

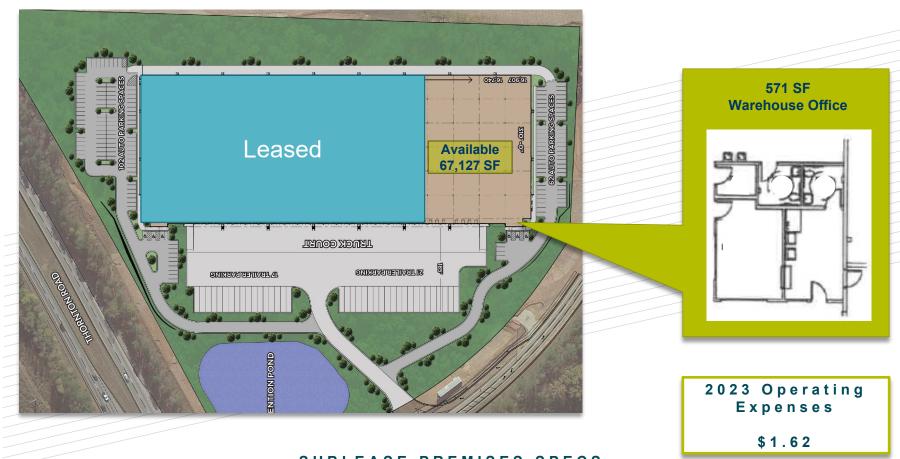




725 Factory Shoals Road

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



SUBLEASE PREMISES SPEC	S
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Building Size:	251,434 SF
Space Available:	67,127 SF
Office Area:	571 SF w/ 2 restrooms
Clear Height:	32'

Building Configuration:	Front Load
Building Depth:	310'
Bay Size:	50'L x 54'D
Dock Doors:	7 w/ Pit Levelers
Drive-In Doors:	1 – 12' x 14'

Auto Parking:	62	
Trailer Parking:	≈ 6 off-dock	
Truck Court Depth:	185'	
Sprinklers:	ESFR	





KEY DISTANCES

II Arp

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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