

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

± 235,000 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 ±235,000 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



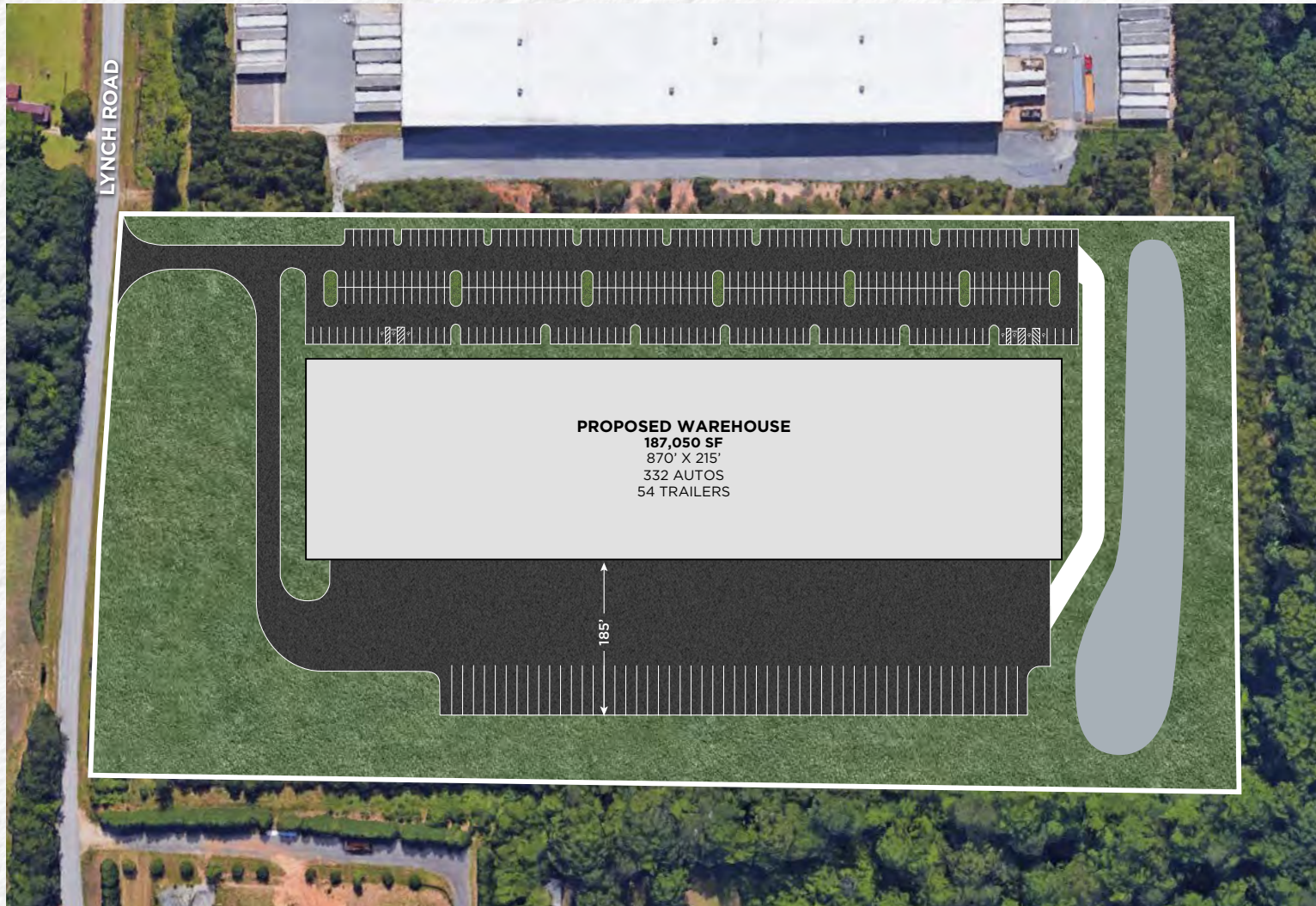
MANUFACTURING SITE PLAN

Build to Suit



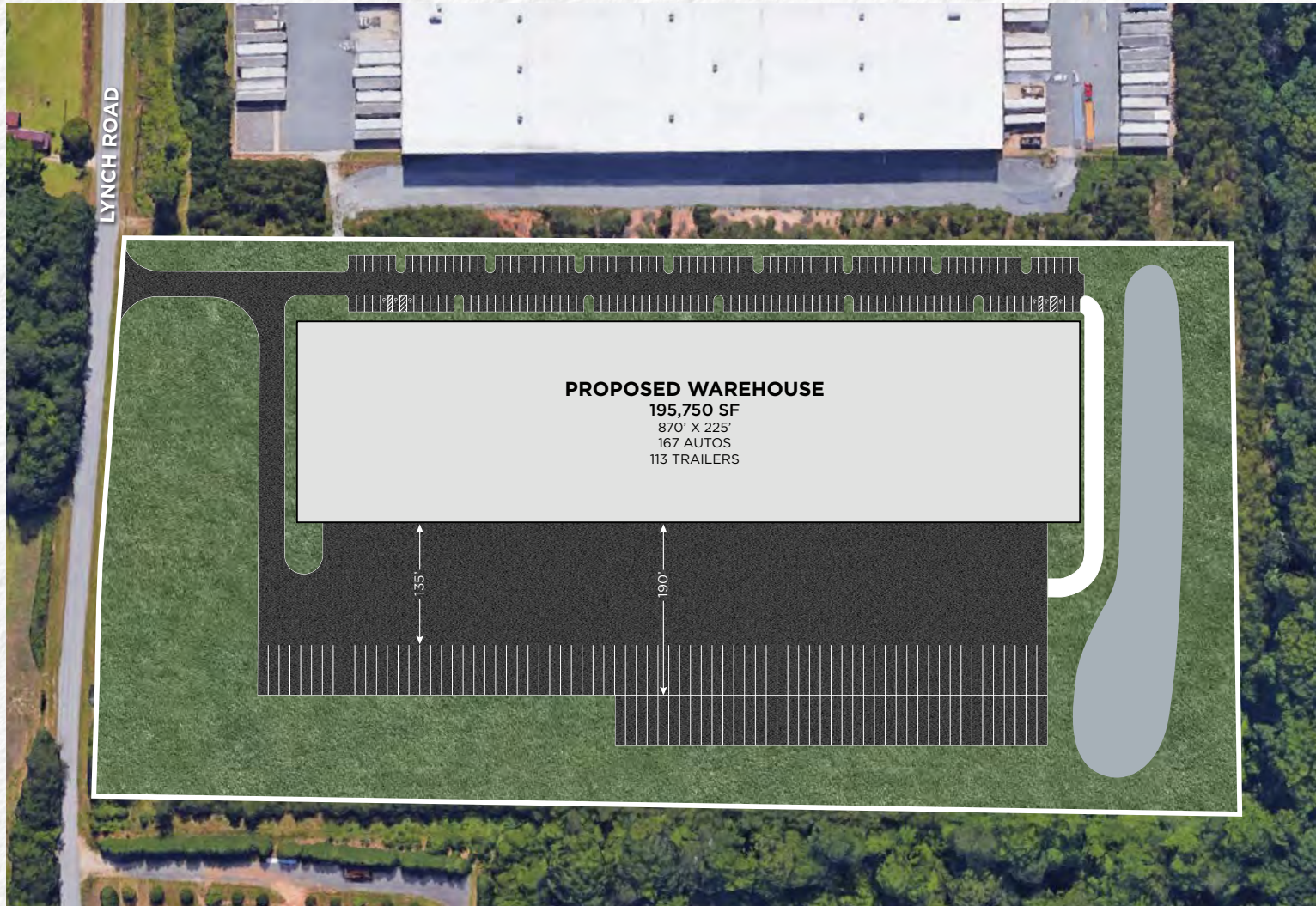
HEAVY AUTO PARKING SITE PLAN

Build to Suit



INCREASED TRAILER PARKING SITE PLAN

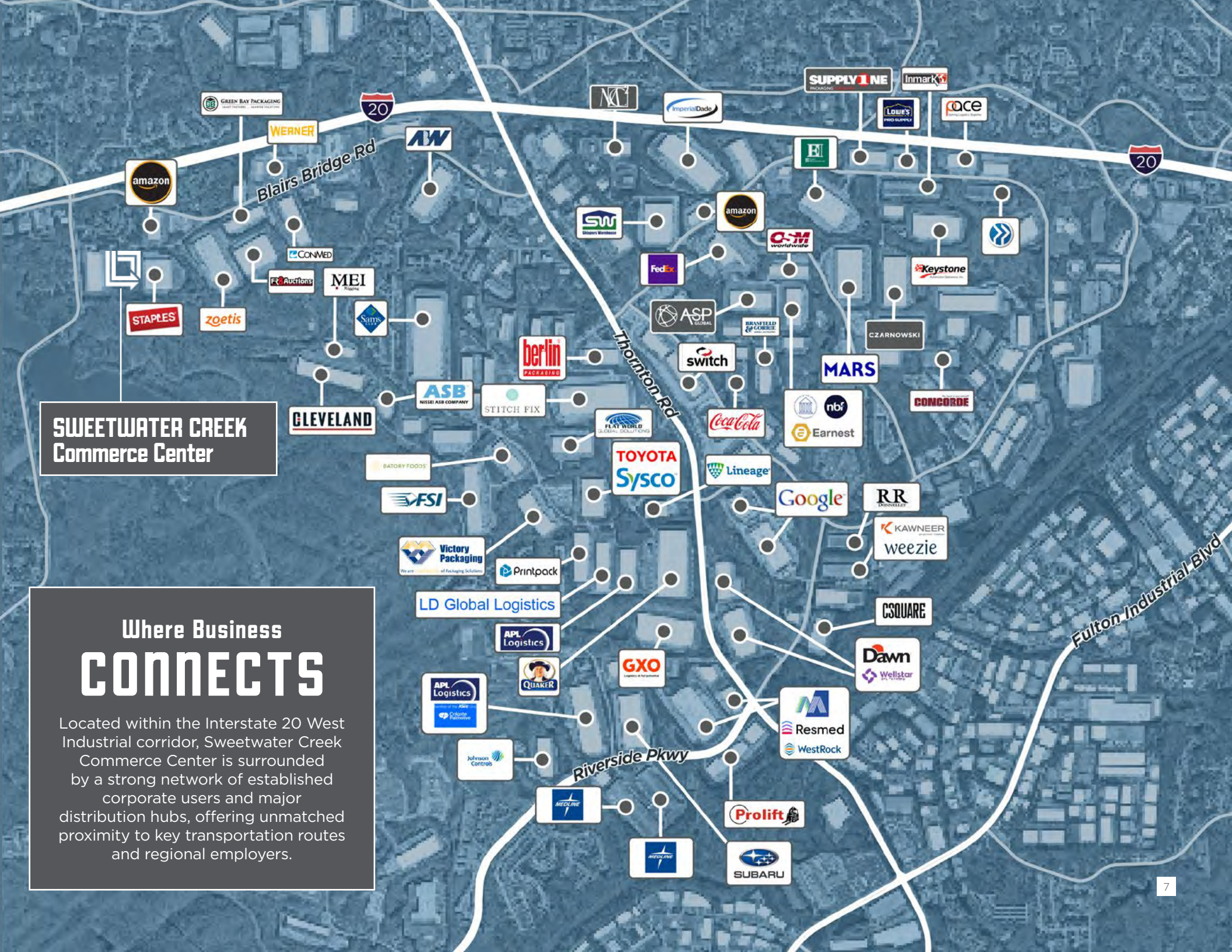
Build to Suit



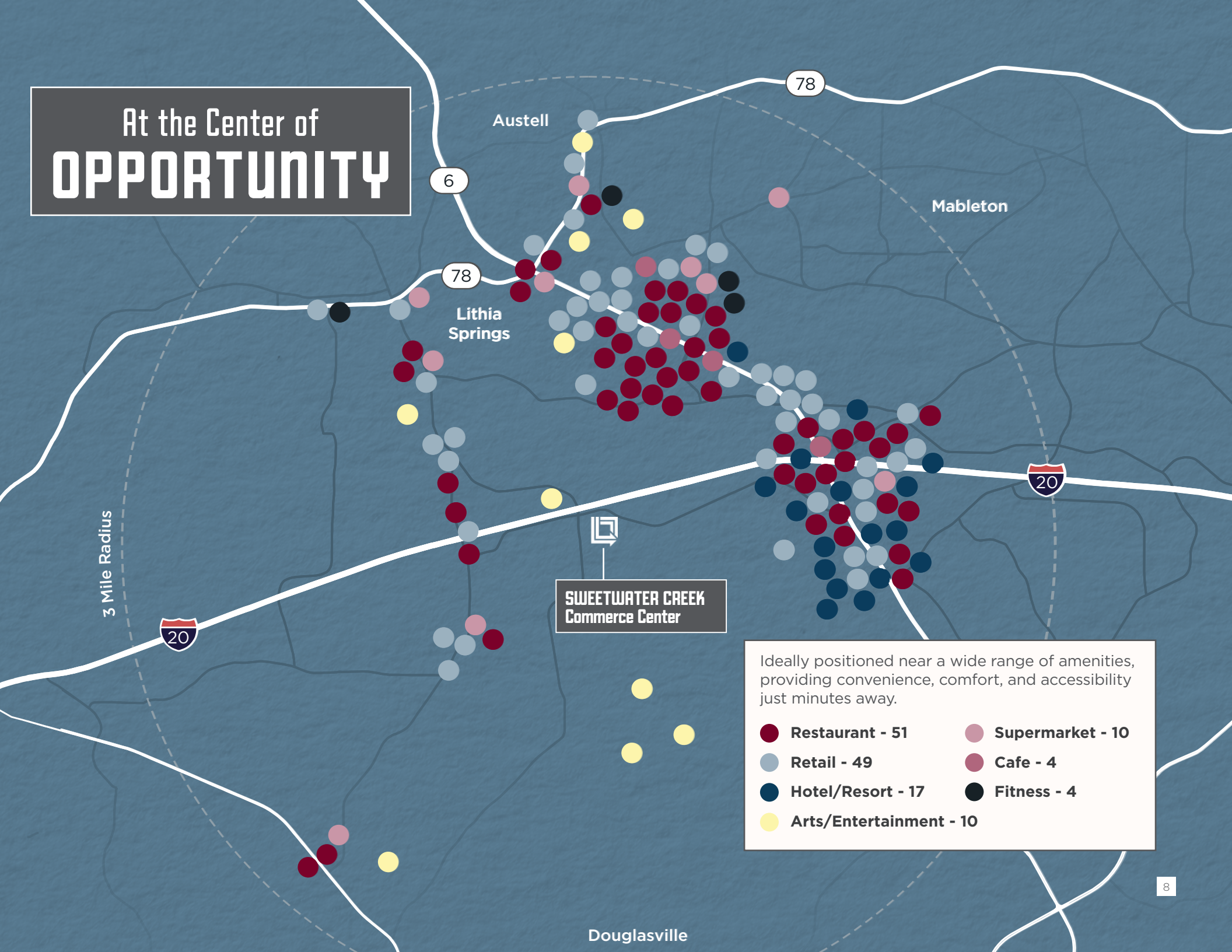
SWEETWATER CREEK Commerce Center

Where Business CONNECTS

Located within the Interstate 20 West Industrial corridor, Sweetwater Creek Commerce Center is surrounded by a strong network of established corporate users and major distribution hubs, offering unmatched proximity to key transportation routes and regional employers.



At the Center of OPPORTUNITY

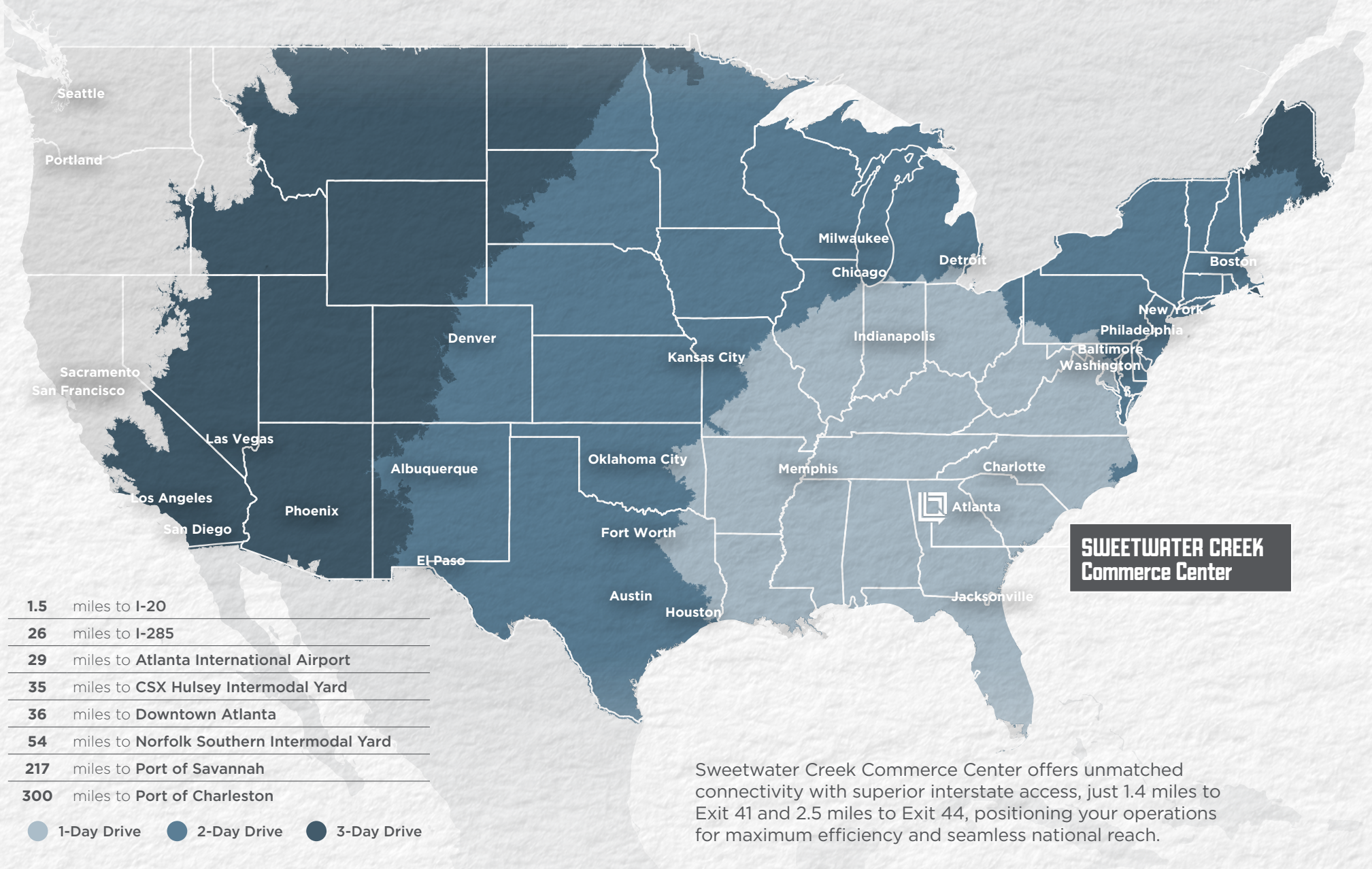


SWEETWATER CREEK
Commerce Center

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

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