



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	70
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

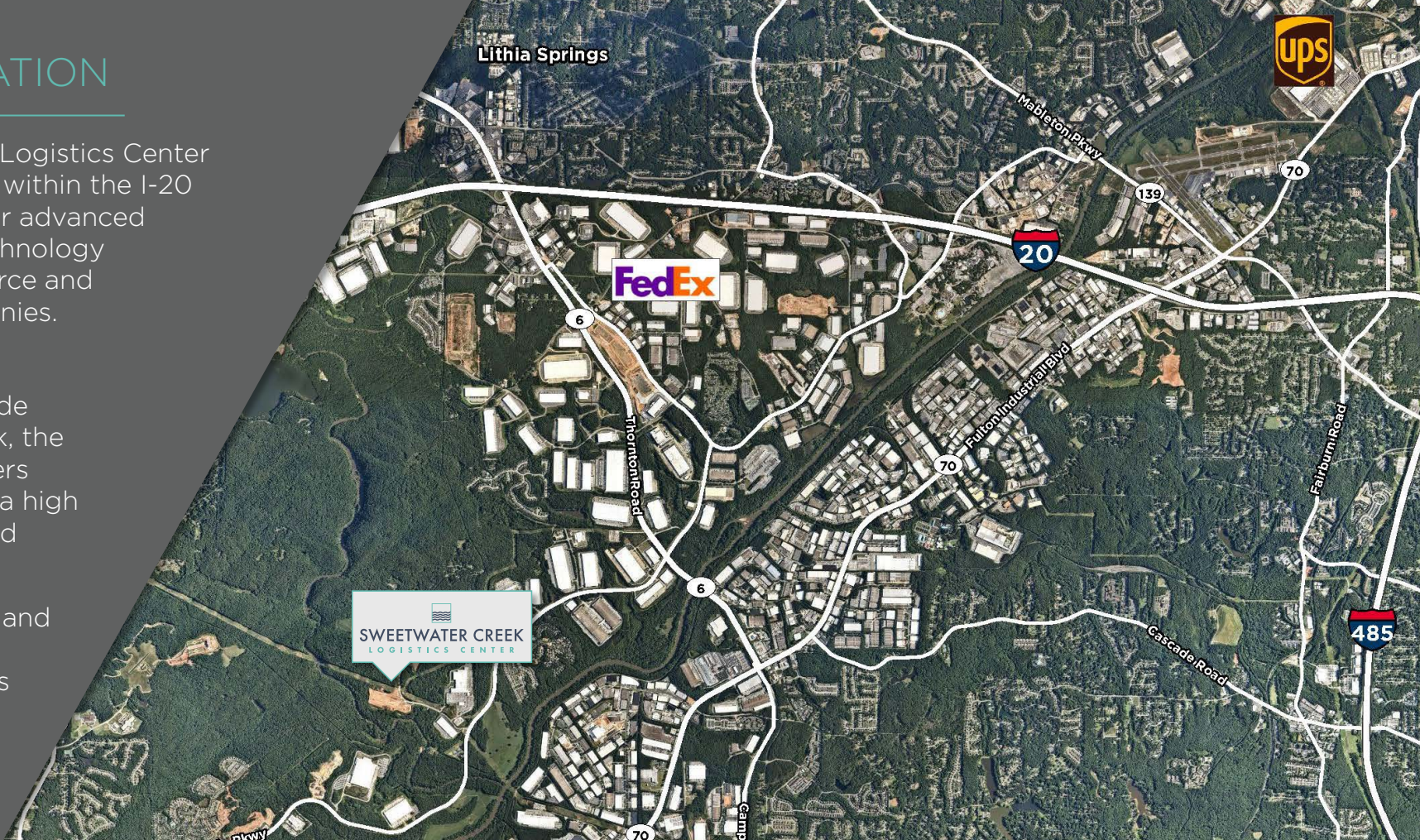


PRIME LOCATION

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



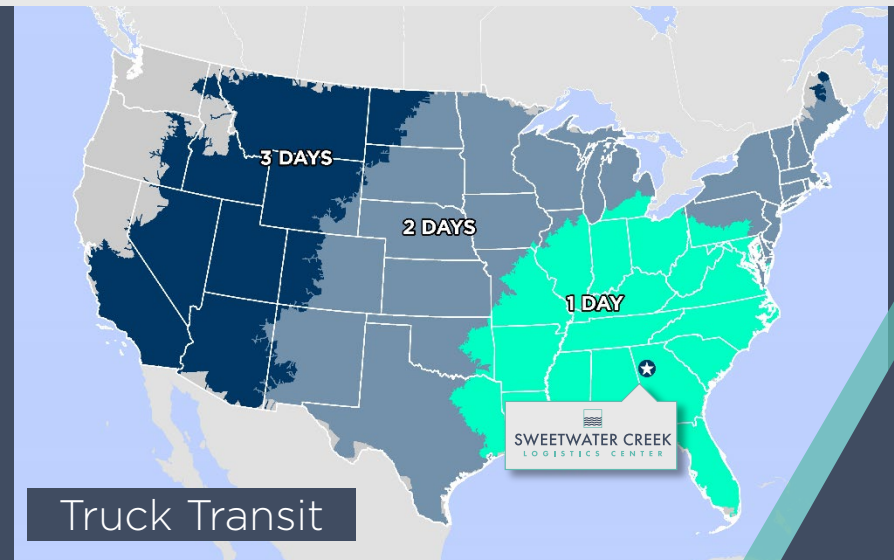
5 Miles
I-20
(via Thornton Road)



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

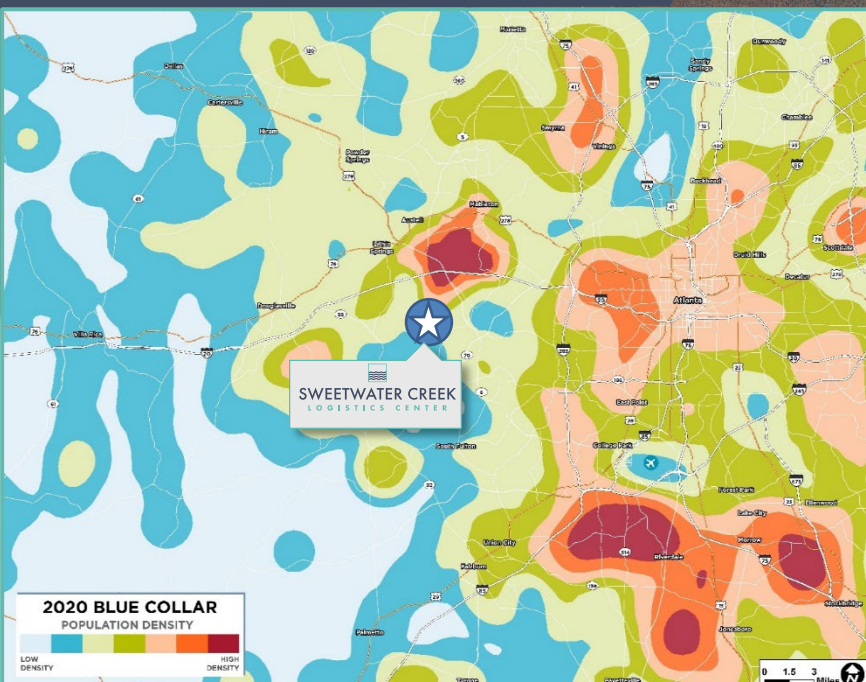


TAX CREDIT PER
NET NEW JOB
\$3,000



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

LABOR WORKFORCE



NEARBY TENANTS



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