

TERMINUS WEST

7705 STAPLES DR, LITHIA SPRINGS, GA



LITHIA SPRINGS DISTRIBUTION CENTER

617,969 SF Distribution & Manufacturing Asset Available For Sale

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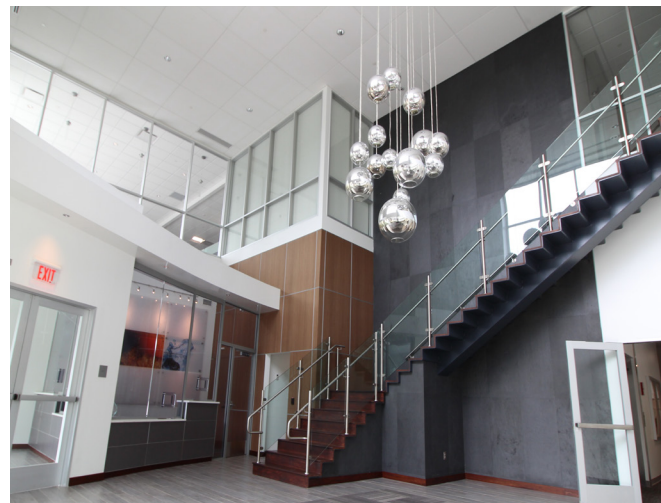
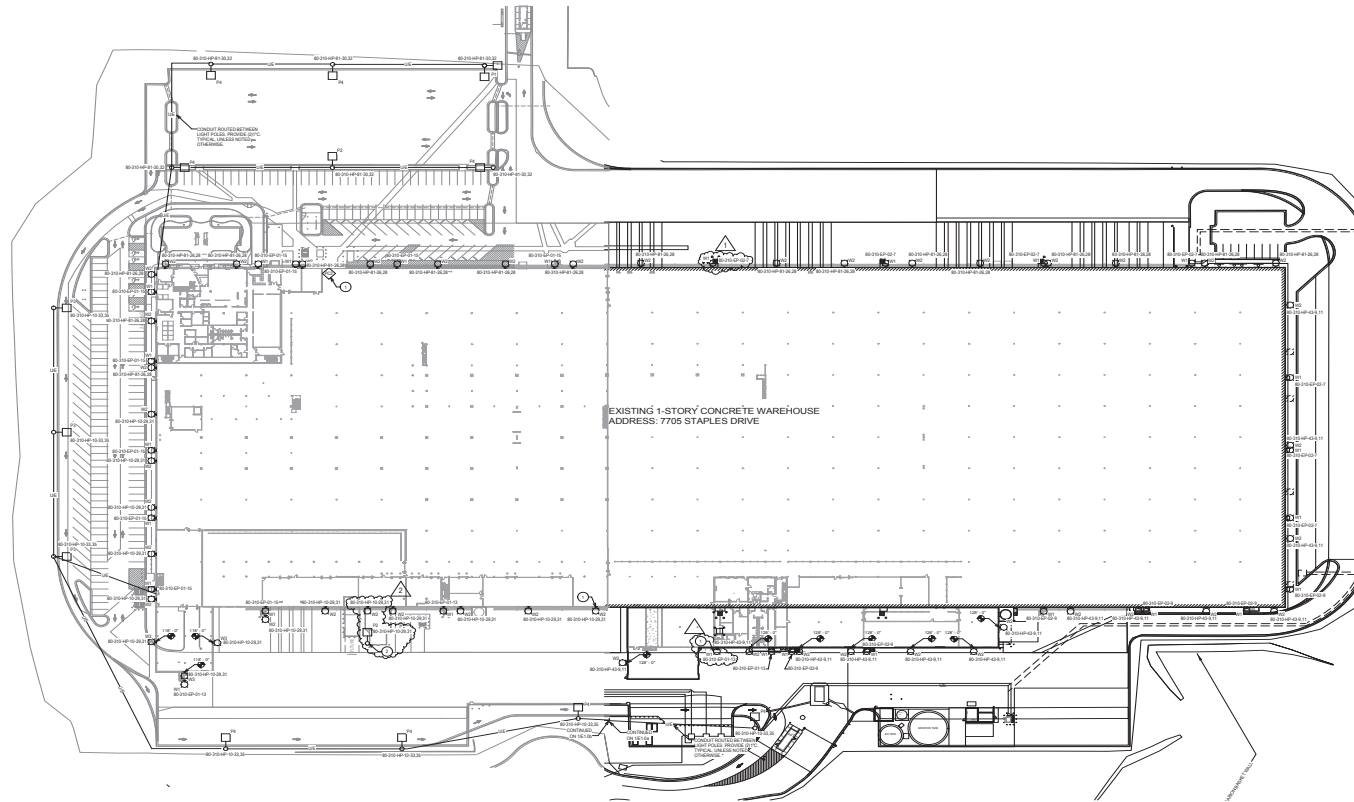
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SITE PLAN

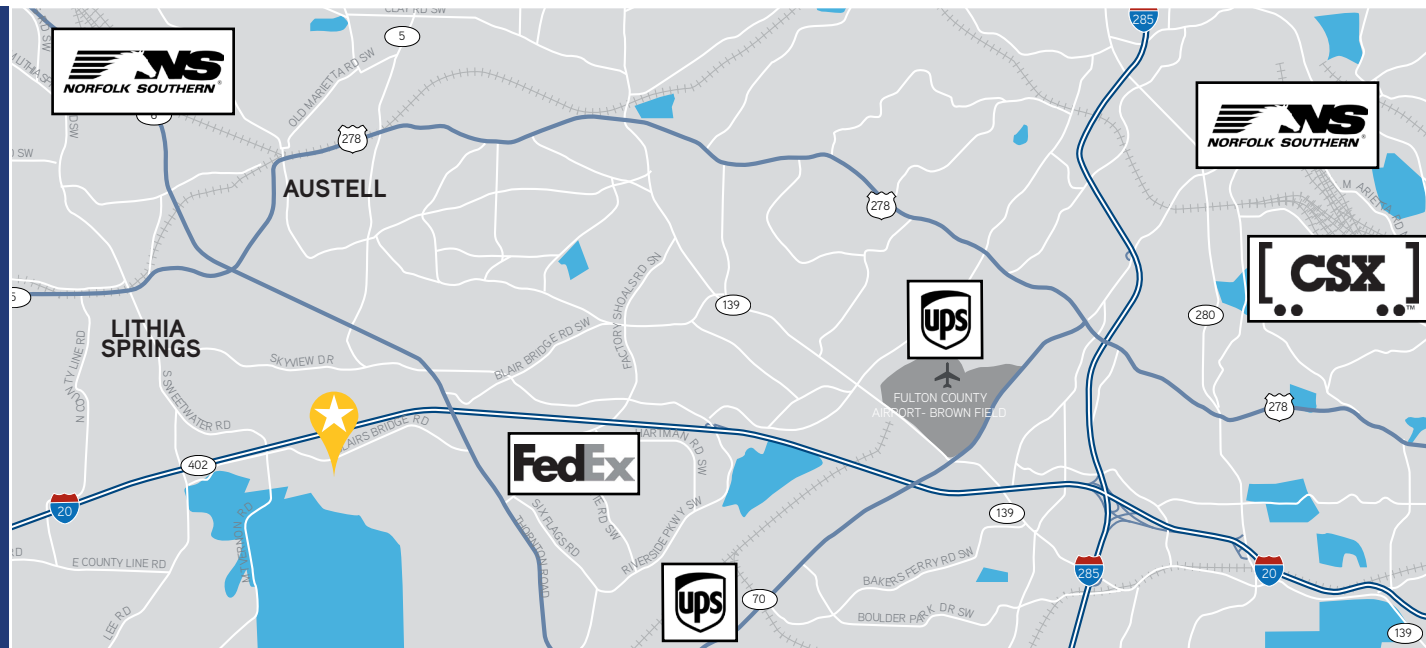
STREET	7705 Staples Drive
ADDRESS:	Lithia Springs, GA 30122
LAND	39.927 AC
SIZE	617,969 SF
OFFICE	37,000 SF - 2 Story
YEAR BUILT	2007
YEAR RENOVATED	2015
CONSTRUCTION	Concrete Tilt-up
BUILDING DIMENSIONS	1,300'x450'
CEILING HEIGHT	32' minimum
TRUCK COURTS	130' Concrete truck courts
FLOOR TYPE	6" thickness, 4,000 psi
LIGHTING	T5 florescent
SPRINKLER	ESFR
TRAILER STORAGE	23 off dock trailer spots
CAR PARKING	447 car parks
DOCK DOORS	28 (9' x 10') dock high doors
ELECTRICAL	(4) 4000 amp, 480Y/277 volt
OTHER	<ul style="list-style-type: none"> • High-end office finishes in excellent condition • 197,000 SF of temperature controlled warehouse • 4,000 SF fully operational lab and lab offices • Fully operational wastewater treatment facility • Compressed air distributed throughout building • Independent truck and employee traffic patterns



LOCATION

7705 Staples Drive is located in the I-20 West submarket of Atlanta. The immediate area offers unsurpassed amenities for both sophisticated distribution and manufacturing companies. Whether it's e-commerce, inbound/outbound raw materials, air cargo, or rail related product, all logistical nodes are in direct proximity to the asset. The tenant roster in West Atlanta is a who's who of corporate America. Large presence users include Google, Coca-Cola, Staples, Colgate, UPS, Amazon, FedEx, Mars, PepsiCo, Medline and Westrock. Institutional Owners include USAA, Prologis, LaSalle Investment Management, IDI Gazeley, Cabot, DCT Industrial Exeter, Majestic and Duke Realty.

INTERMODAL	Norfolk Southern/Austell	12 miles
	Norfolk Southern/Inman	14 miles
	CSX/Fairburn	21 miles
	CSX/Atlanta (Hulsey)	28 miles
	Charlie Brown Airport	8 miles
AIR	Hartsfield Jackson Int'l Airport ...	17 miles
	Savannah	266 miles
PORTS	Charleston	329 miles
	Jacksonville	352 miles
	Norfolk	586 miles
	Miami	678 miles
	Newark	867 miles
SHIPPING	FedEx Small Package Hub	3.3 miles
	UPS Customer Center	8 miles
HIGHWAY	I-20	4.7 miles
	I-285	9.9 miles



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