

FOR LEASE

# Riverside West Spec Three

1750 N RIVER RD, DOUGLASVILLE, GA  
RIVERSIDE WEST BUSINESS PARK



This state-of-the-art spec building is located within a master planned business park, strategically located between Hartsfield-Jackson International Airport, downtown Atlanta, Norfolk Southern and CSX intermodal facilities. Ample power and fiber availability. Other tenants in the park include Microsoft and Gordon Food Services.

AVAILABILITY: Q3 2023

ZONING: INDUSTRIAL

BUILDING SQUARE FEET: 310,000 SF

DIVISIBLE BY: TBD

OFFICE SQUARE FEET: BTS

CONSTRUCTION: TILT UP CONCRETE

CEILING HEIGHT: 32' CLEAR

BUILDING DEPTH: 310'

TRUCK COURT DEPTH: 185'

COLUMN SPACING: 52' X 50'

(60' SPEED BAY)

FLOOR: 6", 4,000 PSI

PARKING SPACES: 128

DOCK HIGH DOORS: 52

DRIVE UP DOORS: 2

TRAILER PARKS: 55

SPRINKLER: ESFR

POWER: 1,800 AMPS; 280/477V

GAS: 4" (AUSTELL GAS)

WATER: 12" (DOUGLAS CO WSA)

SEWER : 8" (DOUGLAS CO WSA)



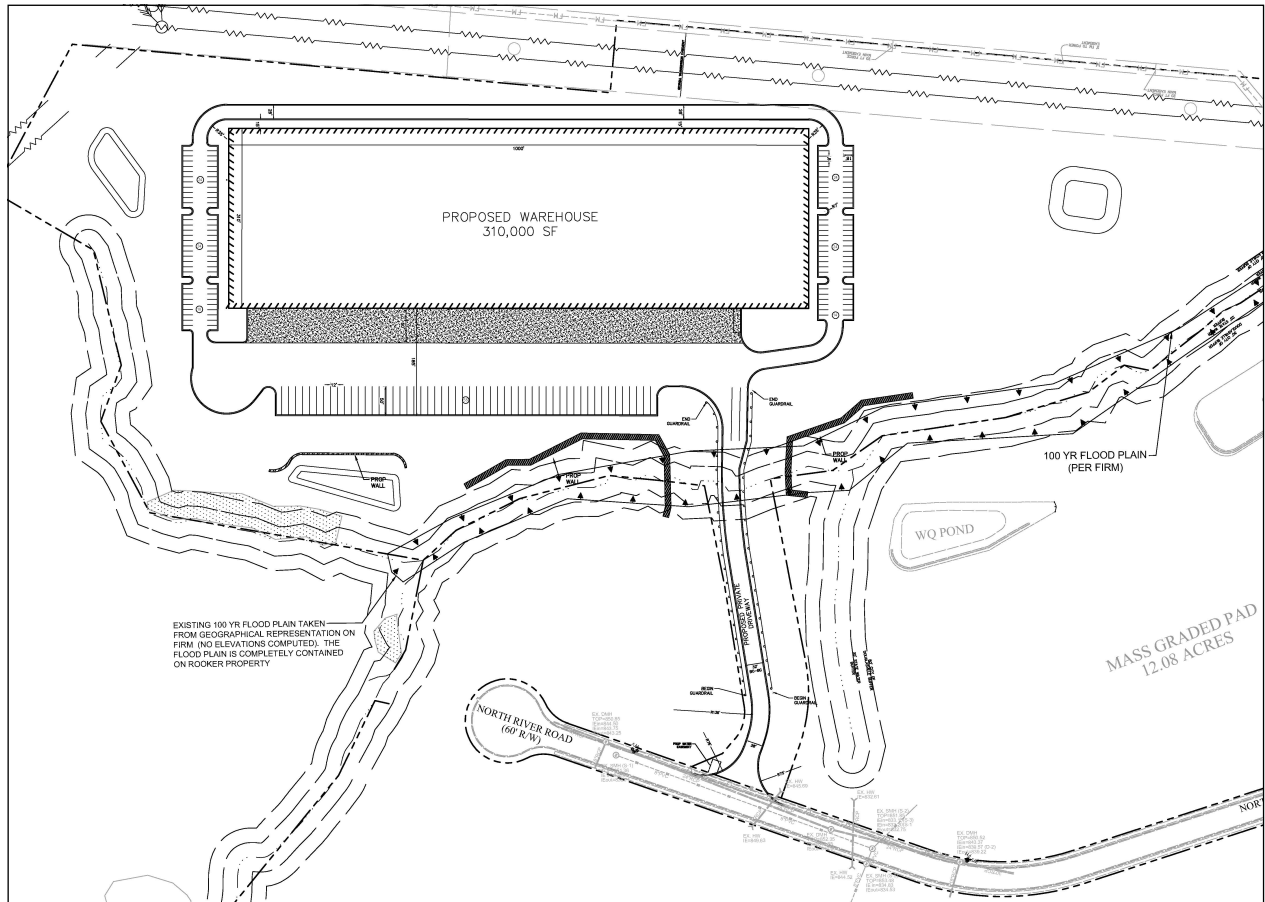
1750 N RIVER RD, DOUGLASVILLE, GA 30122

# 1750 N RIVER RD

DOUGLASVILLE, GA • RIVERSIDE WEST BUSINESS PARK



## SITE PLAN



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