

# 20 WEST LOGISTICS CENTER

1346 Mt. Vernon Road | Douglasville, Georgia 30122



**WATCH NEW VIDEO!**

REAR LOAD  
INDUSTRIAL BUILDING  
ON 21.4 ACRES

**262,595 SF**

**NAI** Brannen Goddard

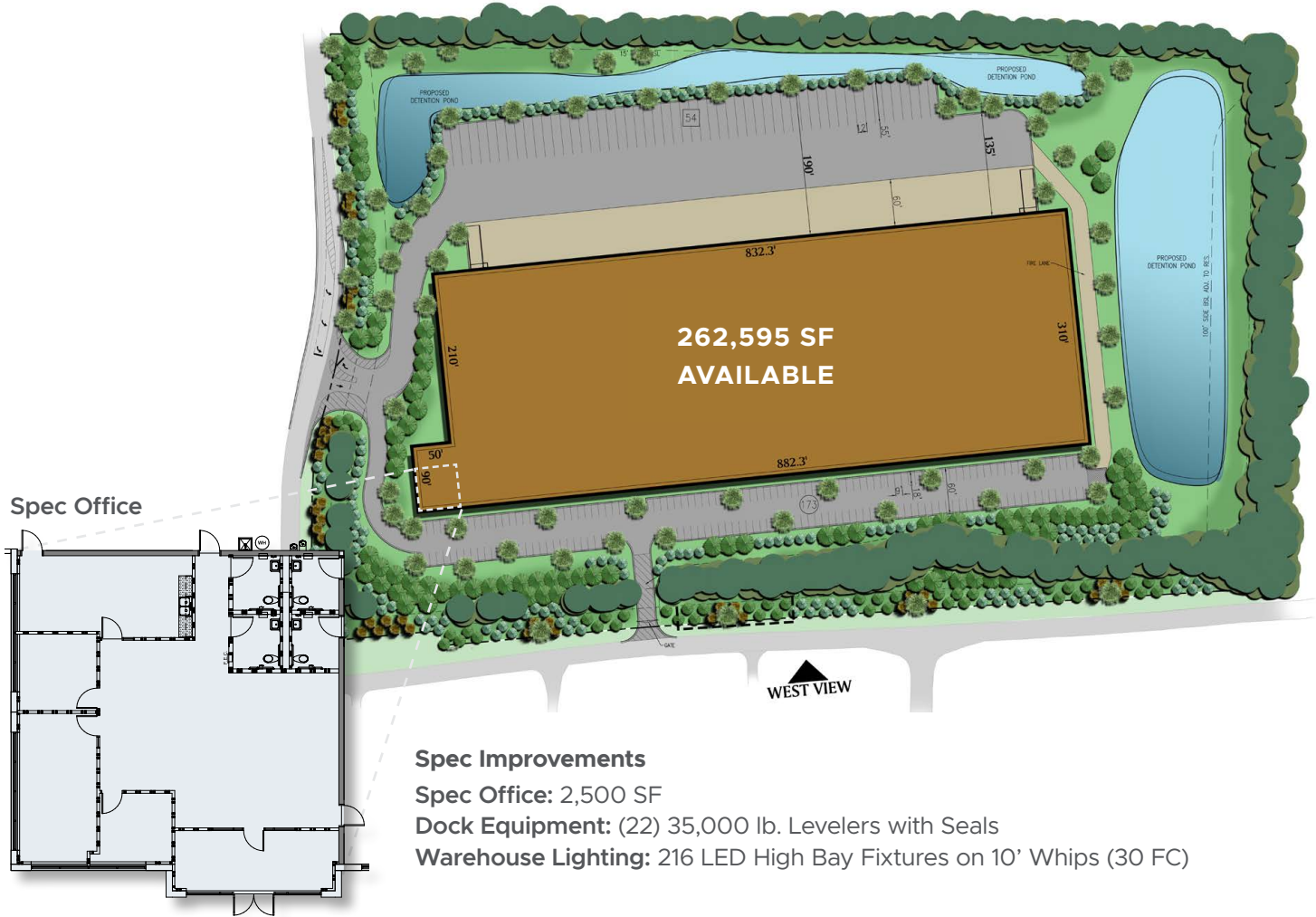
LBA Logistics 

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## I-20 WEST / DOUGLASVILLE SUBMARKET

Douglasville, Georgia



### Spec Improvements

**Spec Office:** 2,500 SF

**Dock Equipment:** (22) 35,000 lb. Levelers with Seals

**Warehouse Lighting:** 216 LED High Bay Fixtures on 10' Whips (30 FC)

<b>SQUARE FEET:</b>	262,595
<b>CONFIGURATION:</b>	Rear load
<b>LAND (ACRES):</b>	21.4
<b>OFFICE SQUARE FEET:</b>	2,500 Spec
<b>CLEAR HEIGHT:</b>	36' clear minimum
<b>CONSTRUCTION TYPE:</b>	Tilt wall
<b>COLUMN SPACING:</b>	52' wide x 50' deep with 60' speed bay
<b>DOCK DOORS:</b>	41 (9' x 10') Dock Doors
<b>DRIVE-IN DOORS:</b>	2 (12' x 14'), ramped

<b>ROOF:</b>	60-mil TPO, 15-year warranty
<b>SPRINKLER:</b>	ESFR
<b>ELECTRICAL:</b>	277 / 480 volt, 3 phase
<b>AUTO PARKING</b>	173 spaces
<b>TRAILER STALLS:</b>	54 storage locations
<b>TRUCK COURT DEPTH:</b>	135'-190' deep asphalt with a 10' concrete dolly pad
<b>FLOOR SLAB:</b>	7", 4,000 PSI
<b>VENTILATION:</b>	1.5 air-changes per hour
<b>POWER:</b>	3 Phase (upon verification)

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## LOCATION

The property, located in Douglasville, Georgia, is a 262,595 SF industrial building. It is strategically positioned at the intersection of Mt. Vernon Road and Lynch Road, 1.2 miles from I-20 at Exit 41 and 2.4 miles from I-20 at Exit 44. At the epicenter of the I-20 West/Douglasville market, the property provides ideal access to a wide array of intermodal facilities.



## NOTABLE DISTANCES

### INTERMODAL

Norfolk Southern (Austell)	5.3 miles
Norfolk Southern (Atlanta)	18.0 miles
CSX Transportation	18.6 miles
Fed Ex Hub Factory Shoals	3.3 miles
UPS Hub Charlie Brown	8.0 miles

### INTERSTATE

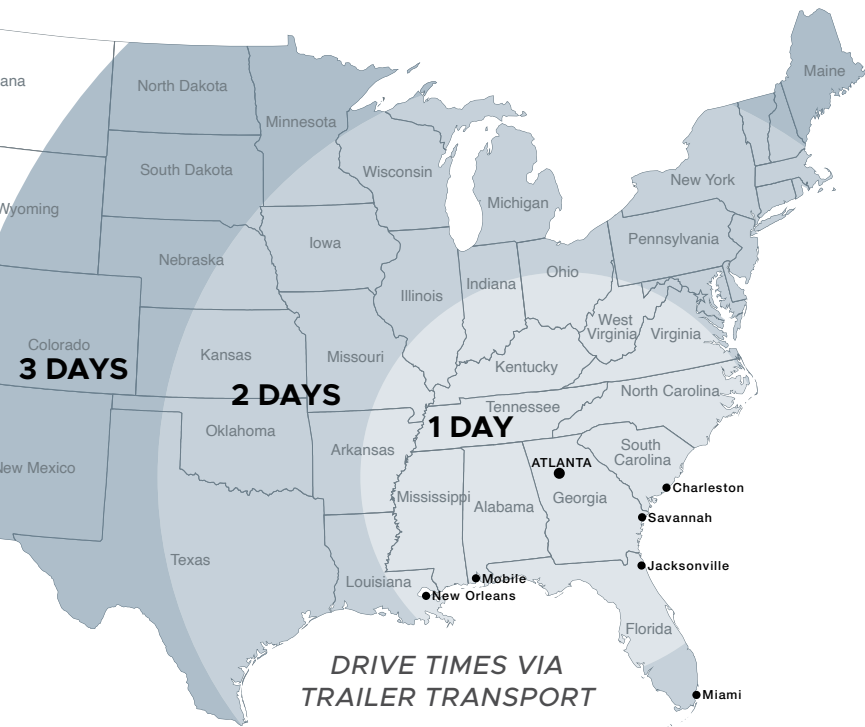
I-20 (Exit 40)	1.2 miles
I-20 (Exit 44)	2.4 miles
I-285	11.9 miles
I-85	16.8 miles

### AIR

Hartsfield-Jackson Atlanta Int'l Airport	19.8 miles
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### PORT CITIES

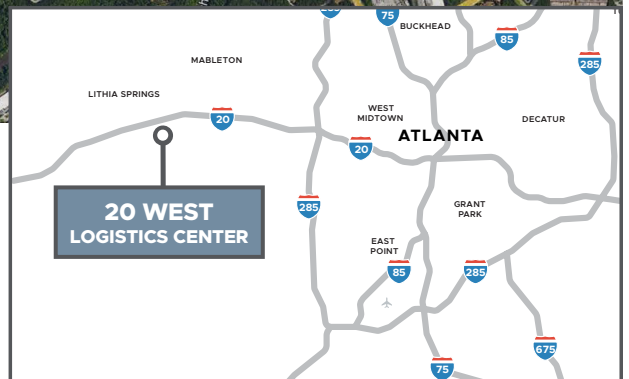
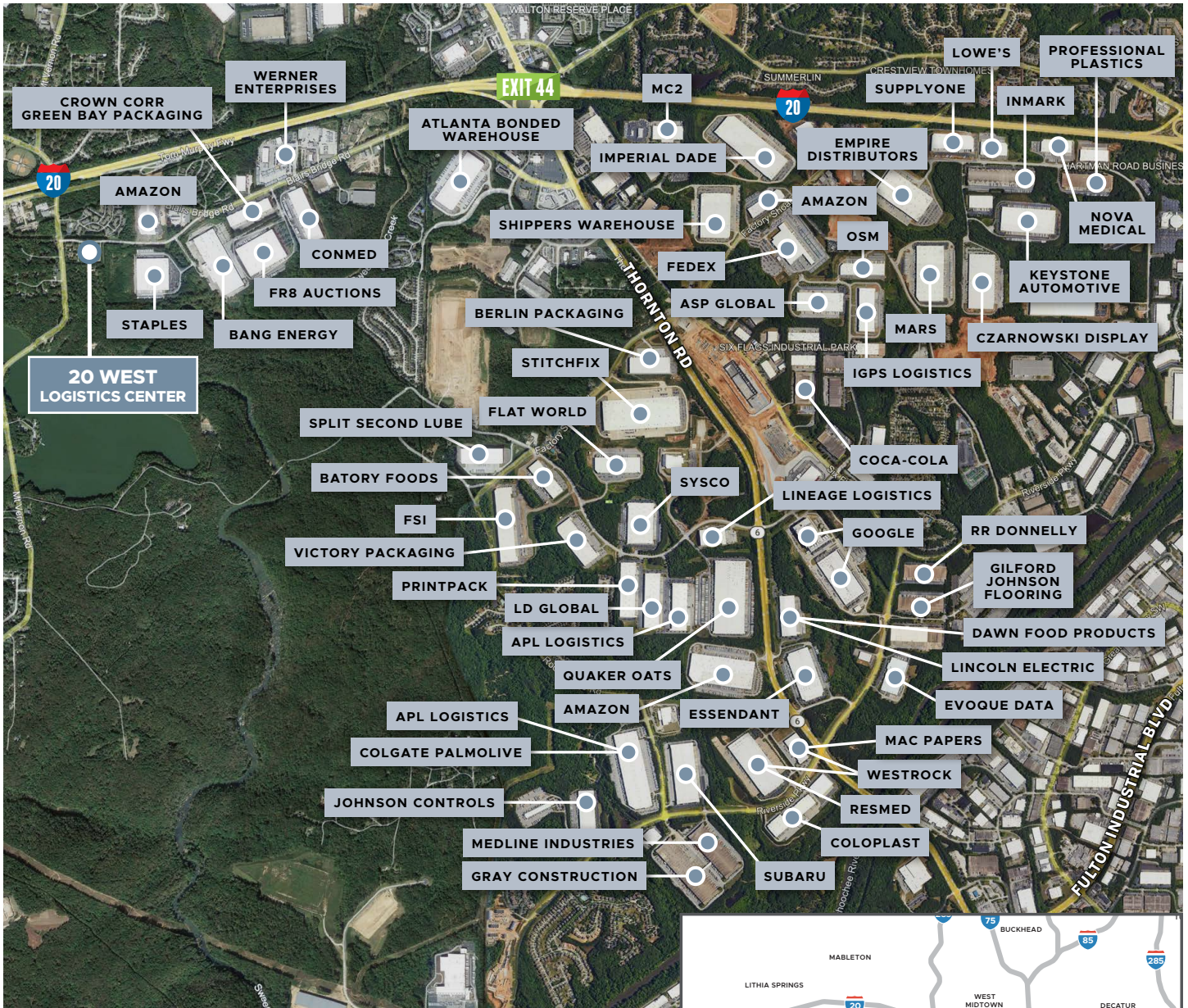
Savannah, GA	266 miles
Charleston, SC	322 miles
Mobile, AL	324 miles
Jacksonville, FL	373 miles
New Orleans, LA	467 miles
Miami, FL	679 miles



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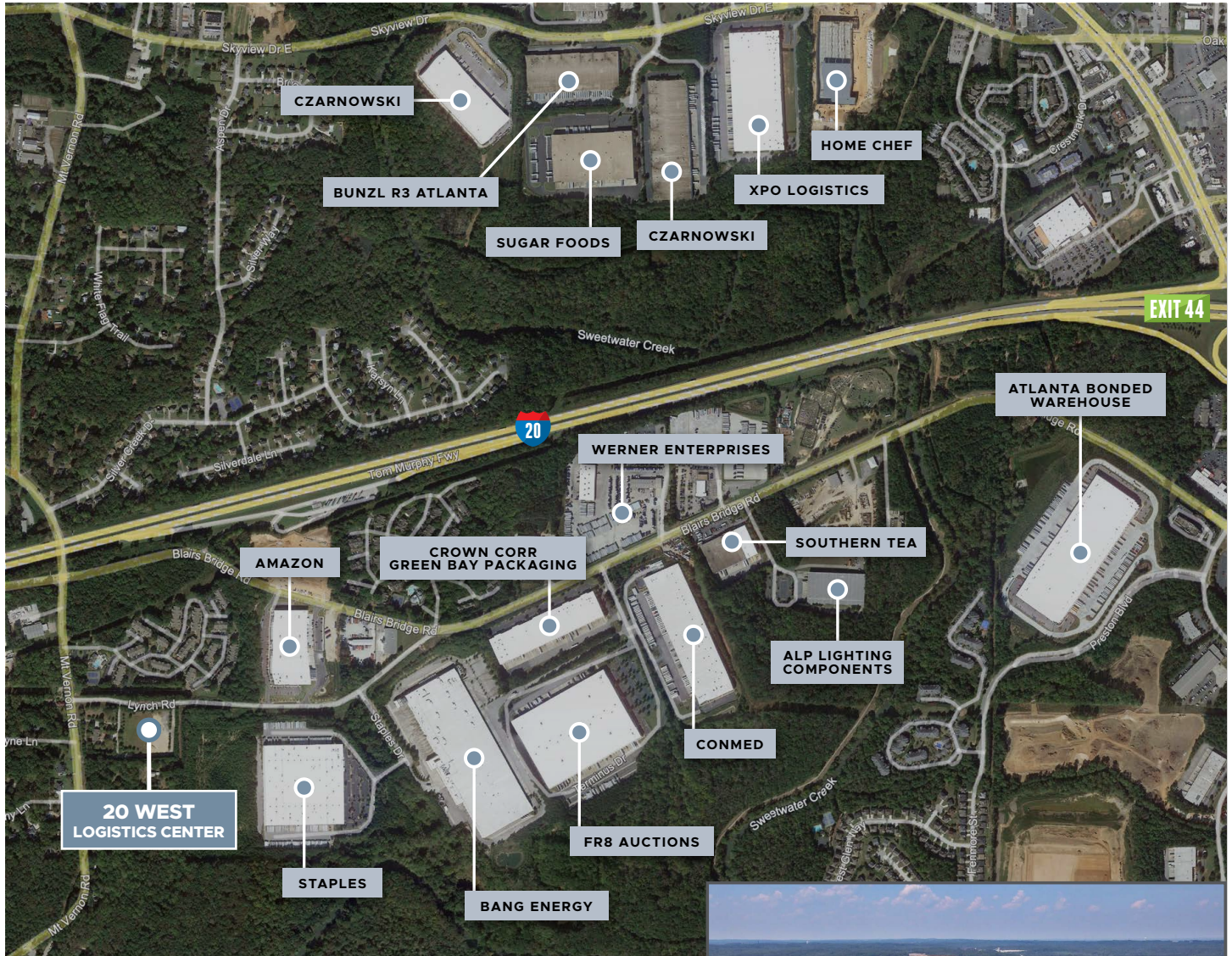
## CORPORATE NEIGHBORS



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## CORPORATE NEIGHBORS



To arrange a tour, please contact:

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Information is deemed from reliable sources. No warranty is made as to its accuracy.

