Power: 480 volts, 2,400 amps (two 1,200 amp service at either end of the building)
- 185' deep concrete truck court
- LED lighting with motion sensors @ 25 FC
- ESFR sprinkler system
- 7" thick steel fiber floor slab with vapor barrier on 6" stone base; all joints caulked with MM-80
- Single ply, mechanically fastened TPO roof membrane (60mil) over R-20 rigid insulation with 20-year warranty

## Economic Incentives

- Below market bond financing rates
- Potential local tax incentives for local ad valorem taxes
- Expedited permitting

## Advantages and Amenities

- Fast, cost-effective forklift and racking sourcing through [Prologis Essentials](#)

