



CUSHMAN &
WAKEFIELD

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 |
| 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

| | |
|--------|--|
| 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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