DEVELOPMENT BY:

PANATTONI®

RIVERVIEW
LOGISTICS PARK

FOR LEASE
429,780 SF

3945 FAIRBURN ROAD
DOUGLASVILLE, GA 30135

LEE & ASSOCIATES

CONTACT:

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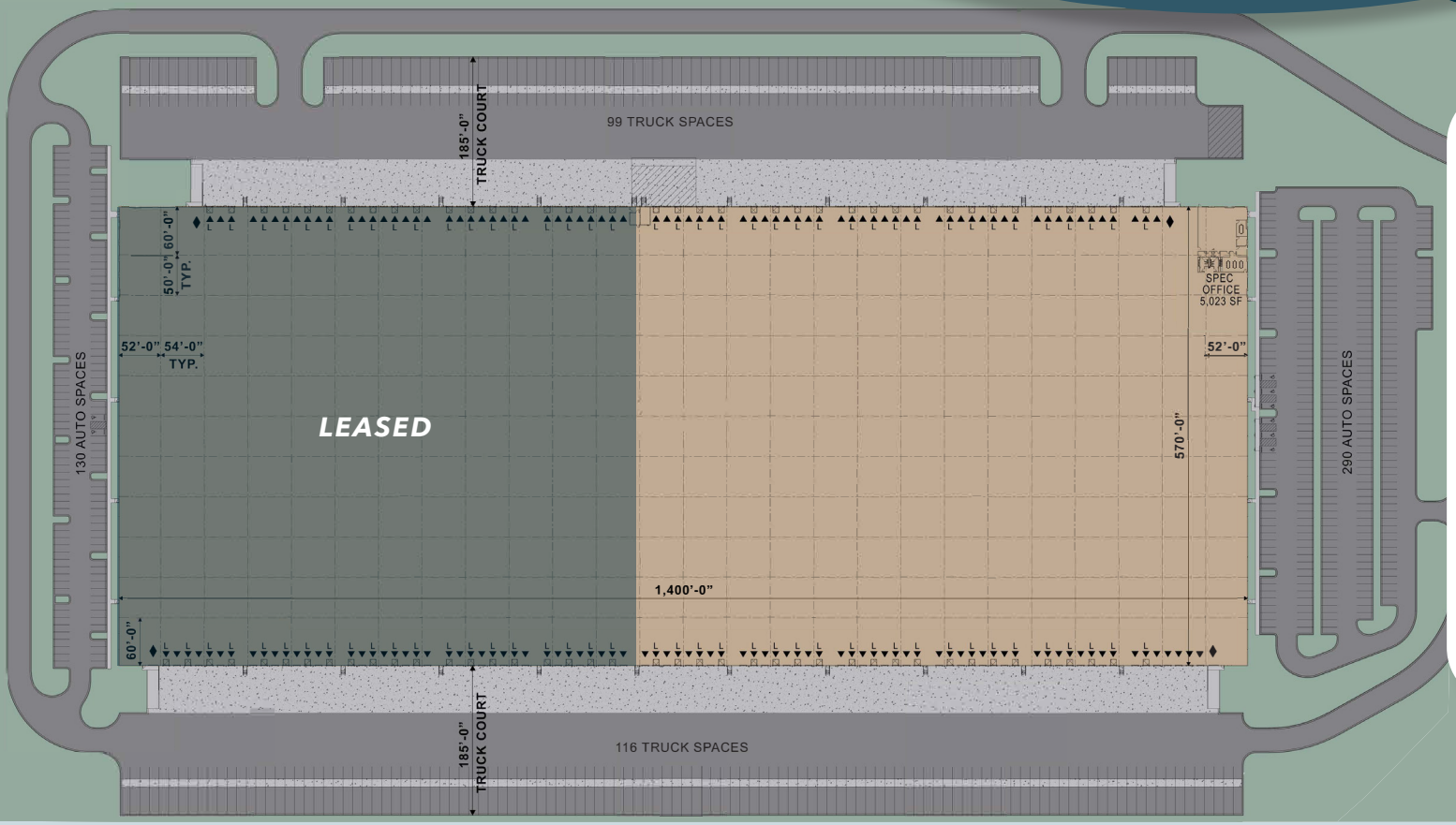
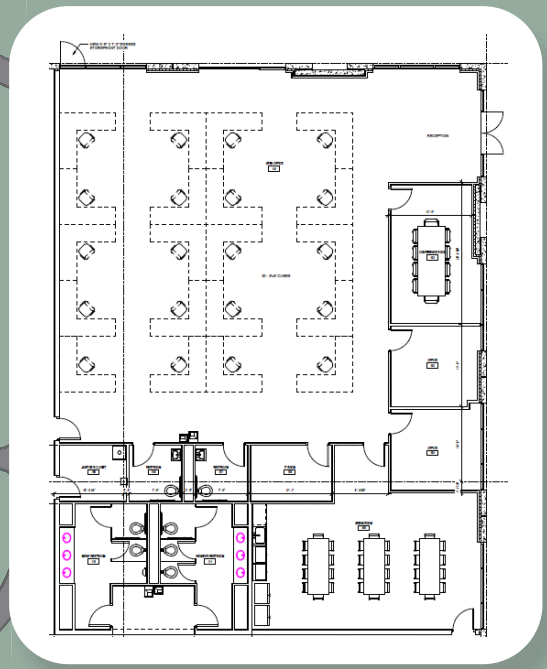
PROPERTY OVERVIEW

RIVERVIEW
LOGISTICS PARK





TOTAL SIZE	429,780 SF
OFFICE SF	5,023 SF (SPEC OFFICE)
BUILDING DIMENSIONS	570'D
CLEAR HEIGHT	40' MIN. AT FIRST JOIST IN FROM COLUMN
COLUMN SPACING	54'W X 50'D (60' SPEED BAY)
LOADING CONFIGURATION	CROSS DOCK
POWER	3,000 AMP, 480/277 VOLT

SPRINKLER	ESFR
DOCK HIGH DOORS	89 (9'W x 10'H) WITH 42 PIT LEVELERS (40,000 LB, EVERY OTHER DOOR)
DRIVE IN DOORS	2 (12'W x 14'H) GRADE LEVEL
LIGHTING	LED LIGHTING (30' FC ON OPEN PLAN)
AUTO PARKING	290 SPACES
TRAILER PARKING	115 STALLS
SLAB	7" THICK UNREINFORCED, 4,000 PSI

RIVERVIEW
LOGISTICS PARK

PARCEL HUBS

FedEx Ground
(8.8 Miles)

UPS Customer Center
(8.9 Miles)

RAIL INTERMODAL

Norfolk Southern Austell
(14 Miles)

CSX Fairburn
(15 Miles)

AIRPORTS

Hartsfield-Jackson Atlanta Int'l Airport
(16 Miles)

Charlie Brown Airport
(10.3 Miles)

INTERSTATES

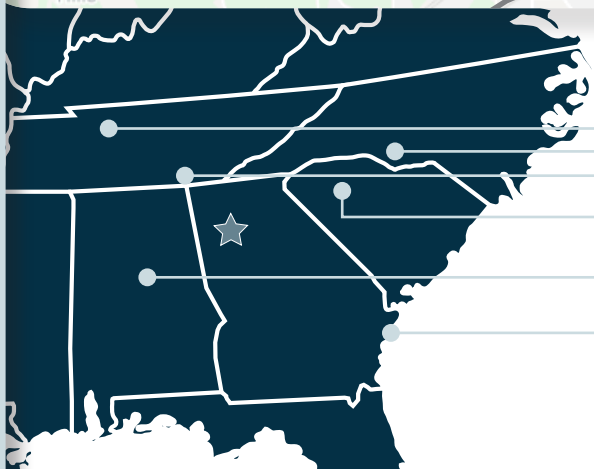
Interstate 20
(via Fairburn Road | 6.0 Miles)

Interstate 20
(via Fulton Ind. Blvd. | 9.4 Miles)

Interstate 285
(via Camp Creek Pkwy. | 10.7 Miles)

PORTS

Savannah Ports
(285 Miles)



NASHVILLE | 4.5 HRS
CHARLOTTE | 5 HRS
CHATTANOOGA | 75 MINS
GREENVILLE | 2.5 HRS
BIRMINGHAM | 2 HRS
SAVANNAH | 4 HRS

RIVERVIEW
LOGISTICS PARK
20
20
285
FedEx
amazon
Staples
sam's club
PEPSICO
FULTON INDUSTRIAL BLVD
THORTON ROAD
ResMed
MEDLINE
QT
QuikTrip
McMASTER-CARR
KeHE
pepsi
CAMP CREEK PARKWAY
RIVERVIEW
LOGISTICS PARK
amazon
Saddle Creek
LOGISTICS SERVICES
FAIRBURN ROAD
FULTON INDUSTRIAL BLVD
CardinalHealth
CORPORATE
NEIGHBORS
LEE & ASSOCIATES - ATLANTA

RIVERVIEW
LOGISTICS PARK

TAX BENEFITS

Tier 2 County

Up to $3,000 / job for up to 5 years plus property tax abatements

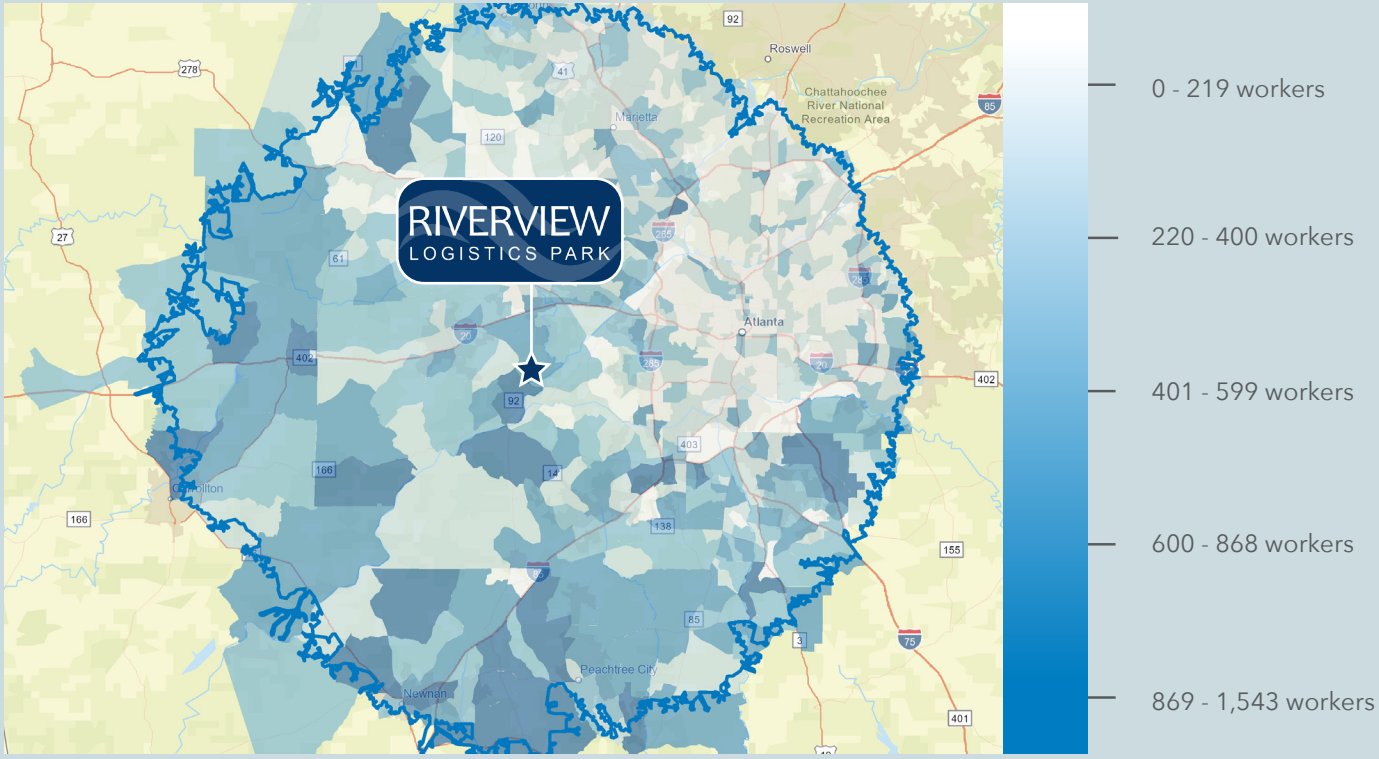
TRANSPORTATION & WAREHOUSING

#3 Industry in Douglas County
36% of jobs

DEMOGRAPHICS

	DOUGLAS COUNTY	30-MILE RADIUS
TOTAL EMPLOYEES	45,380	1,498,940
AVERAGE HH INCOME	$40,508	$62,568
INDUSTRIAL WORKFORCE	16,178	267,846
PROJECTED POPULATION GROWTH	1.48%	1.18%

WORKFORCE DENSITY WITHIN 30-MI RADIUS



The Industrial Workforce is comprised of Manufacturing, Transportation/Warehouse, and Wholesale Trade workers within a 30-radius from Riverview Logistics Park. *All information is sourced from ESRI.*

READILY AVAILABLE WORKFORCE

Riverview Logistics Park is strategically located with its workforce in mind. The park is located within Douglas County where the transportation and warehousing industry is the third largest industry in the county, employing 36% of its workforce. Additionally, it is located within one of the highest density areas for its workforce and has access to the Career Ready Training Program and a number of tax benefits.

CAREER READY TRAINING PROGRAM

The Career Ready Training Program offers free training through federal workforce and grant funding to individuals in Douglas County, who are looking for careers in advanced manufacturing, logistics, and warehousing. This provides access to a new pipeline of candidates for Douglas County employers, who are looking for a trained and qualified workforce.

Source: Douglas County Economic Development
www.developdouglas.com

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