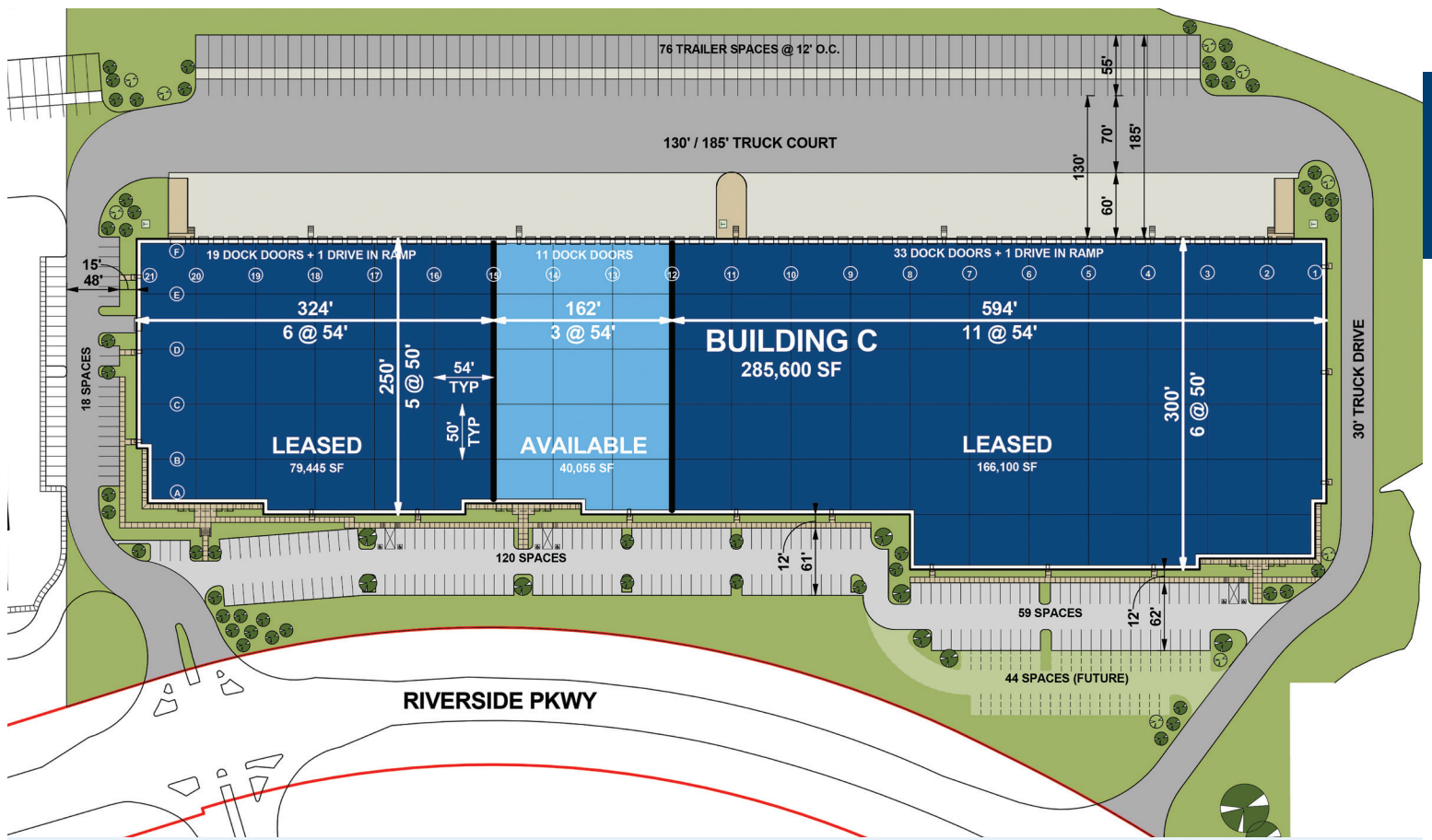




RIVERSIDE BUSINESS CENTER

Building C

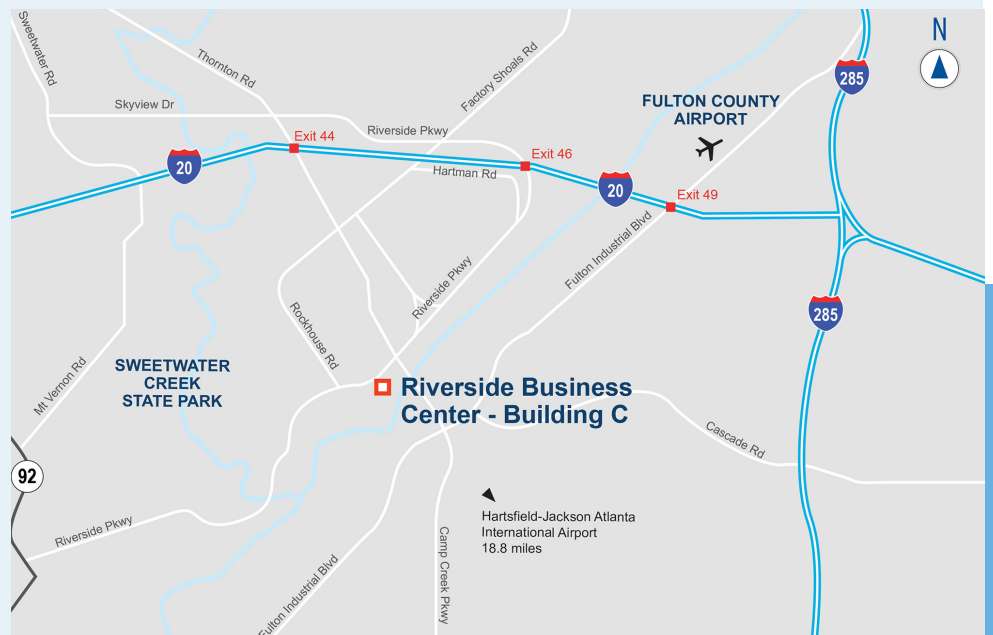
475 Riverside Parkway, Lithia Springs, GA 30122



Riverside Business Center Building C is a 285,600 SF, Class-A industrial building, located 3-miles south of I-20 along Thornton Road at the signalized intersection of Riverside Parkway. Additionally, the property is in close proximity to four major interstates, Atlanta Hartsfield-Jackson International Airport, Norfolk Southern Intermodal facility, FedEx small package center and UPS Regional Hub.

One of Atlanta's most desirable business/distribution locations.

- Access to four major interstates (I-20; I-75; I-85; and, I-285).
- Close proximity to Atlanta Hartsfield-Jackson International Airport.
- Located in pro-business Douglas County



40,055 square feet

CLEAR HEIGHT: 32'

SPEC OFFICE: 3,126 SF

AUTO PARKING: 30 auto spaces

TRAILER PARKING: 13 trailer spaces

DOCK DOORS: 10 - 9' x 10'

DRIVE-IN DOORS: 1 - 12' X 12'

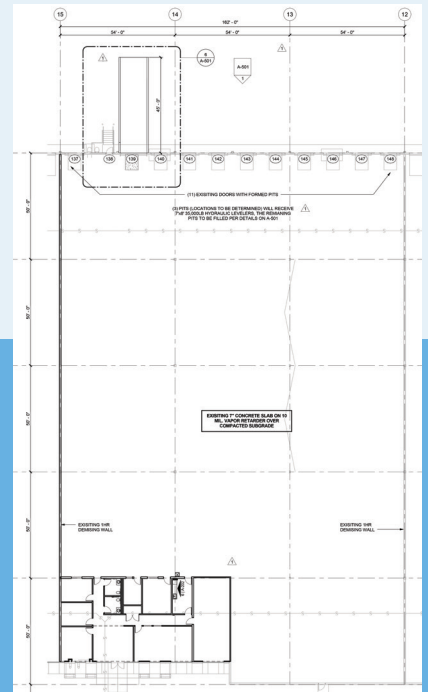
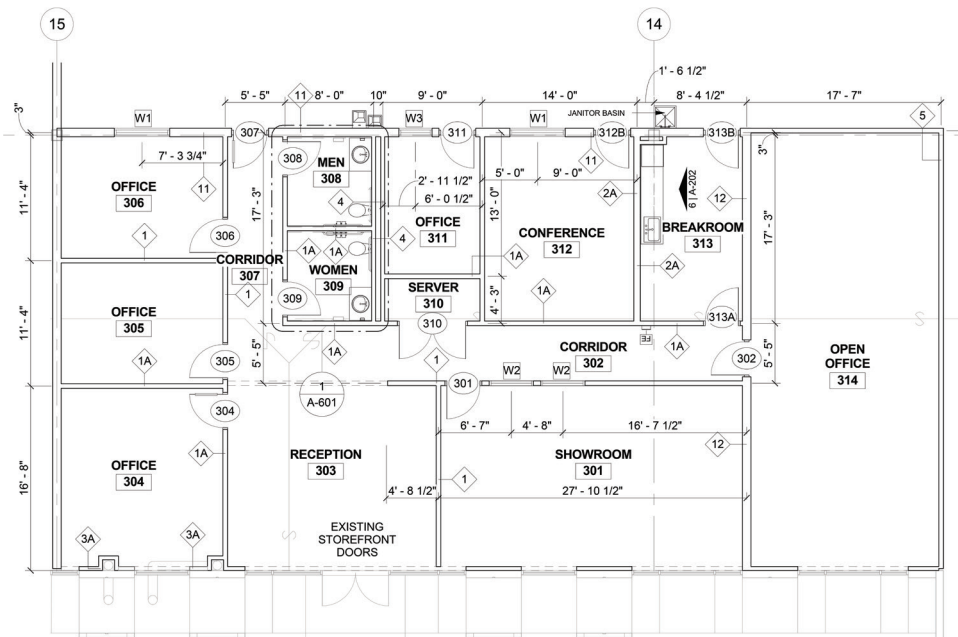
TRUCK COURT: 130'/185'

COLUMN SPACING: 54' X 50'

BUILDING DEPTH: 250'



3,126 SF SPEC OFFICE LAYOUT



Notable Distances

Air

Hartsfield-Jackson Atlanta International Airport	16 miles
Fulton County Airport-Brown Field	6.5 miles
Cobb International Airport	23.2 miles

Interstate

I-20	3 miles
I-285	7 miles
I-85 S	13 miles
I-85 N	29 miles
I-75 N	16 miles
I-75 S	18 miles

Port Cities

Savannah, GA	257 miles
Charleston, SC	322 miles
Brunswick, GA	285 miles
Jacksonville, FL	341 miles
Norfolk, VA	576 miles
Miami, FL	671 miles

Riverside Business Center Building C is ideally situated for both domestic and international business trades requiring local, regional and national distribution. A robust and skilled population base offers a solid workforce infrastructure.



For more information and to schedule a tour, please call:



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