



67,127 SF FOR SUBLEASE

725 Factory Shoals Road

LITHIA SPRINGS, GA 30122





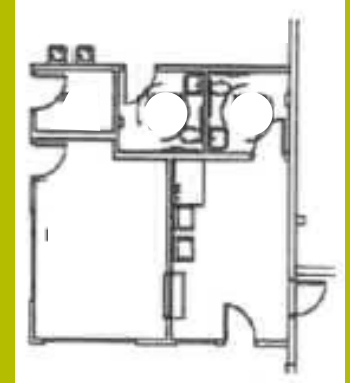
725 Factory Shoals Road

The property is strategically located just 1 mile from I-20 in Douglas County at the corner of Factory Shoals Road and Thornton Road. 725 Factory Shoals Road is a 251,434 square foot front-load warehouse/distribution building constructed in 2019.

Sublandlord will construct a demising wall to separate the 67,127 square feet of sublease space (4 bays), which will be available July 1, 2023 through November 30, 2027



**571 SF
Warehouse Office**



**2023 Operating
Expenses**

\$1.62

SUBLEASE PREMISES SPECS

| | | | | | |
|------------------|-----------------------|-------------------------|-------------------|--------------------|--------------|
| Building Size: | 251,434 SF | Building Configuration: | Front Load | Auto Parking: | 62 |
| Space Available: | 67,127 SF | Building Depth: | 310' | Trailer Parking: | ≈ 6 off-dock |
| Office Area: | 571 SF w/ 2 restrooms | Bay Size: | 50'L x 54'D | Truck Court Depth: | 185' |
| Clear Height: | 32' | Dock Doors: | 7 w/ Pit Levelers | Sprinklers: | ESFR |
| | | Drive-In Doors: | 1 – 12' x 14' | | |



KEY DISTANCES

1 mi I-20
8 mi I-285

3 mi FedEx SmartPost
9 mi UPS Distribution Facility

5 mi Whitaker Yard Intermodal, Norfolk-Southern
21 mi Inman Yard Intermodal, Norfolk-Southern
24 mi Fairburn Yard Intermodal, CSX
262 mi Port of Savannah

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