



965 DOUGLAS HILL RD, LITHIA SPRINGS, GA



262,530 SF

Prominently positioned in the heart of the I-20 West submarket, Factory Shoals II offers unsurpassed access and visibility within one of Atlanta's most active infill corridors.

SAM SIMPSON
ssimpson@lpc.com
770.654.0062

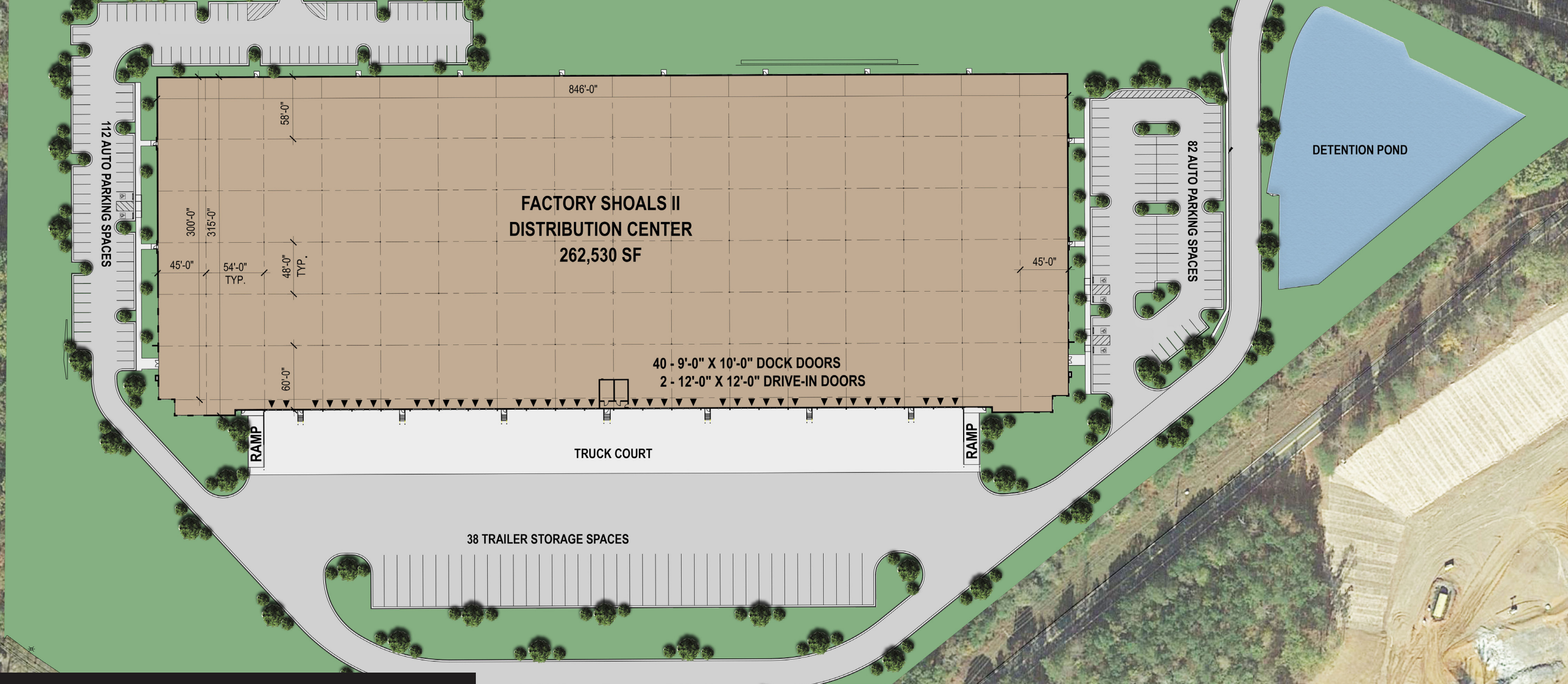
FRANK SIMPSON
frank.simpson@lpc.com
770.654.2300

Leased by

Lincoln

Owned by

 **PGIM REAL ESTATE**



BUILDING SPECIFICATIONS

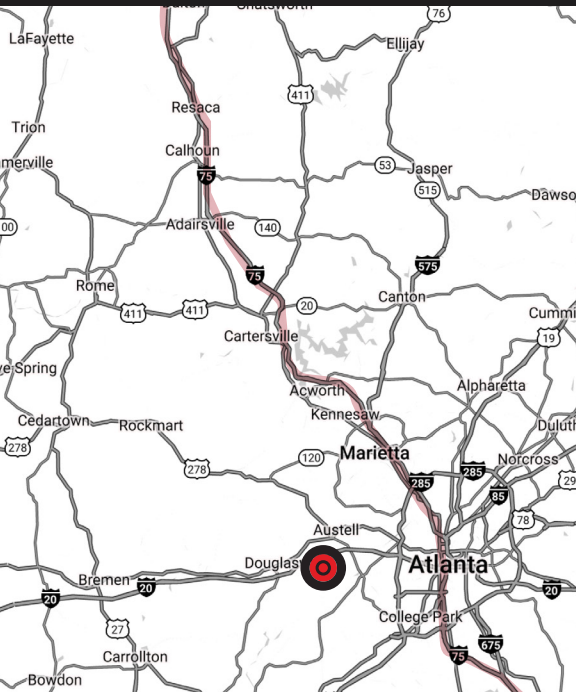
SIZE:	262,530 SF Front Load (divisible)	TRUCK COURT:	185' Deep, all Concrete Truck Court	FLOOR:	6" Slab on Grade, 4,000 PSI with Lapidolith Floor Hardener
OFFICE:	2,617 SF	AUTO PARKING:	194 Auto Parking Spaces	ROOF:	TPO Single Ply mechanically Attached, LTTR-20
BUILDING DIMENSIONS:	<ul style="list-style-type: none"> 310' Deep 32' Clear 60' x 60' Speed Bays 48'W x 54'D Typical Column Spacing 	WAREHOUSE LIGHTING:	LED Motion Sensored	EXTERIOR WALLS:	Site Cast Concrete Tilt Panels
DOCK-HIGH & DRIVE IN DOORS:	<ul style="list-style-type: none"> 2 DI doors 40 DH doors 	SPRINKLER:	ESFR Sprinkler System	POWER:	2,000 AMP Electrical Service
TRAILER STORAGE:	38 Existing				





FS II
FACTORY SHOALS II
 DISTRIBUTION CENTER

WHERE ACCESS MEETS OPPORTUNITY



I - 20
 Less than 1 Mile



I - 75
 15 Miles



I - 285
 6 Miles



ATL AIRPORT
 18 Miles



I - 85
 14 Miles



FACTORY SHOALS II
 DISTRIBUTION CENTER

SAM SIMPSON
 ssimpson@lpc.com
 770.654.0062

FRANK SIMPSON
 frank.simpson@lpc.com
 770.654.2300

Lincoln