

**ANTICIPATED DELIVERY**  
Q3 2024

**FACTORY SHOALS**  
DISTRIBUTION CENTER **»»**

7605 FACTORY SHOALS SW / AUSTELL, GA 30168

**117,036 SF AND/OR 2.62 AC IOS LOT AVAILABLE FOR LEASE**



**ALLIANCE**  
INDUSTRIAL COMPANY

**CUSHMAN &  
WAKEFIELD**



# PROPERTY DETAILS

**1.4 MILES**

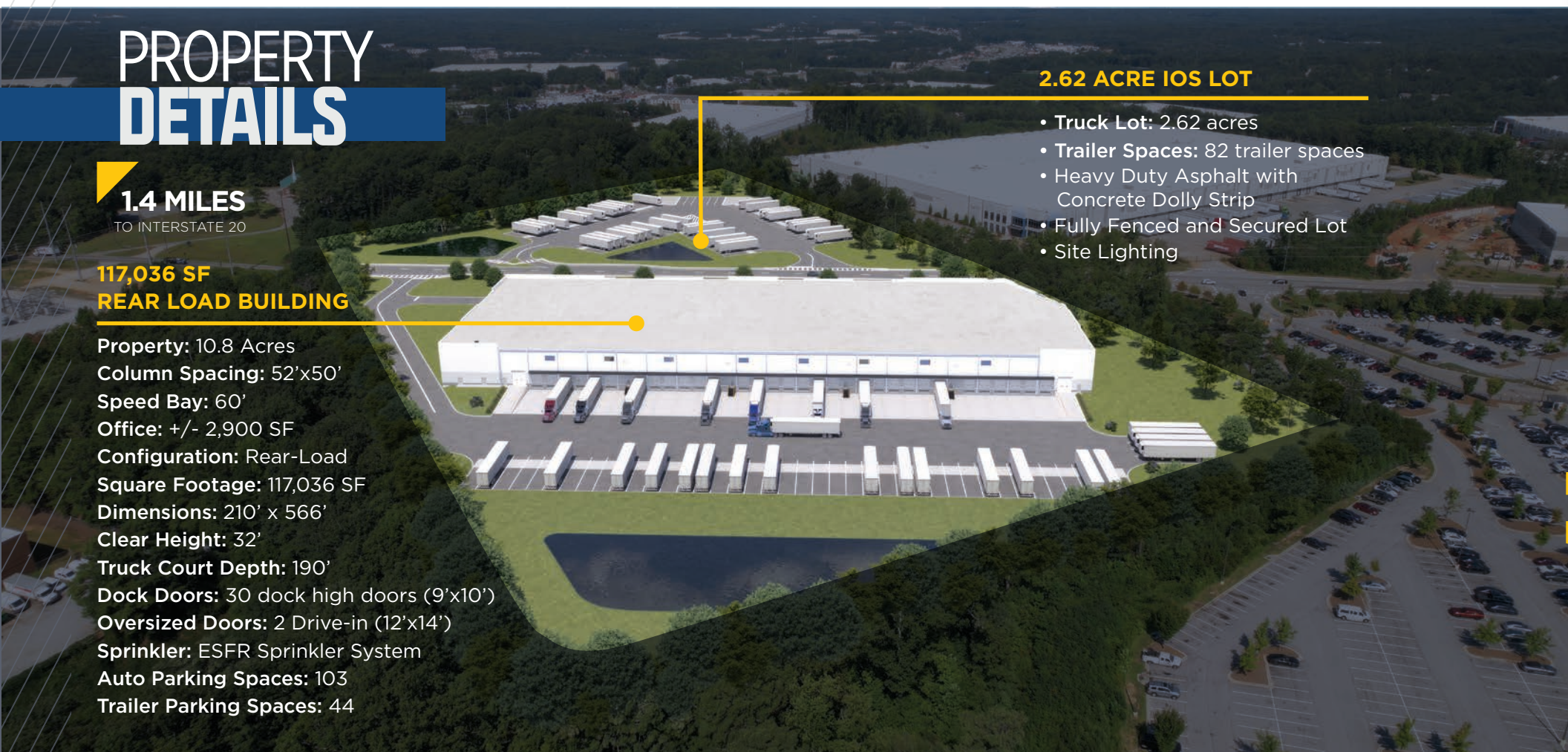
TO INTERSTATE 20

## 117,036 SF REAR LOAD BUILDING

Property: 10.8 Acres  
Column Spacing: 52'x50'  
Speed Bay: 60'  
Office: +/- 2,900 SF  
Configuration: Rear-Load  
Square Footage: 117,036 SF  
Dimensions: 210' x 566'  
Clear Height: 32'  
Truck Court Depth: 190'  
Dock Doors: 30 dock high doors (9'x10')  
Oversized Doors: 2 Drive-in (12'x14')  
Sprinkler: ESFR Sprinkler System  
Auto Parking Spaces: 103  
Trailer Parking Spaces: 44

## 2.62 ACRE 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



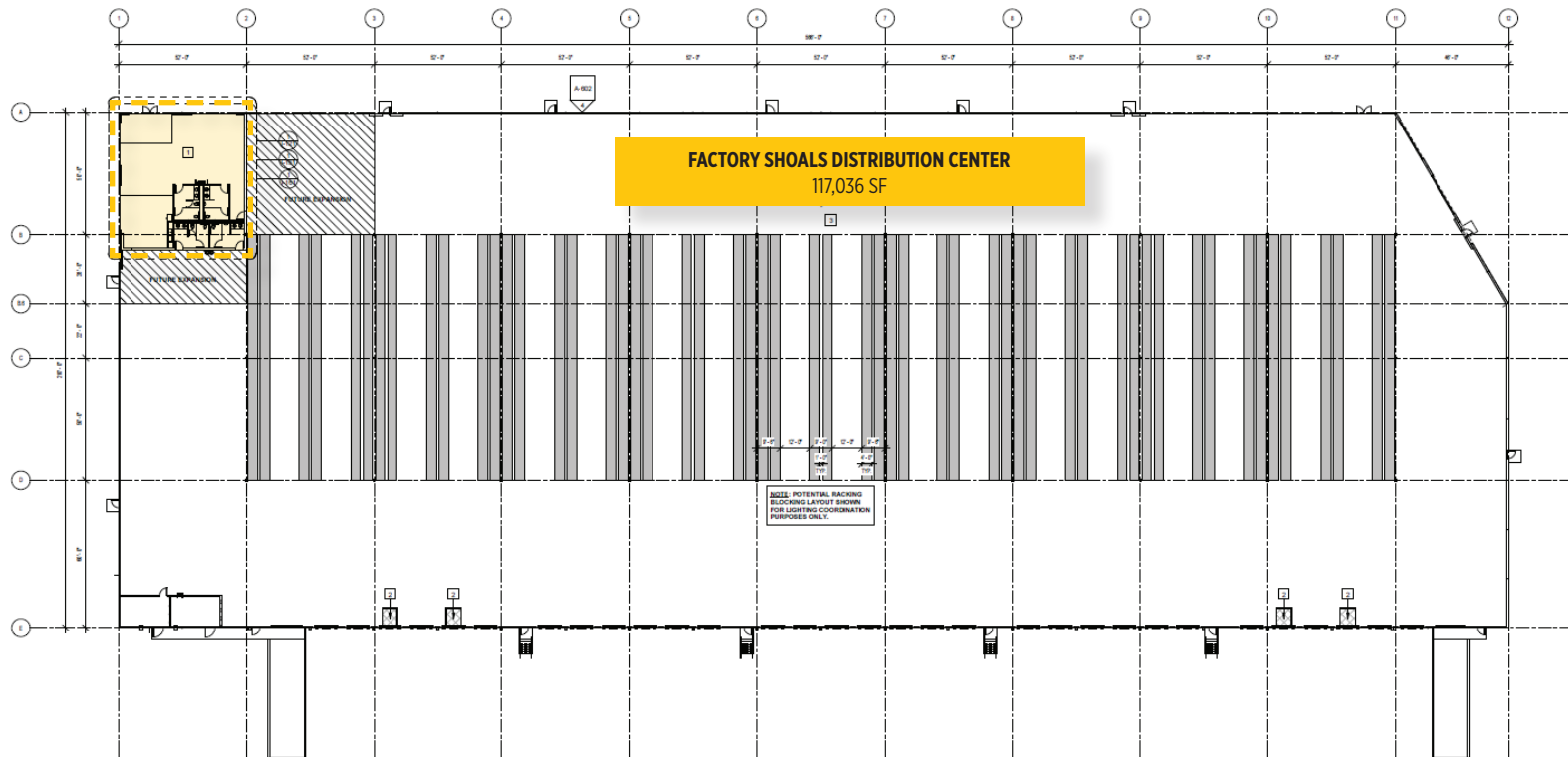


**117,036 SF BUILDING AND 2.62 AC IOS LOT AVAILABLE  
FOR LEASE TOGETHER OR INDIVIDUALLY**




**IOS LOT**

# SPEC IMPROVEMENTS



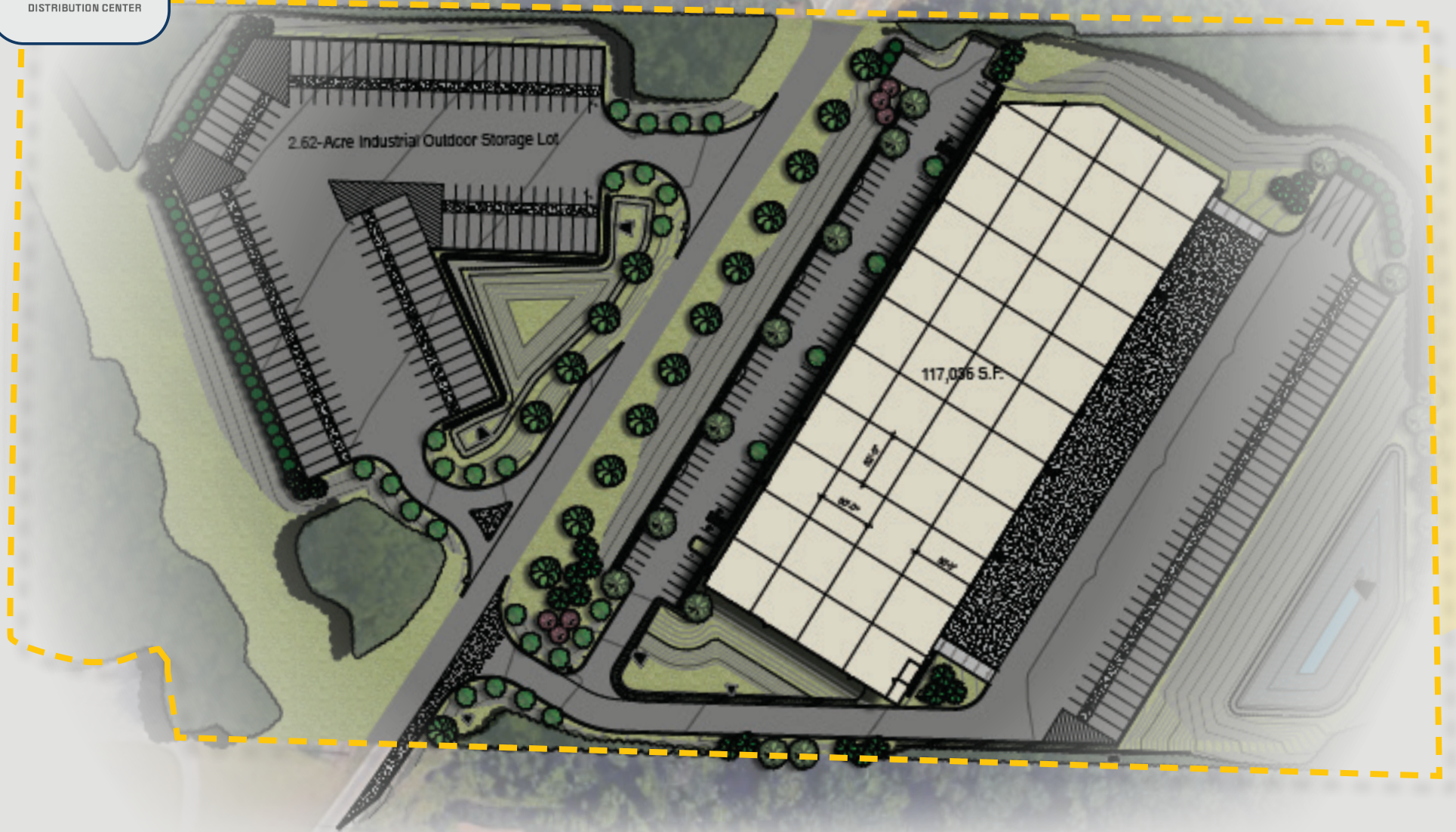
 **+/- 2,900 SF**  
SPEC OFFICE

 **4 - 40K LB**  
CAPACITY MECHANICAL  
PIT LEVELERS

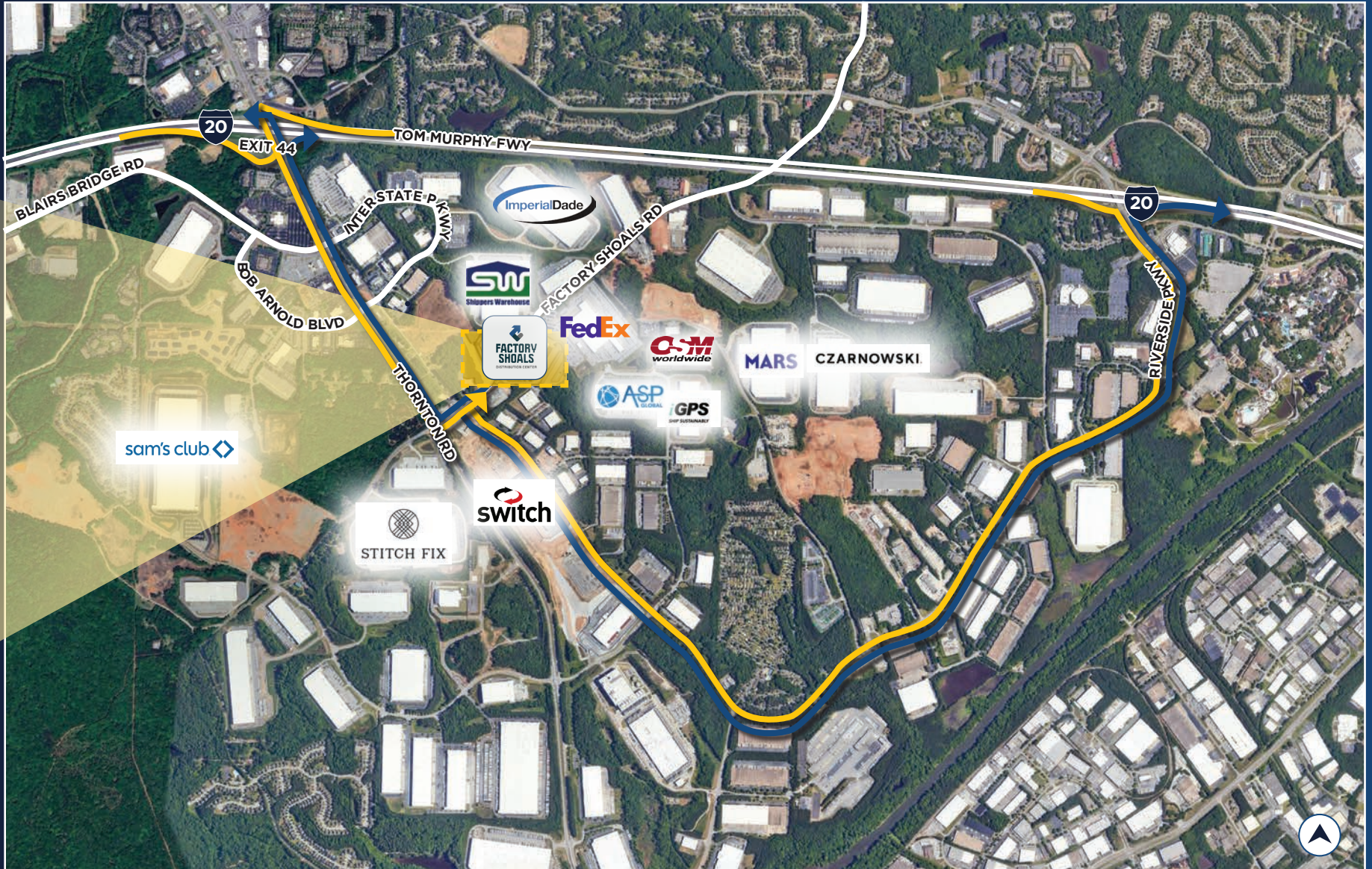
 **MOTION SENSOR**  
LED LIGHTING IN  
WAREHOUSE  
25 FC @ 3' over finished floor





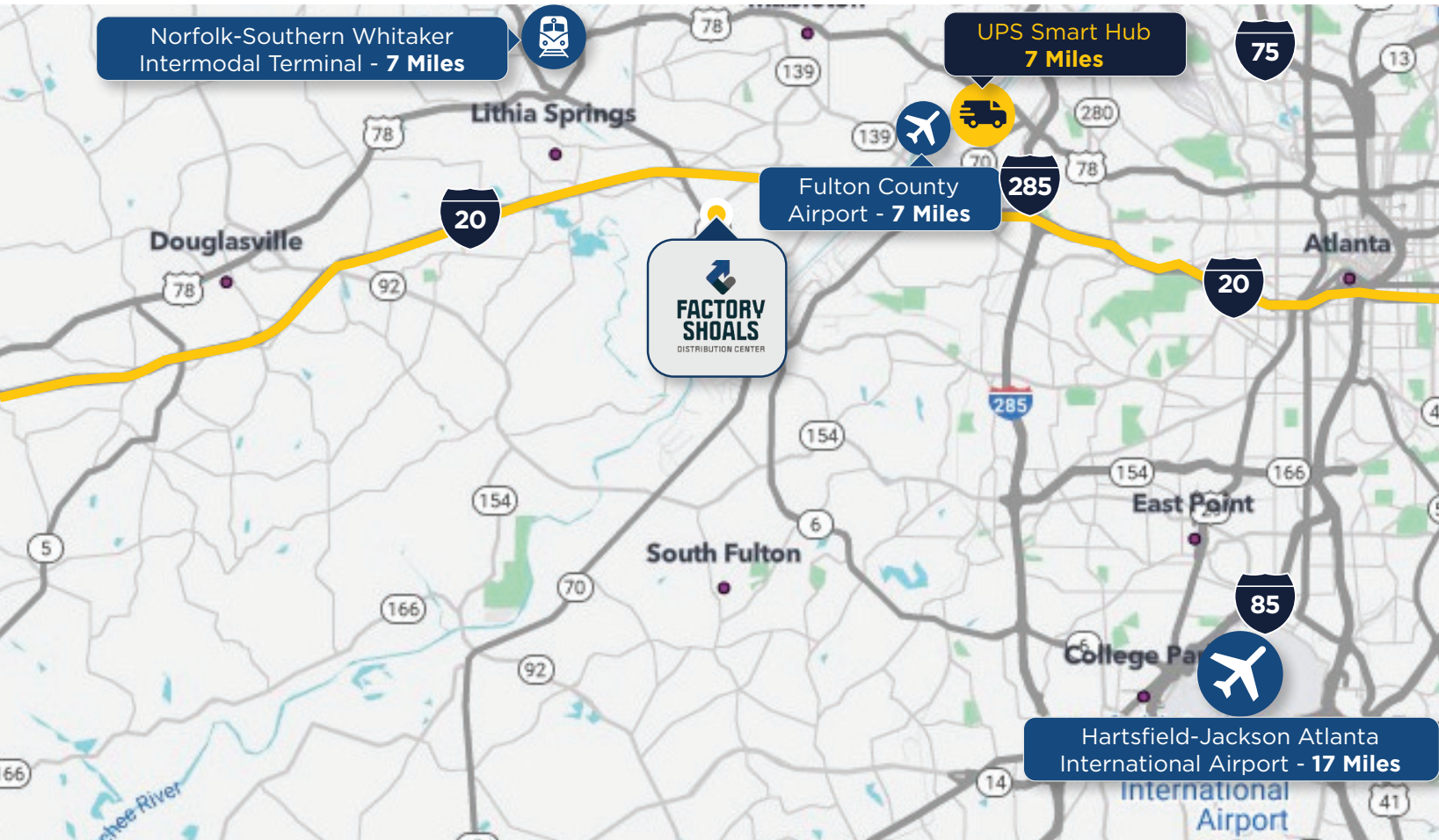






# PROPERTY LOCATION





# CONTACT INFORMATION

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