



# FACTORY SHOALS

DISTRIBUTION CENTER



**1.4 Miles to Interstate 20**  
**117,036 SF and 2.6 acre IOS lot**



**117,036**  
SF

**2.6 ACRE**  
IOS Lot

**MIDTOWN**  
16 Miles

**BUCKHEAD**  
15 Miles

**1.4 MILES**  
To Interstate 20



**BUILDING**

**IOS LOT**

**Bryan Kee**  
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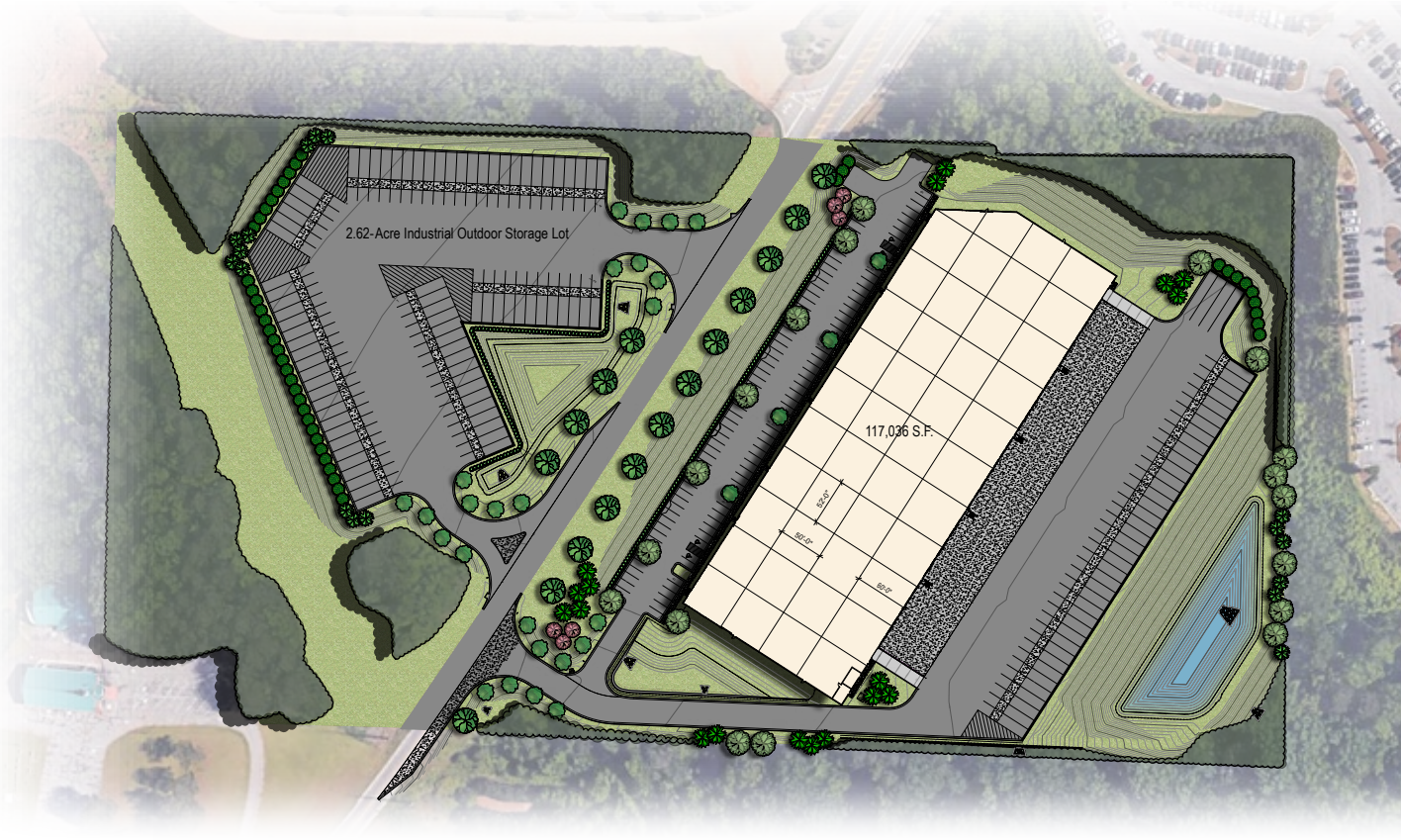
**Frank Fallon, Jr.**  
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**117,036**  
SF

**18.35**  
Acres

**2.62 ACRES**  
Additional Truck Parking

**IMMEDIATE ACCESS**  
To I-20 and I-285



### IOS Lot

- Truck Lot: 2.62 acres
- Trailer Spaces: 82 trailer spaces
- Heavy Duty Asphalt with Concrete Dolly Strip
- Fully Fenced and Secured Lot
- Site Lighting

### Building

- Property: 10.8 Acres
- Column Spacing: 52'x50'
- Speed Bay: 60'
- Office Built-to-Suit
- Configuration: Rear-Load
- Square Footage: 117,036 SF
- Dimensions: 210' x 566'
- Clear Height: 32'
- Truck Court Depth: 190' feet
- Dock Doors: 30 dock high doors (9'x10')
- Oversized Doors: 2 Drive-in (12'x14')
- ESFR Sprinkler System
- 103 Auto Parking Spaces
- 44 Trailer Parking Spaces

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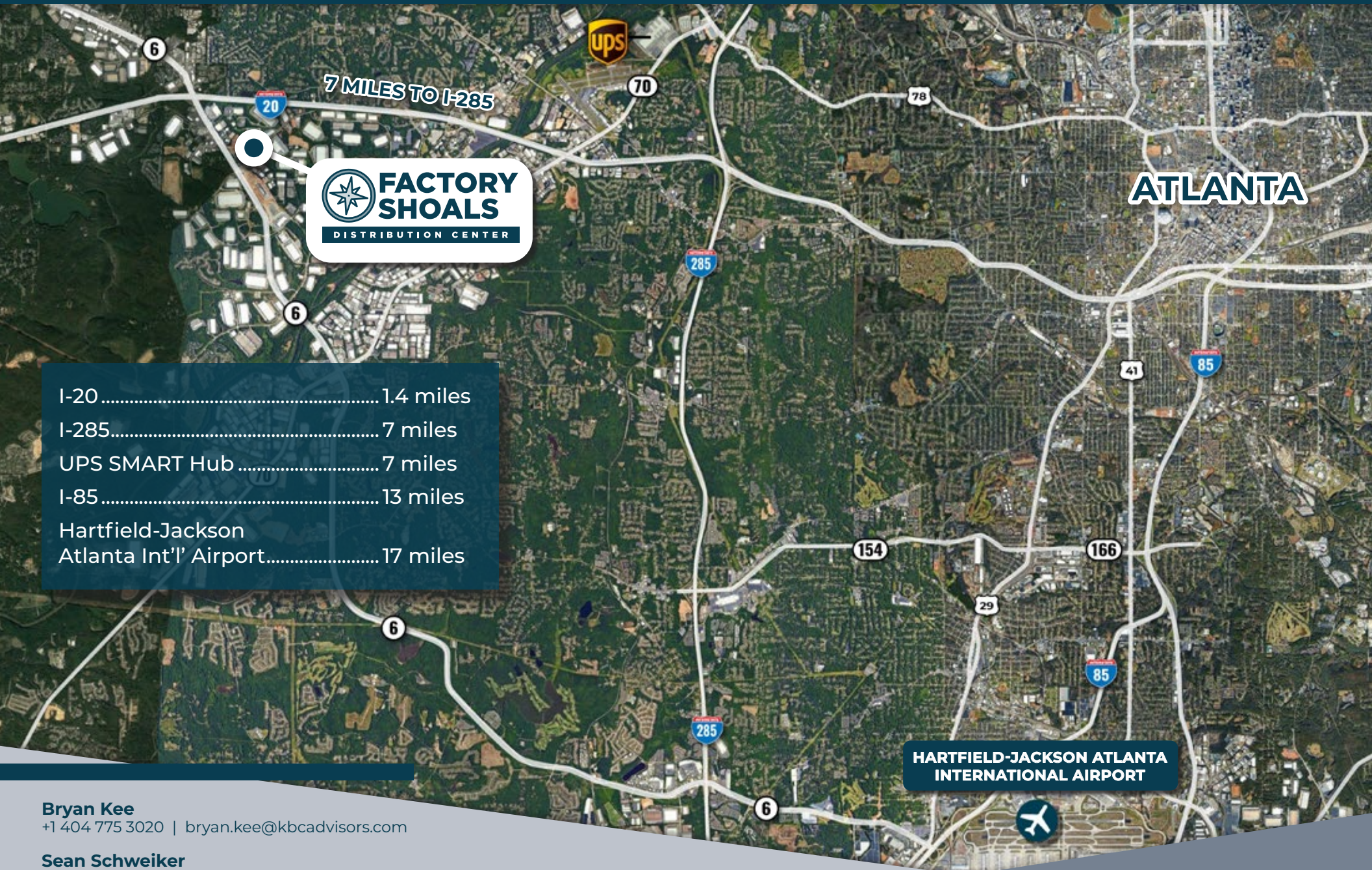
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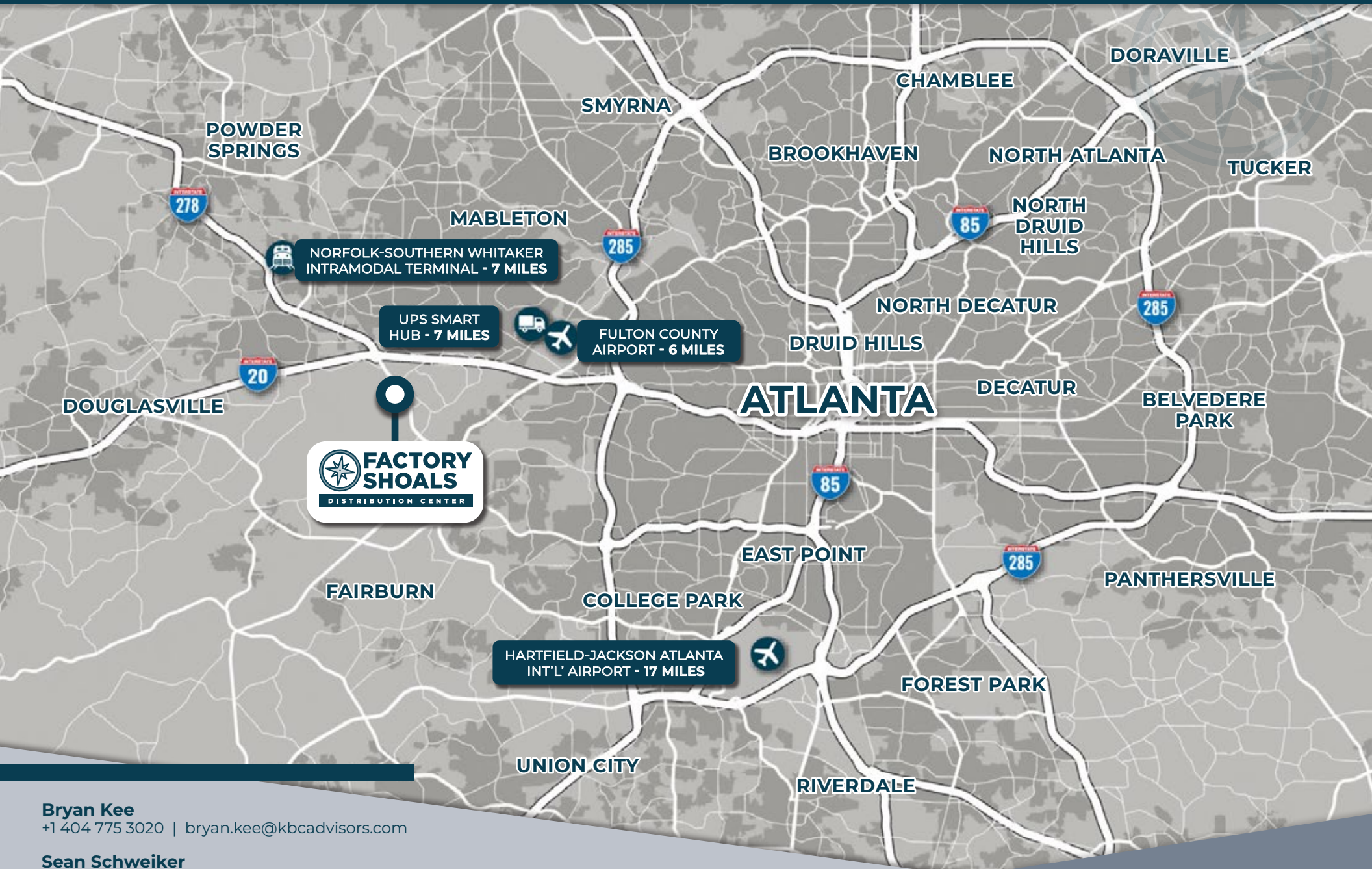
I-20 .....	1.4 miles
I-285.....	7 miles
UPS SMART Hub .....	7 miles
I-85 .....	13 miles
Hartfield-Jackson Atlanta Int'l Airport.....	17 miles

**HARTFIELD-JACKSON ATLANTA  
INTERNATIONAL AIRPORT**

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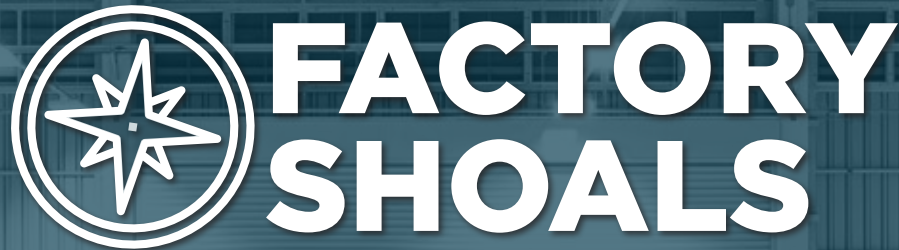
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