

# Prologis RiverWest III

1,110,960 Square Feet Available on 82.5 Acres

980 Douglas Hill Road Lithia Springs, Georgia 30122





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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**

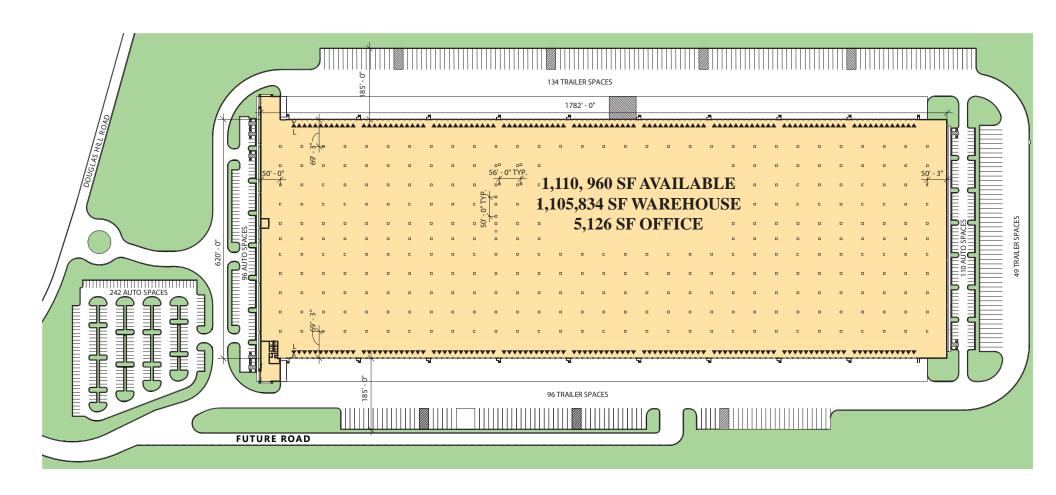
- 1,110,960 SF building on 82.5 acres
- 5,126 SF office
- 40' minimum clear height
- Two hundred and eighteen (218) dock-high doors 9' x 10' (108 pit levelers, 35K lb mechanical)
- Two (2) 14' x 16' drive-in doors
- Four hundred and forty eight (448) automobile parking stalls
- Two hundred and seventy 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

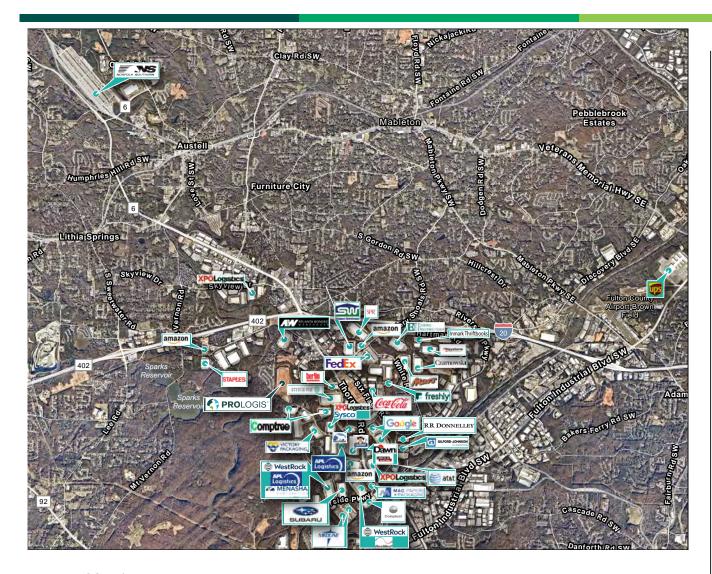
## **Economic Incentives**

- 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





## **Notable Distances**

Air	
Fulton County Airport	7.1 miles
Hartsfield-Jackson International Airport	16 miles
Interstate	
I-20	2 miles
I-285	8.2 miles
Parcel Shipping	
FedEx	<1 mile
UPS	7.5 miles

Intermodal	
Norfolk Southern	6.8 miles
CSX Fairburn	18 miles
Port Cities	
Savannah, GA	260 miles

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**Prologis** 

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Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. As of September 30, 2022, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.0 billion square feet (97 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 5,800 customers principally across two major categories: business-to-business and retail/online fulfilment.

