

# 117,200 SF

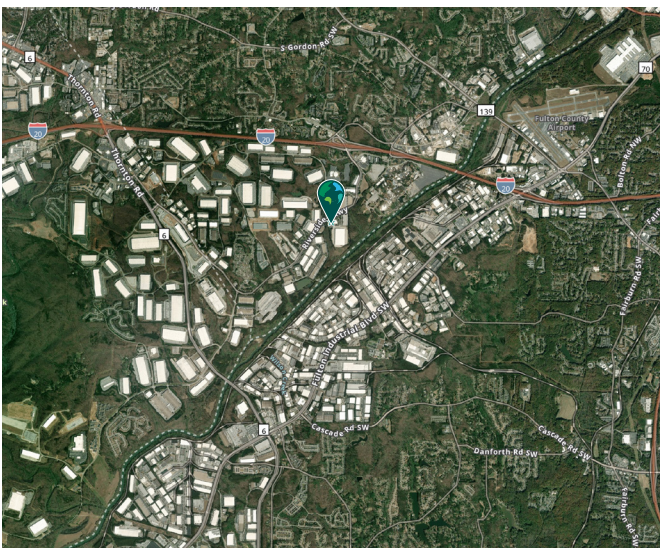
Industrial Space For Lease



## Prologis Riverside



210 The Bluffs, Suites 101 and 107  
Austell, GA 30168



### LOCATION

- This industrial property boasts excellent access to I-20 and I-285 interchanges, with a direct route to Hartsfield-Jackson Atlanta International Airport and CSX Intermodal Yard
- Located within 5 miles of both UPS and FedEx hubs

### FACILITY

- 117,200 SF
- 24' clear height
- 40' x 40' column spacing
- One hundred seventy-six (176) auto spaces
- Suite 101
  - 68,613 SF
  - 11,055 SF office
  - Twelve (12) dock high doors; six (6) with pit levelers
  - One (1) drive-in door
  - Power: 2,000 amps; 277/480 volts
  - Sprinkler: Wet system
- Suite 107
  - 48,587 SF
  - 5,900 SF office
  - Nine (9) dock high doors; three (3) with pit levelers
  - One (1) drive-in door
  - Power: 1,400 amps; 277/480 volts
  - Sprinkler: ESFR

### ADVANTAGES AND AMENITIES

- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign

**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**

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



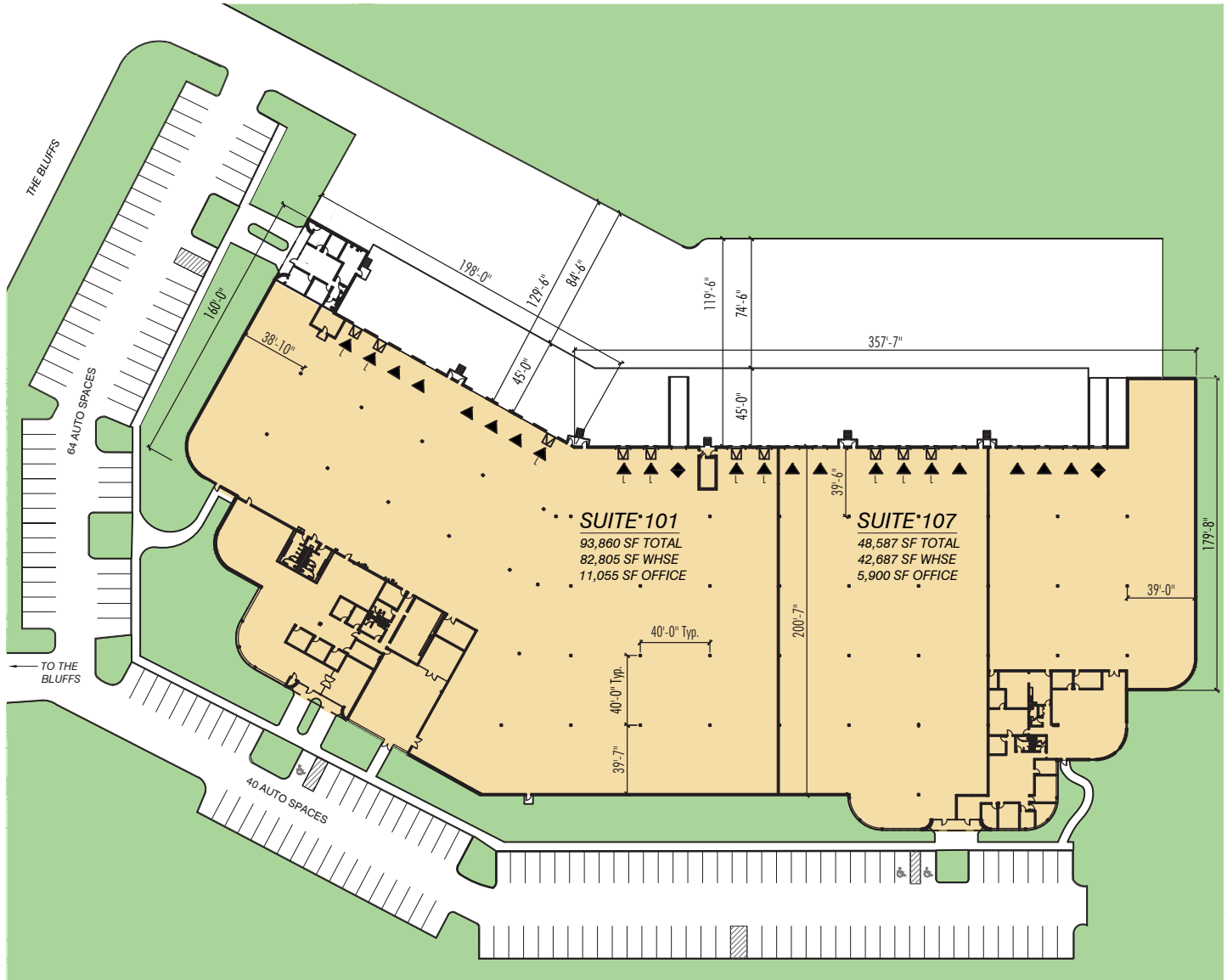
Scan the QR code for more info!

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