

# 117,200 SF

Industrial Space For Lease



## Prologis Riverside



210 The Bluffs, Suites 101 and 107  
Austell, GA 30168

### LOCATION

- This industrial property boasts excellent access to I-20 and I-285 interchanges, with a direct route to Hartsfield- Jackson Atlanta International Airport and CSX Intermodal Yard
- Located within 5 miles of both UPS and FedEx hubs

### FACILITY

- 117,200 SF
- 24' clear height
- 40' x 40' column spacing
- One hundred seventy-nine (179) auto spaces

#### Suite 101

- 68,613 SF
- 11,055 SF office
- Twelve (12) dock high doors; six (6) with pit levelers
- One (1) drive-in-door
- Power: 2,000 amps; 277/ 480 volts
- Sprinklers: Wet system

#### Suite 107

- 48,587 SF
- 5,900 SF office
- Nine (9) dock high doors; three (3) with pit levelers
- One (1) drive-in-door
- Power: 1,400 amps; 277/ 480 volts
- Sprinklers: ESFR



### ADVANTAGES AND AMENITIES

- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign

**Your single-source service for efficient move-in and operations: [prologisessentials.com](http://prologisessentials.com)**

[www.prologis.com](http://www.prologis.com)



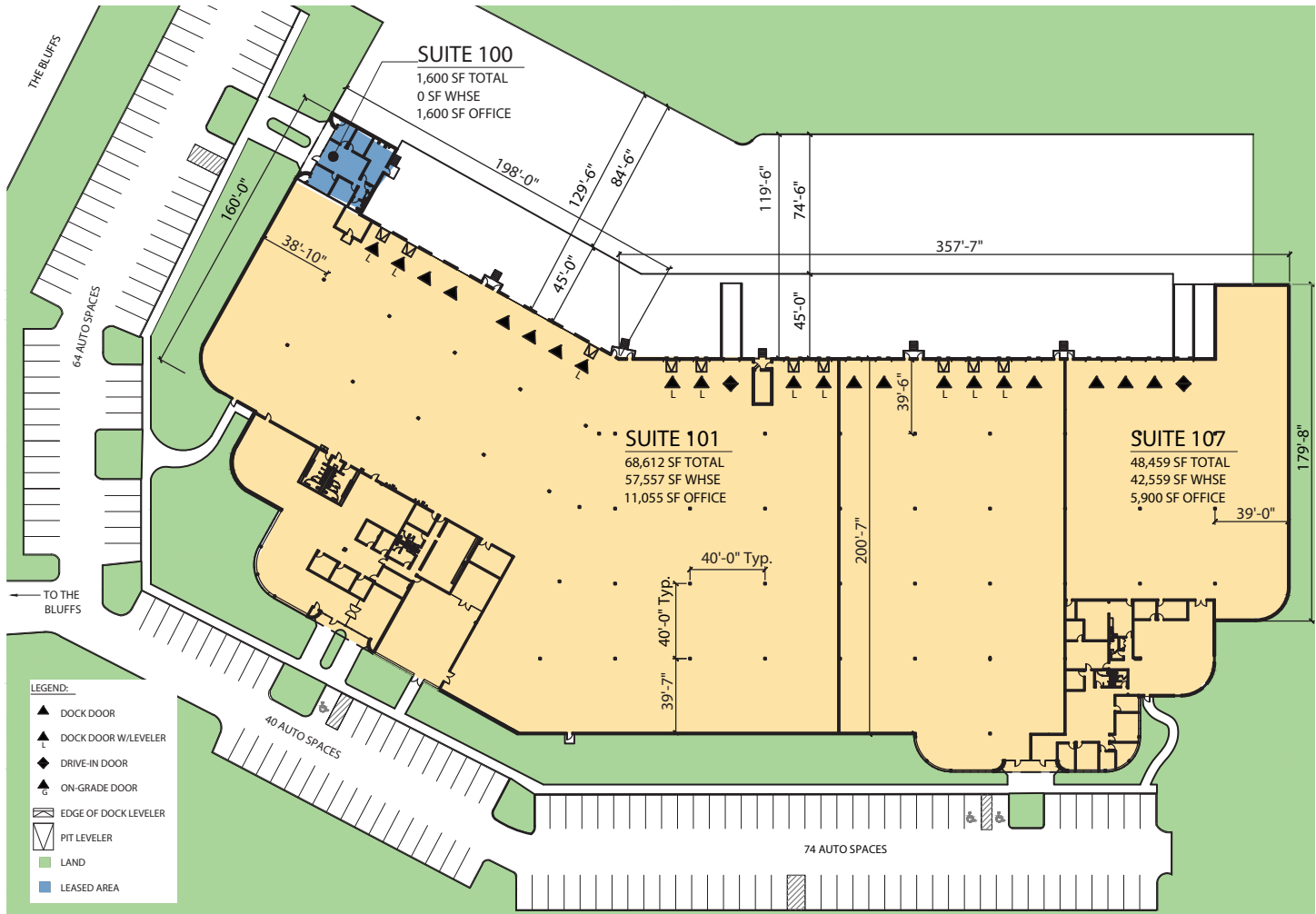
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