

For sublease

Warehouse and Industrial Building

7550 Wood Road, Bldg 1
Douglasville, GA 30134

Building Specifications

- Total building size: 271,875 sf
- Total available : 135,938 sf
(can be demised to smaller SF increments)
- Office size: 3,363 sf
- Clear height: 40'
- Column spacing: 55'w x 51'd
- Dock doors: 34
- Drive-in doors: 1
- Levelers: 8
- Sprinklers: ESFR
- Building depth: 450'
- Auto Parks: 40
- Trailer Parks: 34

Lease rate of \$4.86/SF NNN

Master lease expires in November 2026



Ben Pridemore

Senior Vice President

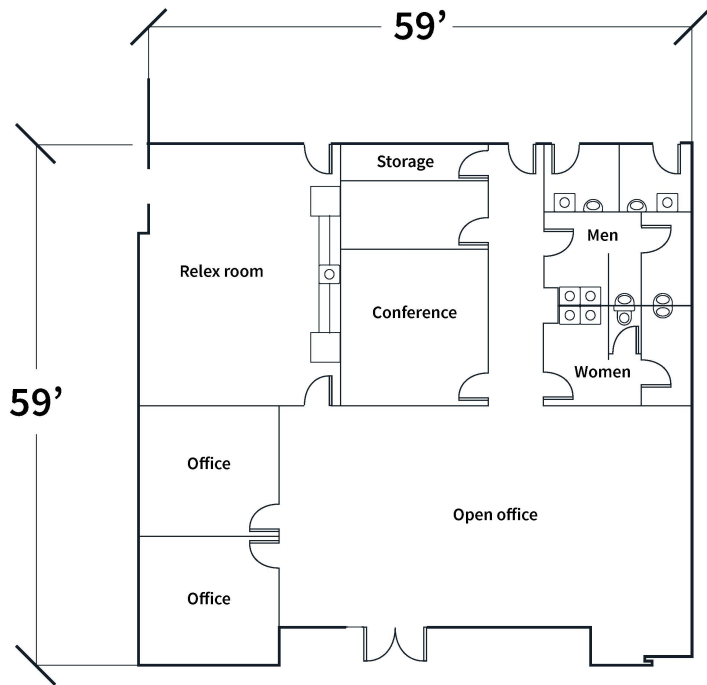
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NOTABLE DISTANCES

SHIPPING HUBS

FedEx	13 miles
UPS	18 miles

INTERMODAL

Norfolk Southern	14.3 miles
CSX	27.3 miles

INTERSTATE

I-20	1.4 miles
I-285	18.3 miles

AIRPORT

Hartsfield-Jackson Atlanta Intl. Airport	33.3 miles
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PORT CITIES

Savannah, GA	272 miles
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