

20 WEST LOGISTICS CENTER

1346 Mt. Vernon Road | Douglasville, Georgia 30122



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REAR LOAD
INDUSTRIAL BUILDING
ON 21.4 ACRES

262,515 SF

NAI Brannen Goddard

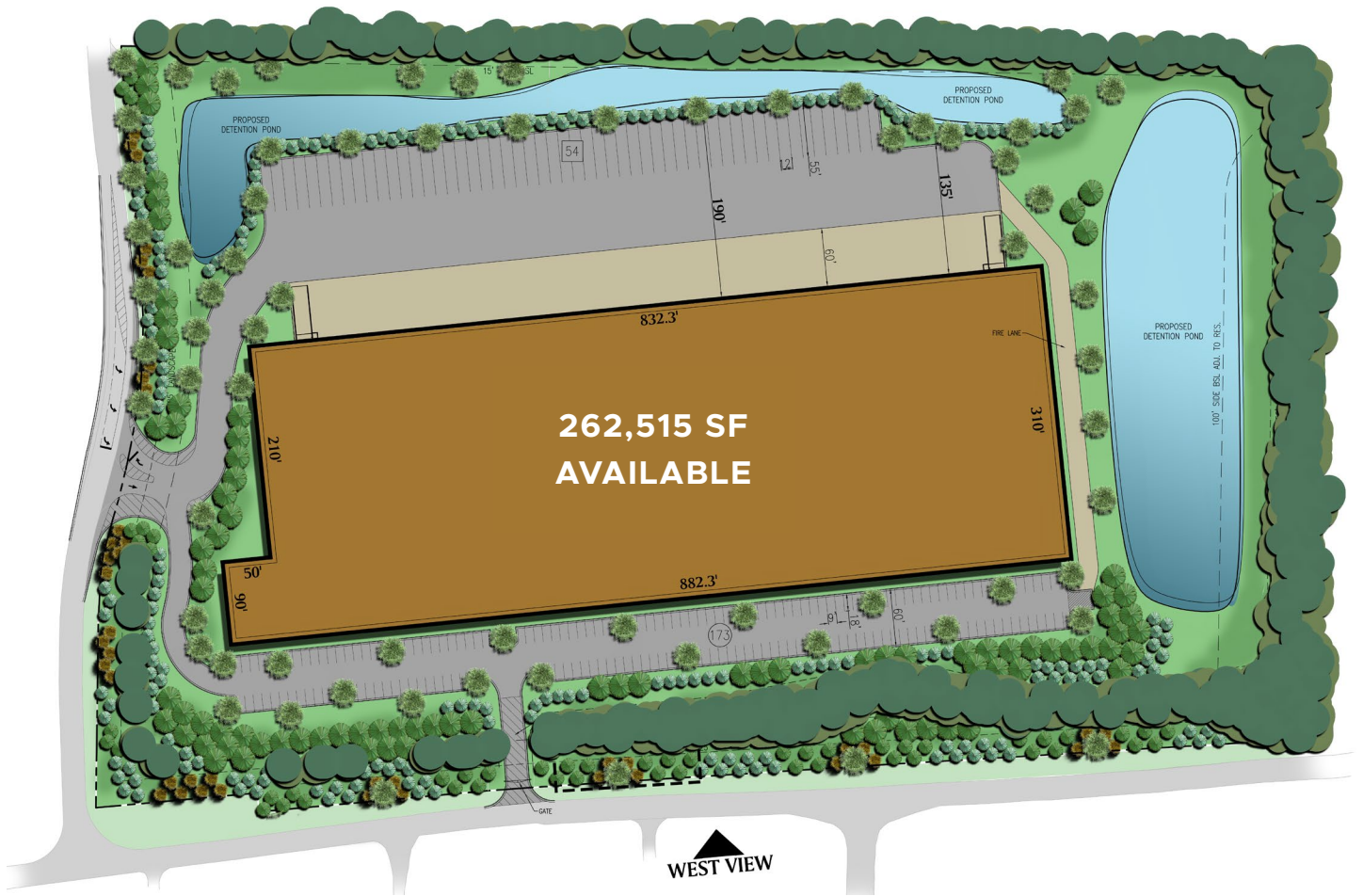
LBA Logistics 

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I-20 WEST / DOUGLASVILLE SUBMARKET

Douglasville, Georgia



SQUARE FEET:	262,515	ROOF:	60-mil TPO, 15-year warranty
CONFIGURATION:	Rear load	SPRINKLER:	ESFR
LAND (ACRES):	21.4	ELECTRICAL:	277 / 480 volt, 3 phase
OFFICE SQUARE FEET:	BTS	AUTO PARKING	173 spaces
CLEAR HEIGHT:	36' clear minimum	TRAILER STALLS:	54 storage locations
CONSTRUCTION TYPE:	Tilt wall	TRUCK COURT DEPTH:	135'-190' deep asphalt with a 10' concrete dolly pad
COLUMN SPACING:	52' wide x 50' deep with 60' speed bay	FLOOR SLAB:	7", 4,000 PSI
DOCK DOORS:	41 (9' x 10') Dock Doors	VENTILATION:	1.5 air-changes per hour
DRIVE-IN DOORS:	2 (12' x 14'), ramped	POWER:	3 Phase (upon verification)

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LOCATION

The property, located in Douglasville, Georgia, is a 262,515 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

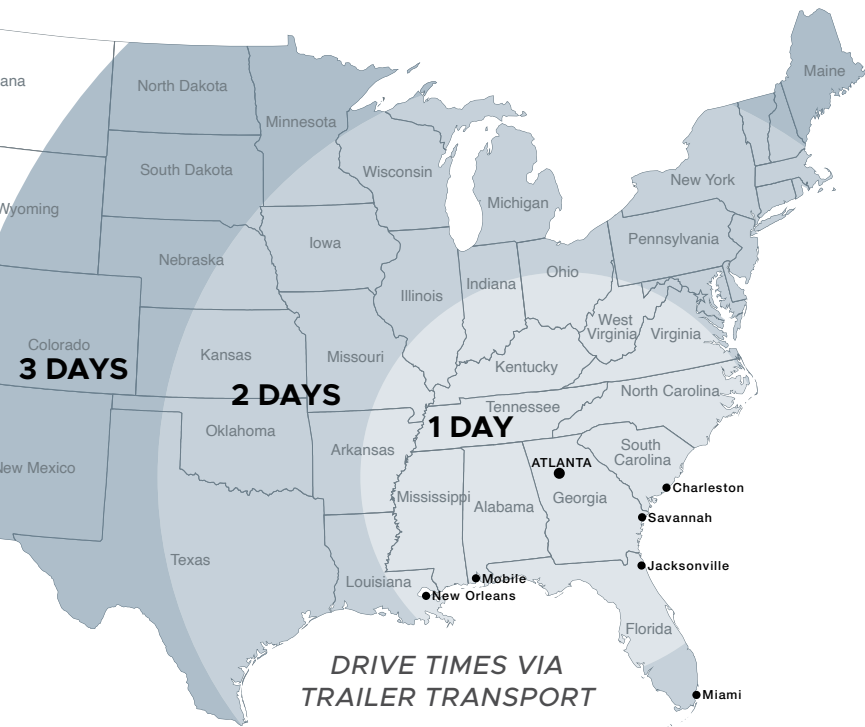
I-20 (Exit 40)	1.2 miles
I-20 (Exit 44)	2.4 miles
I-285	11.9 miles
I-85	16.8 miles

AIR

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

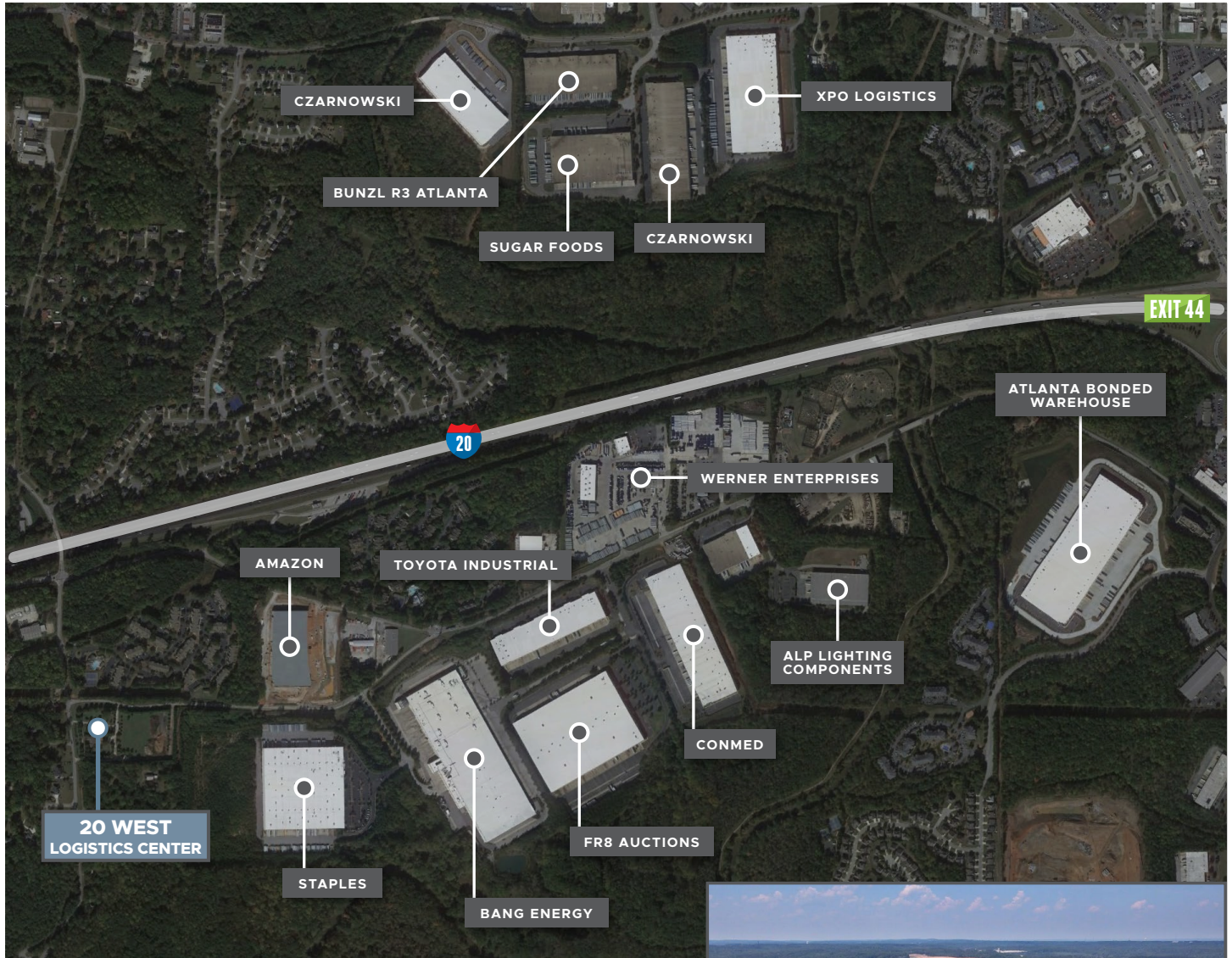
Savannah, GA	266 miles
Charleston, SC	322 miles
Mobile, AL	324 miles
Jacksonville, FL	373 miles
New Orleans, LA	467 miles
Miami, FL	679 miles



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CORPORATE NEIGHBORS



To arrange a tour, please contact:

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