

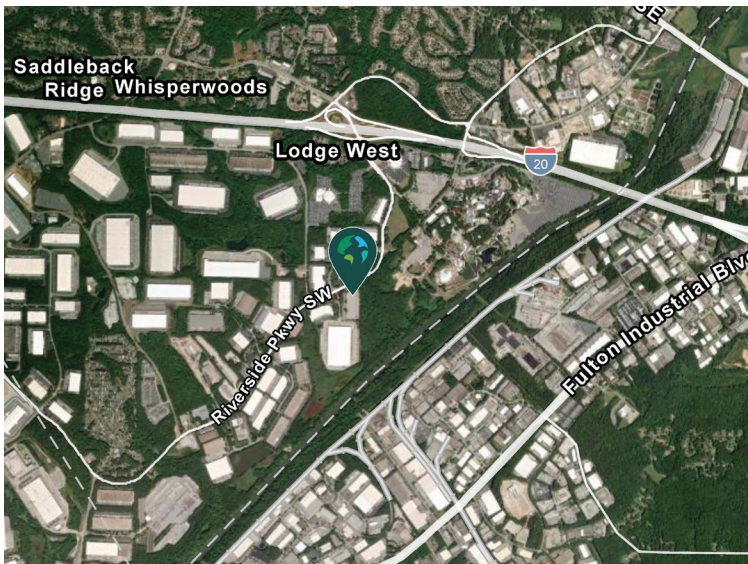
INDUSTRIAL SPACE FOR LEASE

142,785 SF



220 The Bluffs
Austell, GA 30168

Prologis Riverside



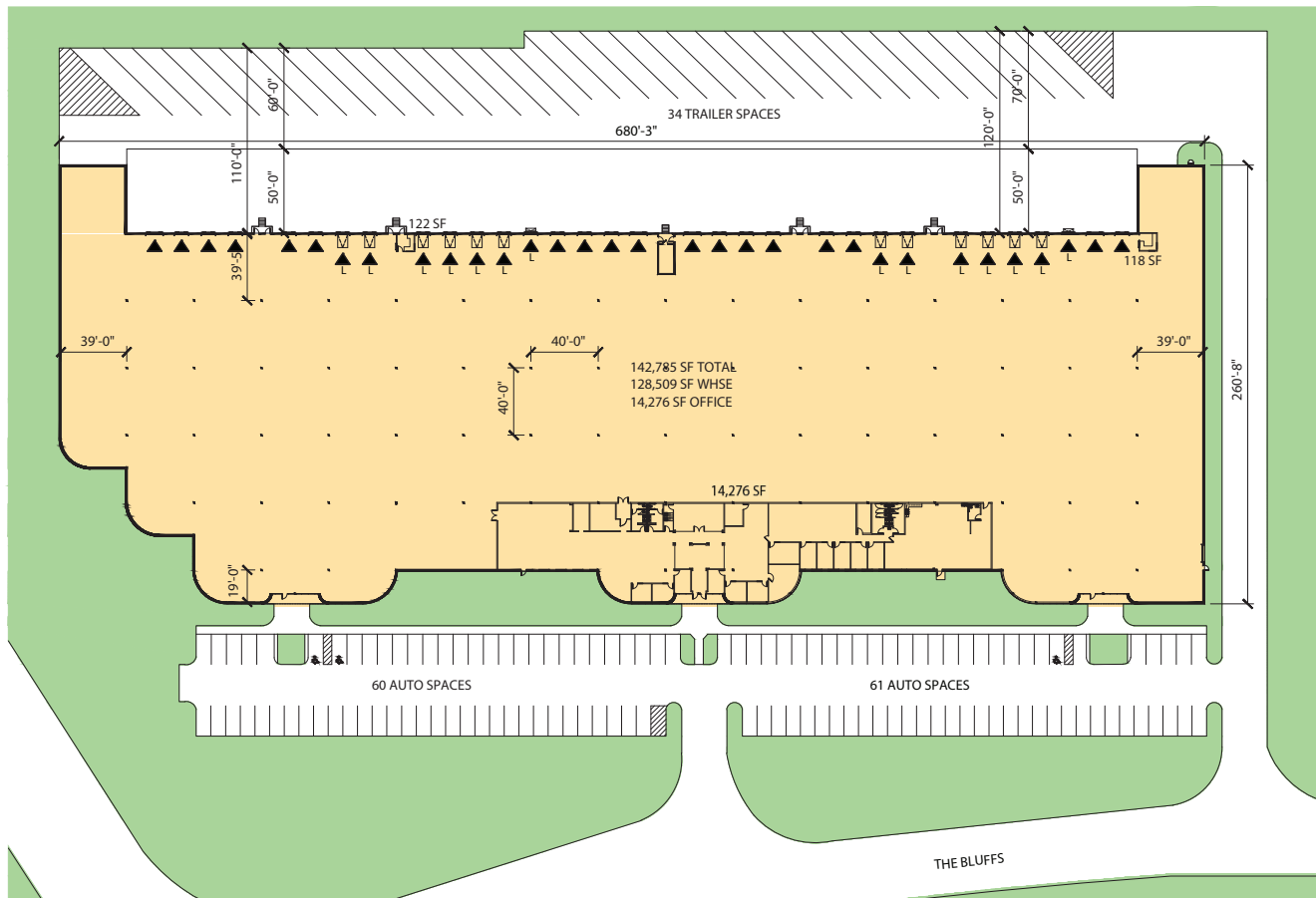
- Immediate connectivity to I-20 and fast access to I-285
- Just minutes from FedEx (2.4 miles) and UPS (4.7 miles)
- 4.5 miles to the CSX Intermodal Yard and 18.7 miles to Hartsfield-Jackson Atlanta International Airport

Property Features

Available Space	142,785 SF
Office SF	14,276 SF
Clear Height	24' minimum
Column Spacing	40' x 40'
Dock Doors	(32) dock doors; (12) pit levelers and (2) edge-of-dock levelers
Car Parking Spaces	One hundred twenty-one (121) spaces
Electrical Service	277/480V, 2,500A
Sprinkler	ESFR Sprinklers
Lighting	LED Motion Sensor
Ventilation	10 HVLS fans



Unlock the full potential of your warehouse with one strategic, single-source partner.



LEGEND:

▲ DOCK DOOR	▲ G ON-GRADE DOOR	■ LAND
▲ L DOCK DOOR W/LEVELER	▨ EDGE OF DOCK LEVELER	■ LEASED AREA
◆ DRIVE-IN DOOR	▨ PIT LEVELER	■ VACANT AREA



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