



SWEETWATER CREEK

LOGISTICS CENTER

1551 N. RIVER ROAD
DOUGLASVILLE, GA

280,140 SF

AVAILABLE FOR LEASE



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**CROW
HOLDINGS**
INDUSTRIAL



www.SweetwaterCreekLogisticsCenter.com

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BUILDING SPECS

| | | | |
|-------------------------------------|---------------------|---------------------------|---|
| Building Size | 280,140 (divisible) | Floor Slab | 7", 4,000 PSI |
| Building Configuration | Rear-Load | Sprinkler System | ESFR |
| Building Dimensions | 275'D x 1015'W | Clerestory Windows | Included |
| Clear Height | 36' | Office | 2,594 SF Spec |
| Column Spacing | 54'W x 53'9"D | Auto Parking | 96 (expandable to 316) |
| Speed Bay | 60'D | Trailer Parking | 51 |
| Dock High Doors (9'W x 10'H) | 60 | Truck Court Depth | 185' |
| Ramped Doors (12'W x 14'H) | 2 | Roof | 45 mil white TPO, R-20 and R-25 above the office area, 15-year warranty |





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*LOCATED WITHIN ESTABLISHED
RIVERSIDE WEST BUSINESS PARK
PROVIDING ACCESS TO I-20 WEST AND THE FULTON
INDUSTRIAL CORRIDOR*



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LOGISTICS CENTER

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2,594 SF SPEC OFFICE UNDER CONSTRUCTION

OVERFLOW PARKING LOT PAVING IN PROCESS

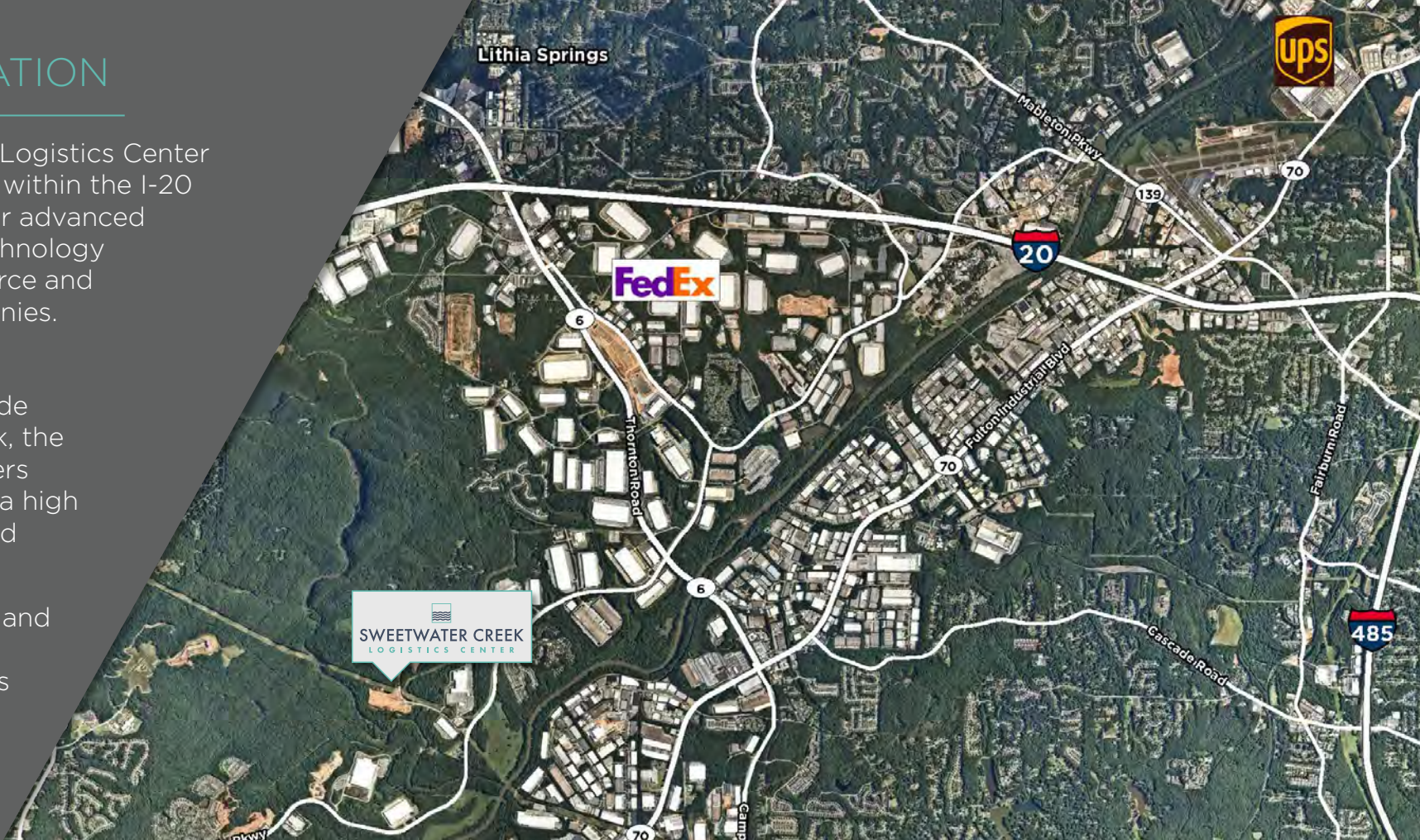


PRIME LOCATION

Sweetwater Creek Logistics Center is an ideal location within the I-20 West submarket for advanced manufacturing, technology services, e-commerce and distribution companies.

Located within the established Riverside West Business Park, the Class-A facility offers abundant parking, a high dock door ratio, and rear-loading.

It's access to labor and nearby workforce amenities add to its appeal.



LOCATION



10.8 Miles
Norfolk-Southern
Intermodal



10.5 Miles
UPS Smart Hub



16.8 Miles
Downtown Atlanta



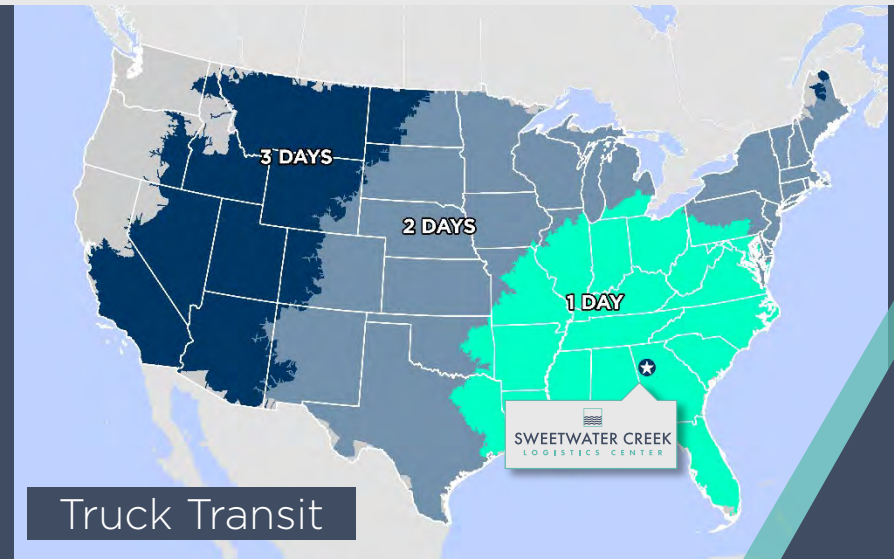
5 Miles
I-20
(via Thornton Road)



9 Miles
I-285
(via Riverside Pkwy/I-20)



17 Miles
Hartsfield-Jackson
Atlanta International
Airport



ATTRACT TALENT

GEORGIA JOB TAX CREDITS

Georgia provides a statewide job tax credit that could benefit companies located at Sweetwater Creek Logistics Center. Tier 2 County tax credits available for this location are \$3,000 per net new job* for 5 years, which can offset 100% of state income tax liability.

*An average of 10 net new jobs is required to realize this benefit.



100
JOBS
CREATED

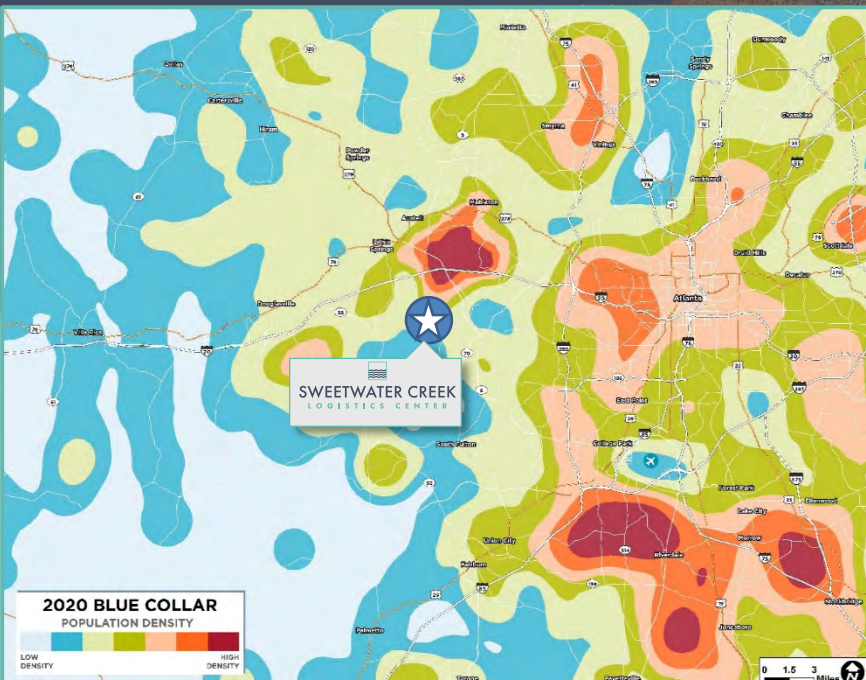


TAX CREDIT PER
NET NEW JOB
\$3,000

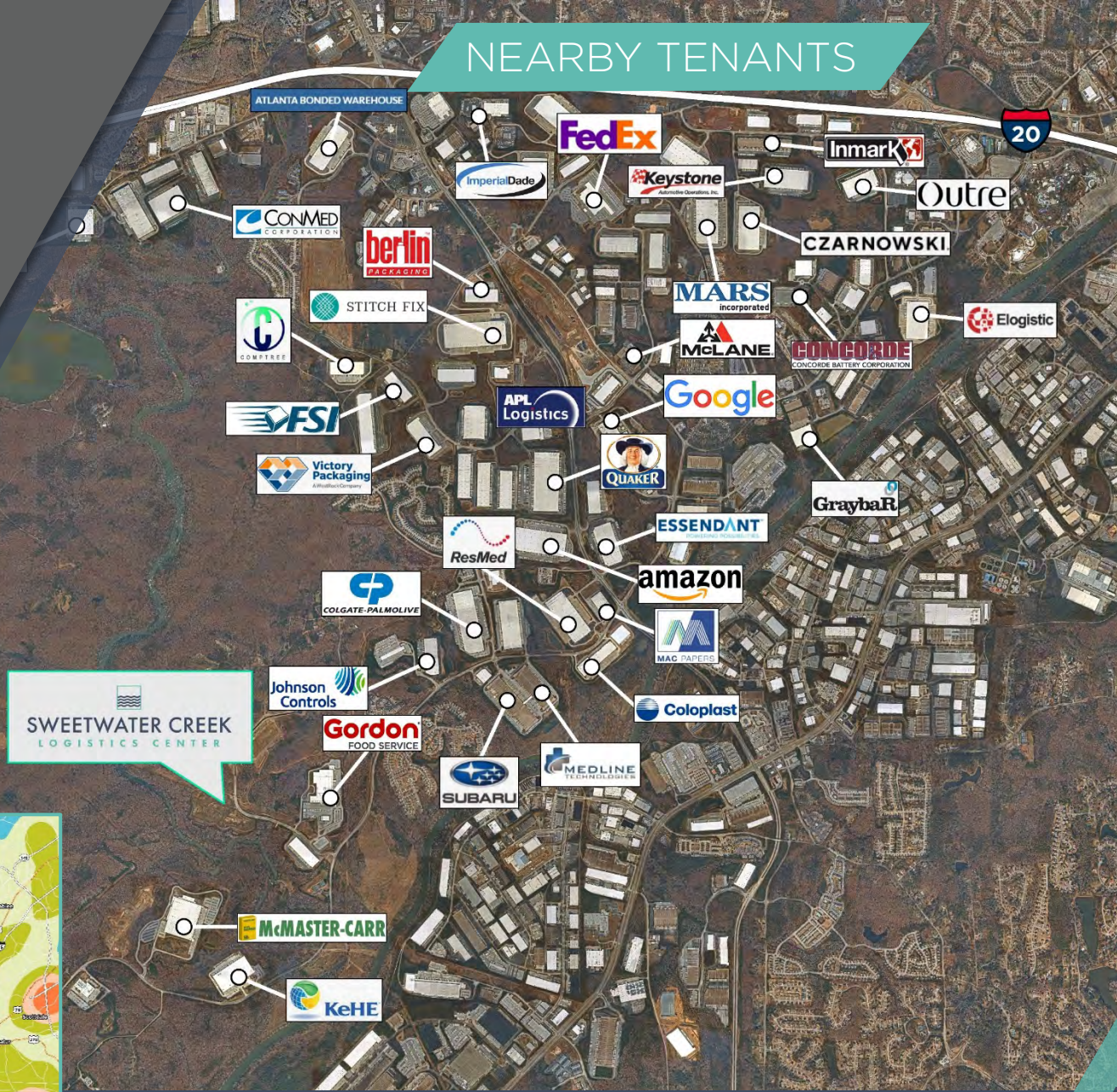


\$1.5M
OVER 5 YEARS, OR
\$1.07/SF

LABOR WORKFORCE



NEARBY TENANTS



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