

A modern, multi-story industrial building with large glass windows and a mix of light and dark grey panels. The building is set against a clear blue sky. In the foreground, there is a landscaped area with tall grasses and small flowers, and a paved parking lot with a few cars and people walking near the entrance.

# SWEETWATER CREEK COMMERCE CENTER

**± 230,000 SF**

BTS Industrial Space For Lease

*7701 Staples Dr. Lithia Springs, GA 30122*

LBA Logistics 

 CUSHMAN &  
WAKEFIELD

# PROPERTY OVERVIEW

Sweetwater Creek Commerce Center presents a prime, build-to-suit opportunity on a ±17.92-acre site along Lynch Rd., offering an efficient parcel layout that supports multiple building configurations up to ±230,000 SF, complemented by excellent amenities, a strong corporate neighbor base, and entitlements, design, and pricing currently in progress to deliver a highly tailored, future-ready solution.



# PROPERTY SITE PLAN

Build to Suit



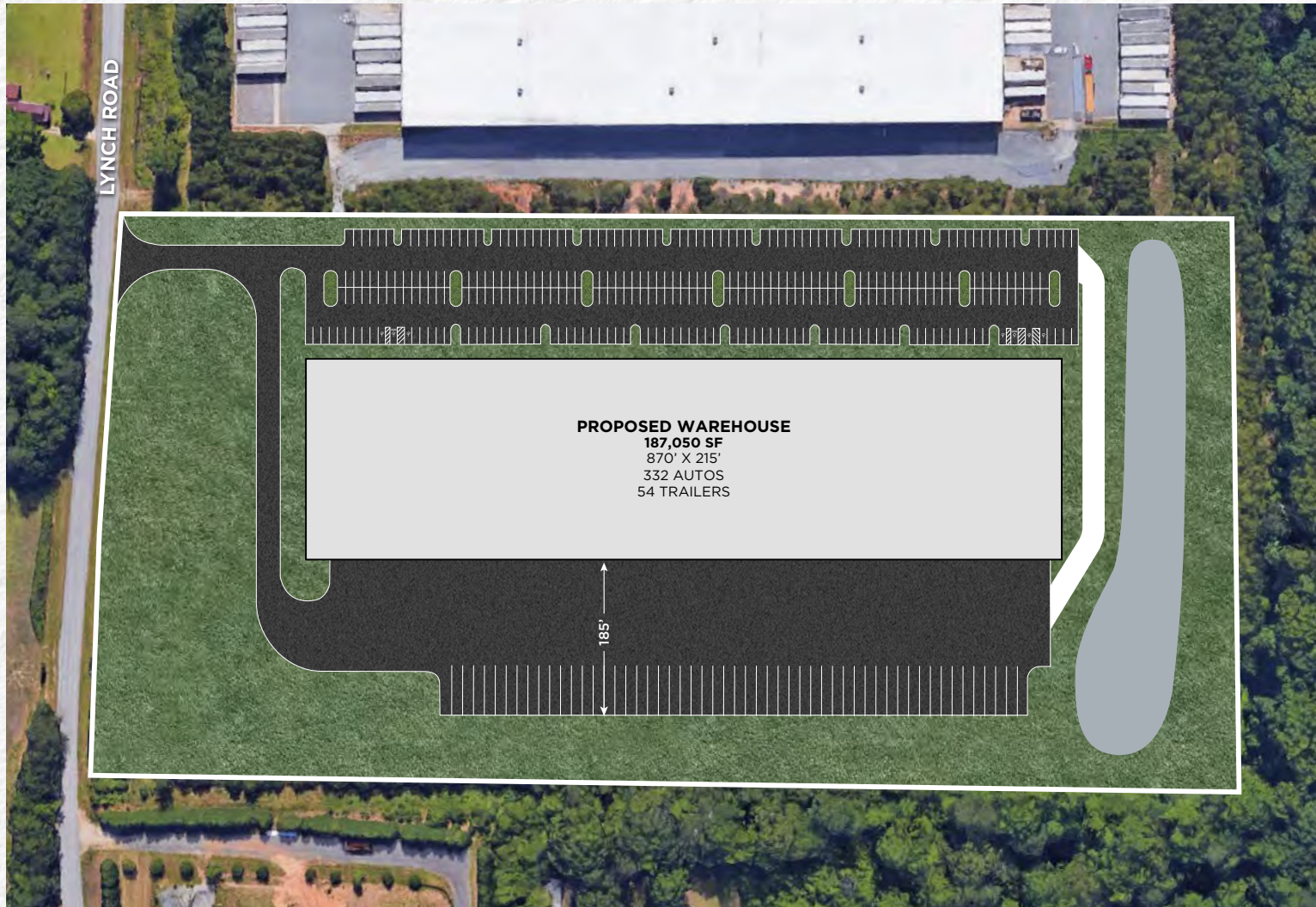
# MANUFACTURING SITE PLAN

Build to Suit



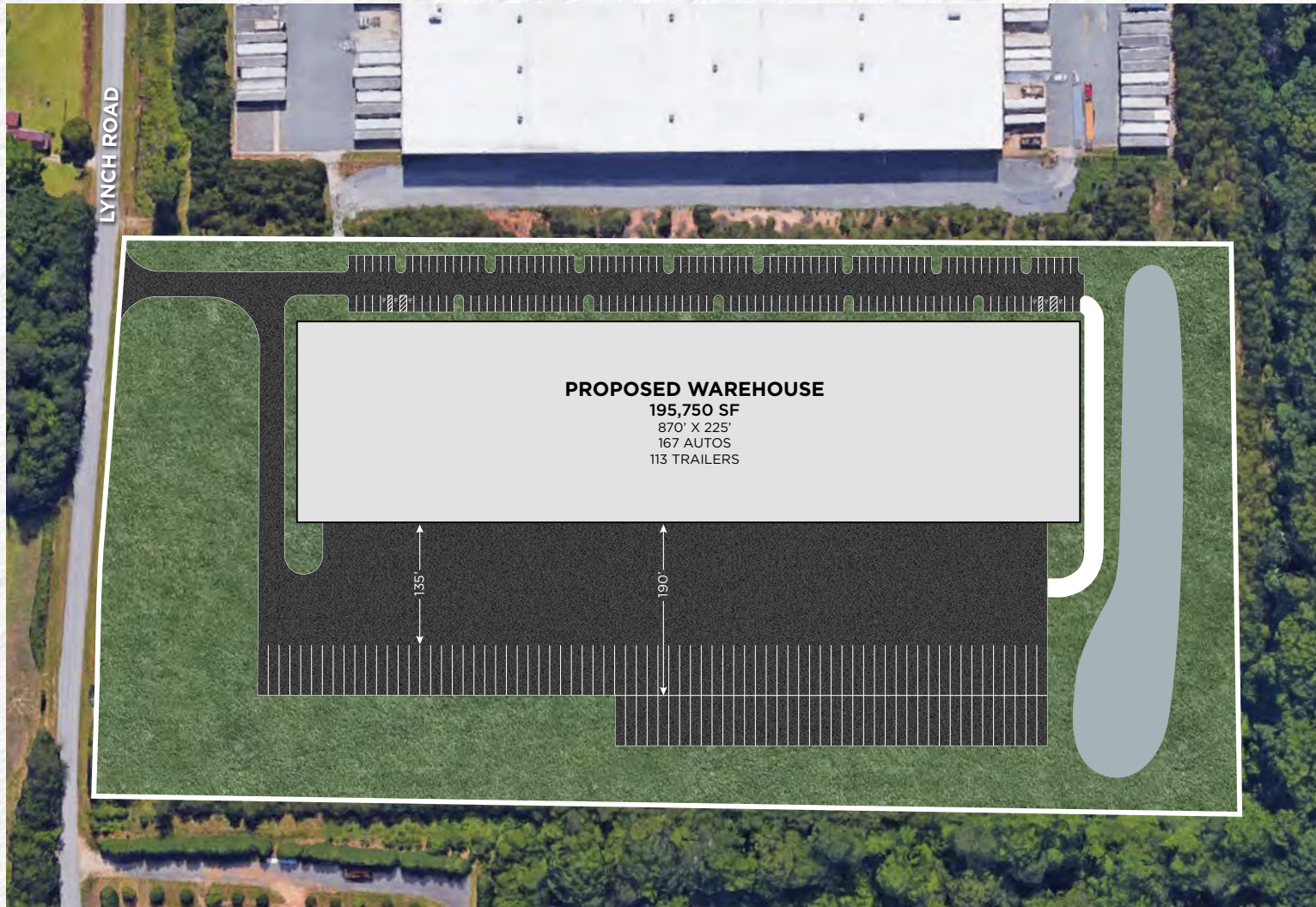
# HEAVY AUTO PARKING SITE PLAN

Build to Suit



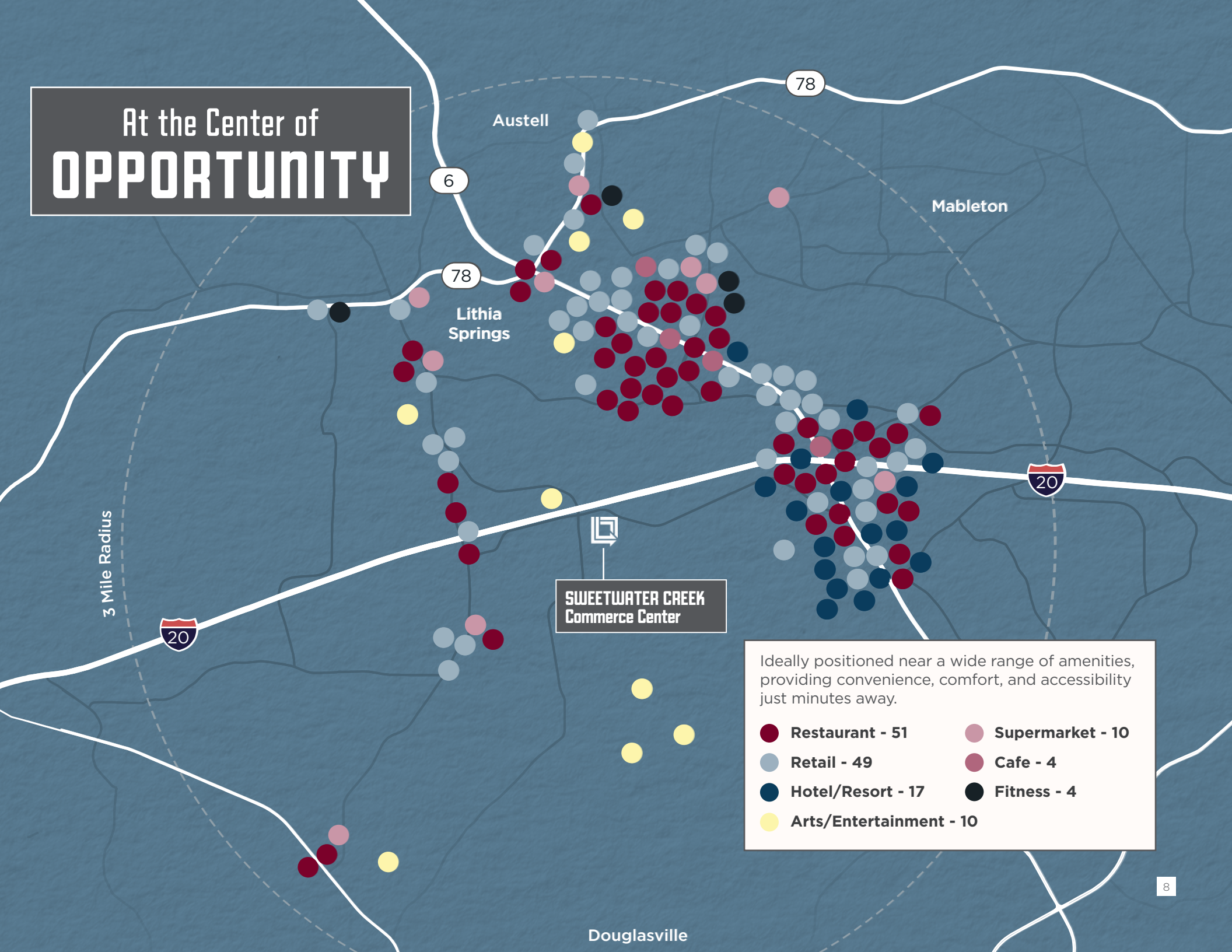
# INCREASED TRAILER PARKING SITE PLAN

Build to Suit





# At the Center of OPPORTUNITY



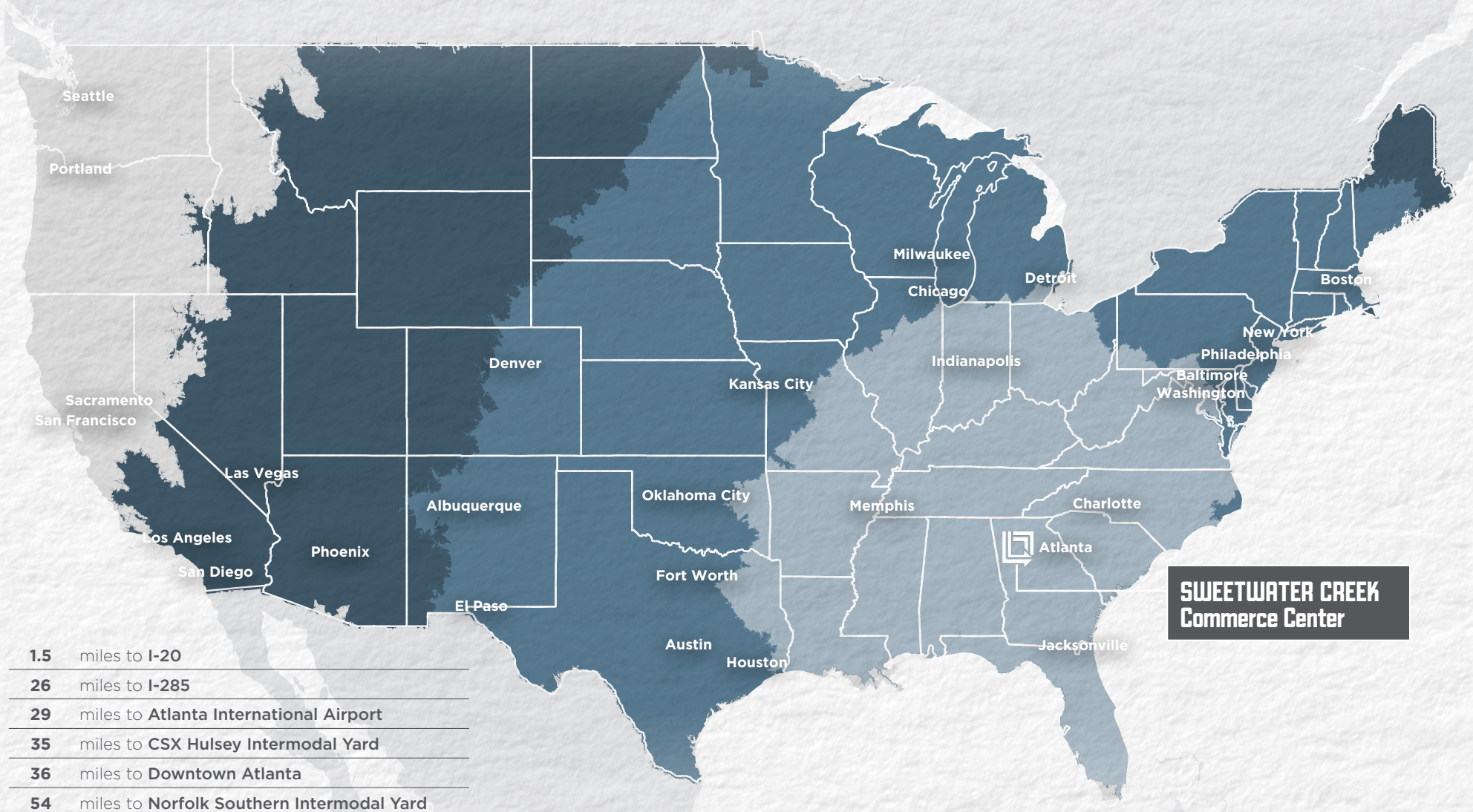
3 Mile Radius

SWEETWATER CREEK  
Commerce Center

Ideally positioned near a wide range of amenities, providing convenience, comfort, and accessibility just minutes away.

● Restaurant - 51	● Supermarket - 10
● Retail - 49	● Cafe - 4
● Hotel/Resort - 17	● Fitness - 4
● Arts/Entertainment - 10	

# LOCATION & CONNECTIVITY



**SWEETWATER CREEK  
Commerce Center**

Sweetwater Creek Commerce Center offers unmatched connectivity with superior interstate access, just 1.4 miles to Exit 41 and 2.5 miles to Exit 44, positioning your operations for maximum efficiency and seamless national reach.

- 1.5 miles to I-20

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  - 26 miles to I-285

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  - 29 miles to Atlanta International Airport

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  - 35 miles to CSX Hulsey Intermodal Yard

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  - 36 miles to Downtown Atlanta

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  - 54 miles to Norfolk Southern Intermodal Yard

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  - 217 miles to Port of Savannah

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  - 300 miles to Port of Charleston
- 1-Day Drive
  2-Day Drive
  3-Day Drive



# SWEETWATER CREEK COMMERCE CENTER

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