



CORE5 LOGISTICS CENTER AT **DOUGLAS HILL**

Lithia Springs, Georgia 30122

NAI Brannen Goddard

LEASING AGENT

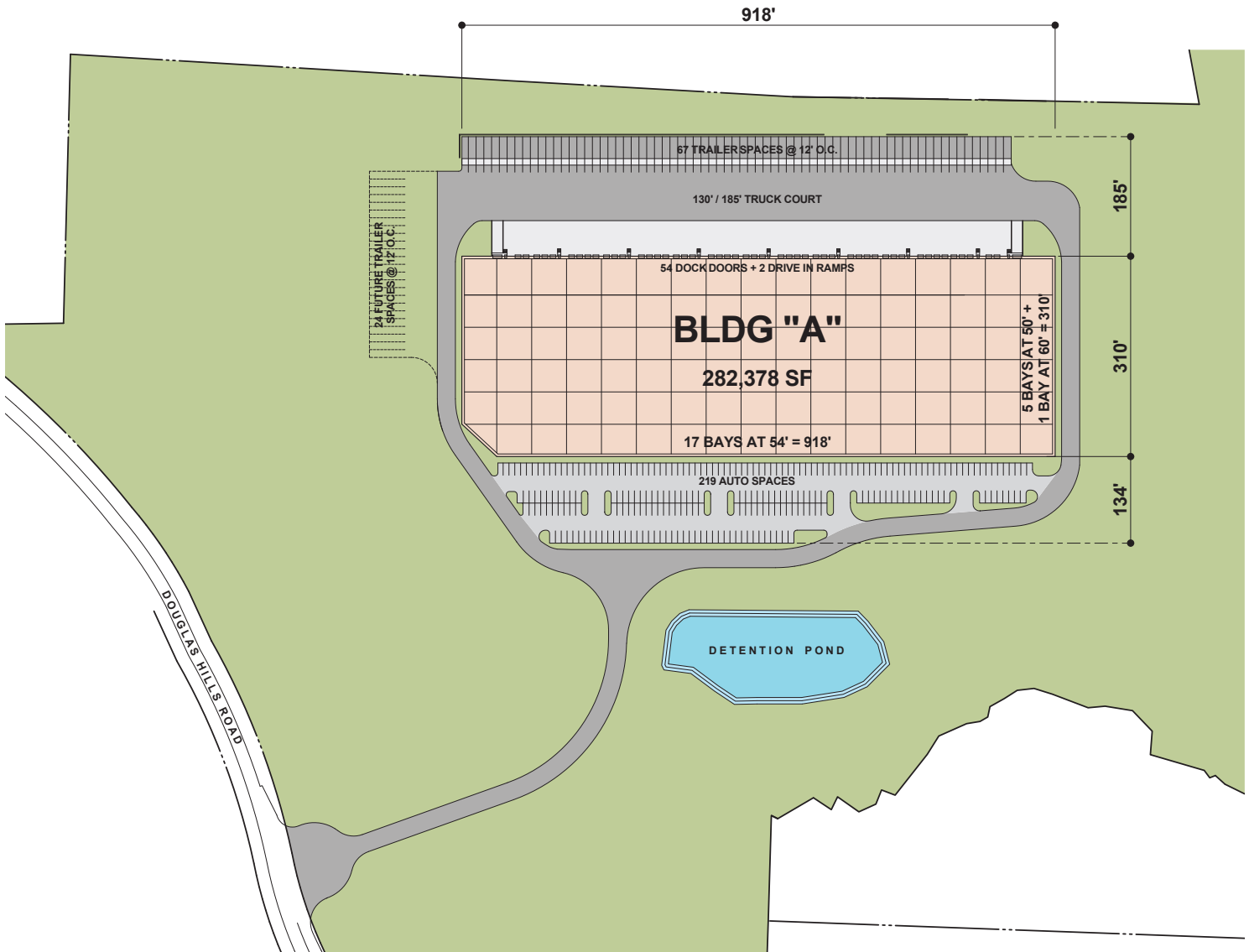


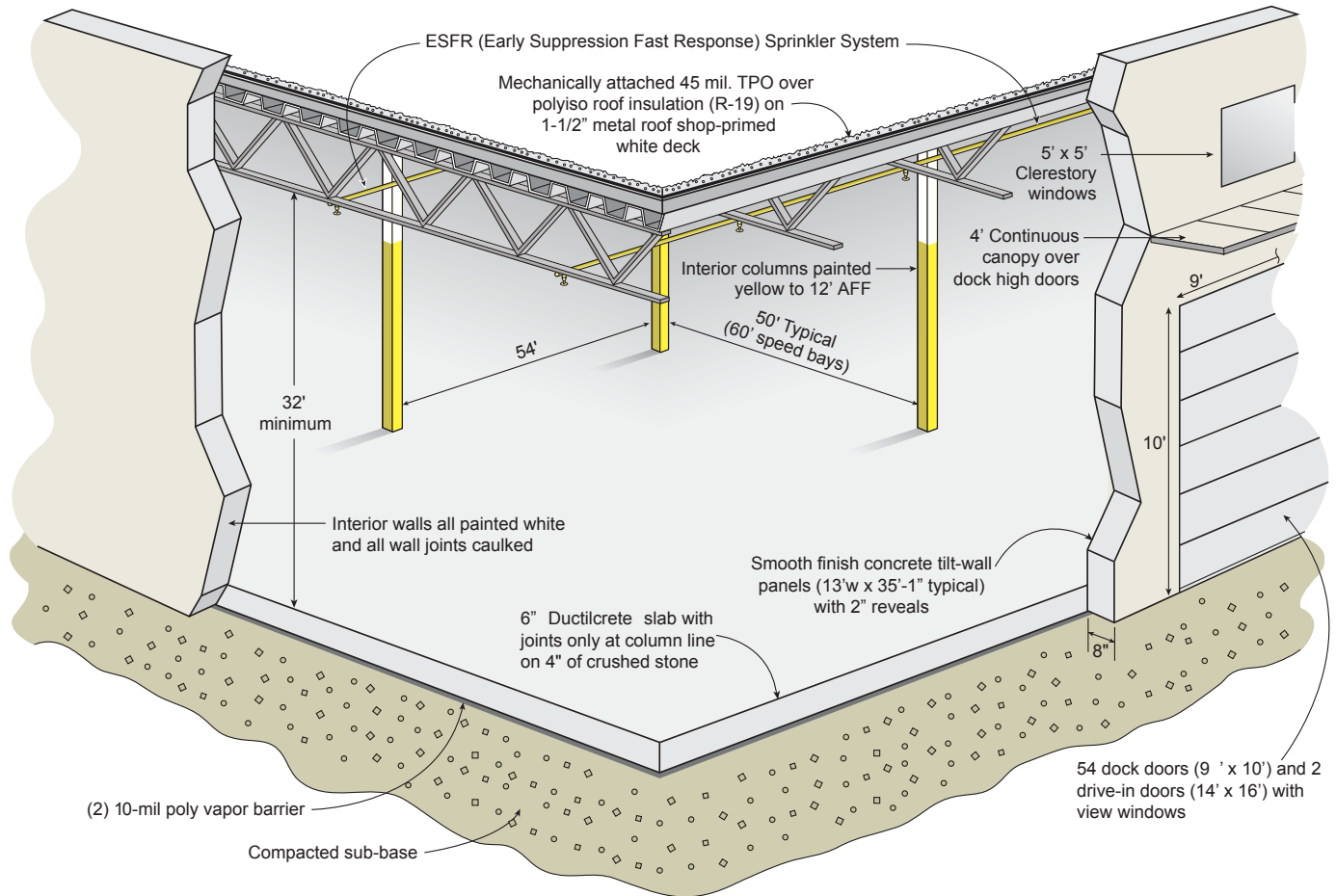
DEVELOPER

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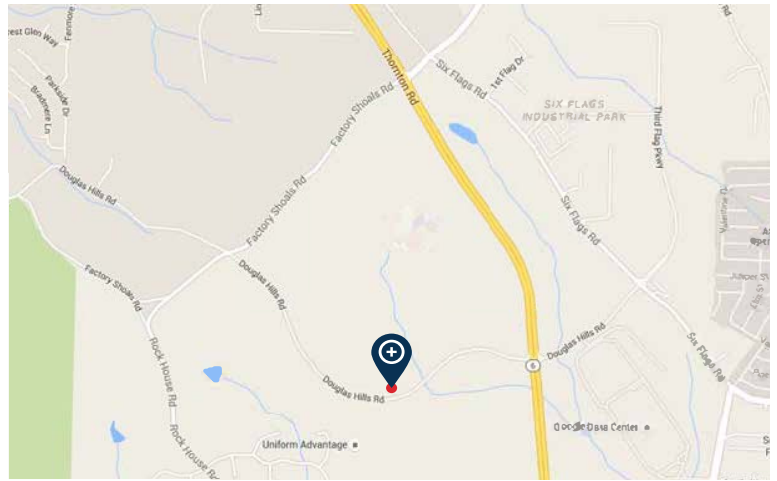
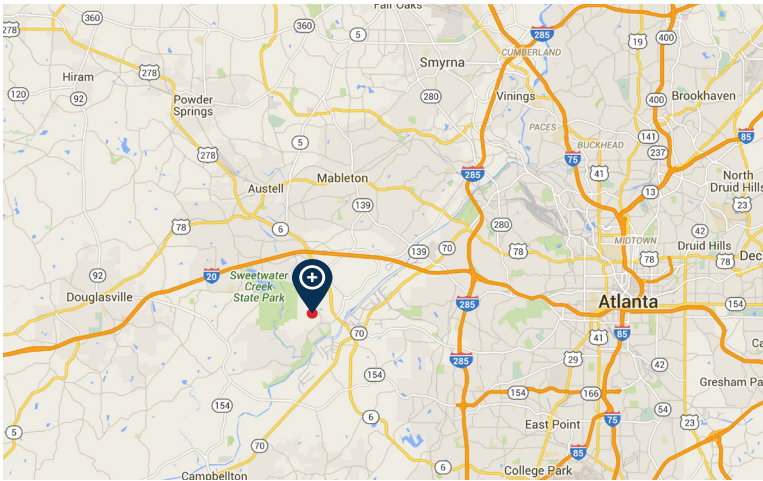
Core5 Logistics Center at Douglas Hill is located in Lithia Springs, Georgia, 2.5 miles from I-20 with access from Thornton Road (SR 6) providing superior access to Metro Atlanta and the region. With close proximity to Atlanta's Hartsfield-Jackson International Airport, the property is ideally situated for both domestic and international business trades requiring local, regional and national distribution. A robust and skilled population base offers a solid workforce infrastructure.



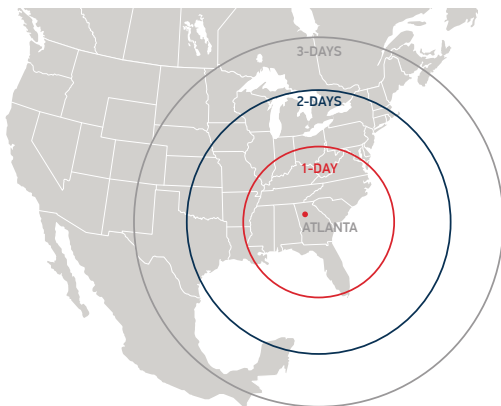


BUILDING SPECIFICATIONS

Square Footage	282,378SF
Site Area	44.53 Acres
Configuration	Rear load
Column Spacing	54' Wide x 50' deep, with 60' loading bays (+/- 16,740 SF bays)
Clear Height	32' Clear minimum
Dock High Doors	54' – 9' x 10' Insulated dock high doors
Drive-In Doors	2 – 14' x 16' Ramped, drive-in doors
Truck Court Depth	185' Deep with 60' concrete apron
Auto Parking	219 Auto spaces
Trailer Storage	67 Trailer storage locations with the ability to 91 trailer spaces
Electrical	277/480 Volt, 3 phase
Sprinkler	ESFR



**DAYS TRUCK
DRIVE TO/FROM
ATLANTA**



NAI Brannen Goddard

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