



CLARION PARTNERS

For Lease

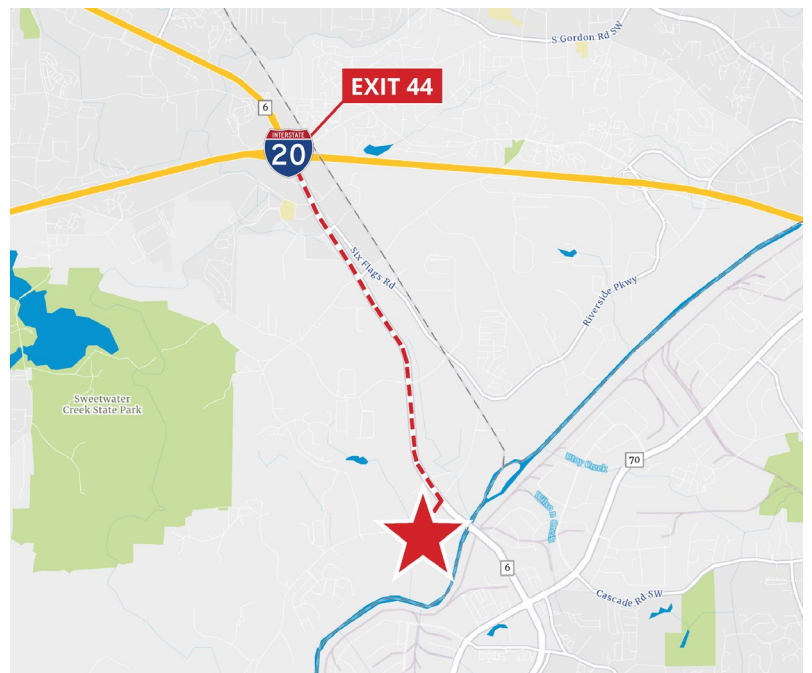
Riverside C
475 Riverside Parkway
Lithia Springs, GA 30122

+/- 166,100 Square Feet Available



BUILDING HIGHLIGHTS

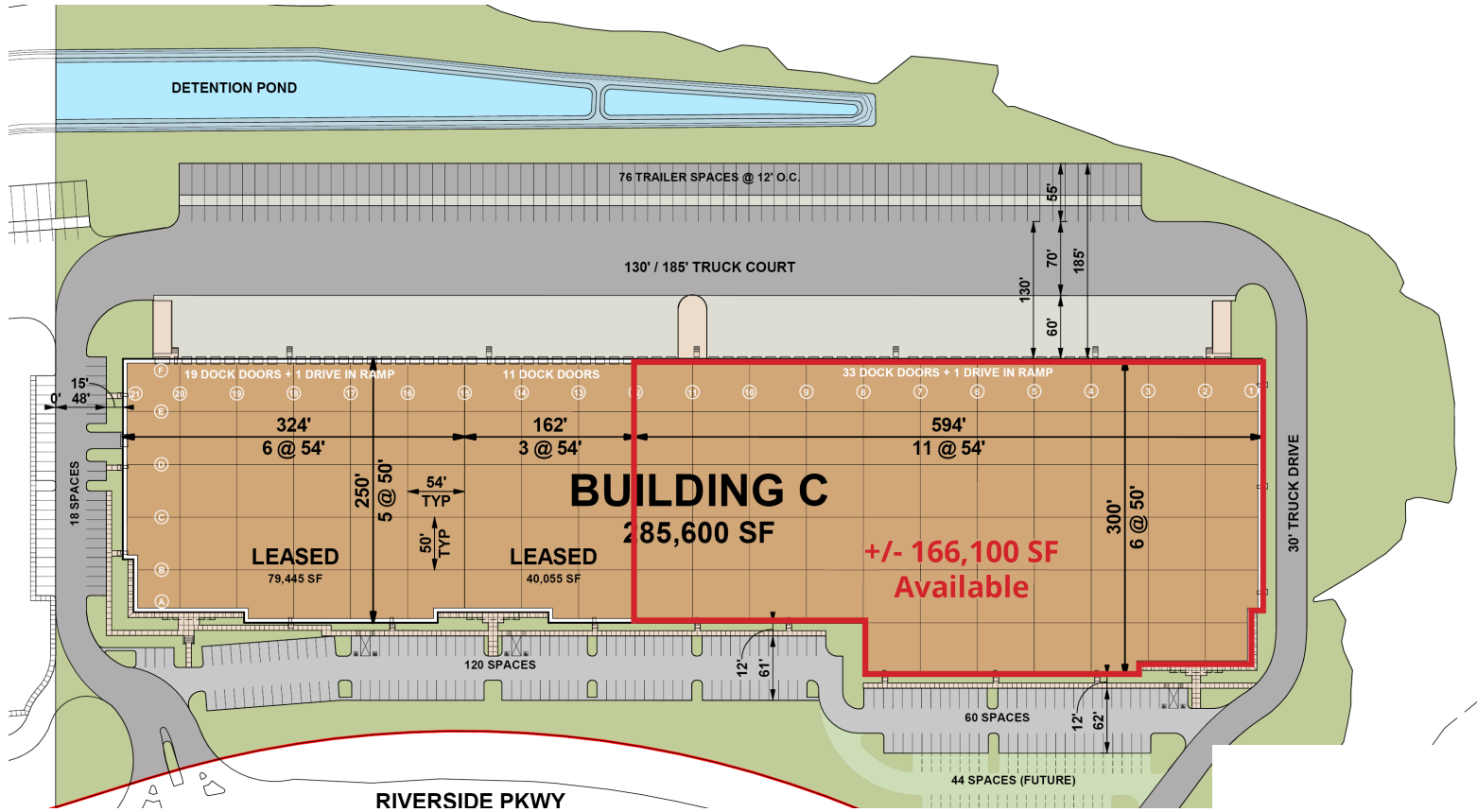
- +/- 166,100 SF available
- 283,585 total building SF
- +/- 4,500 SF office with high-end finishes
- 32' clear height
- 35 dock high doors
- 1 drive-in door
- 54'W x 50'D column spacing with 60' speed bays
- ESFR sprinkler system
- LED lighting
- 100% HVAC in warehouse
- 40 Trailer positions
- Located 3 miles from I-20, 7 miles from I-285, 13 miles from I-85



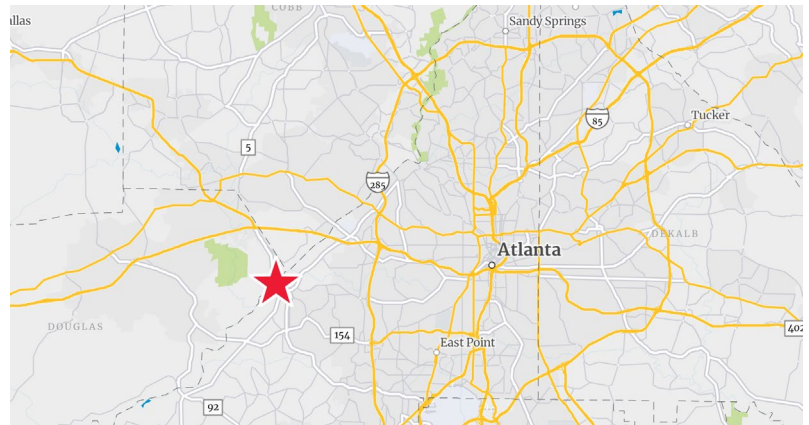


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Riverside C



Clarion is pleased to present a prime industrial opportunity in Lithia Springs, GA. This Class-A warehouse, located at 475 Riverside Parkway, boasts 166,100 square feet available for lease. Strategically positioned just 3 miles from I-20, this property offers unparalleled interstate access in a highly sought-after location. The facility features a 32' clear height, ESFR sprinkler system, and LED lighting, along with 32 dock high doors, and 1 drive-in door, to offer unparalleled functionality and optimal accessibility.



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