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# 101 AQUILA WAY

LITHIA SPRINGS / GA



## ±313,581 SF

Available for Lease

SARACEN PROPERTIES

BGO

# ATLANTA'S PREMIER NEWLY RENOVATED ±313,581 SF DISTRIBUTION FACILITY – AVAILABLE NOW

101 Aquila Way is a fully repositioned ±313,581 SF distribution facility offering modern functionality in the heart of Lithia Springs. Featuring 32' clear heights, ESFR, expandable loading, and (2) 3,000-amp services, the property is ideally suited for distribution and manufacturing users seeking scale and power.

## BUILDING SPECIFICATIONS

Building area:
313,581 SF distribution facility (divisible)

(2) new 3,000A electrical services

Ability to accommodate additional power requirements (to suit)

Dimensions:
±1,040' length x 300' depth

Main office:
±3,527 SF

Sprinkler:
New ESFR fire suppression system

Column spacing:
41'8" x 41'6"; 50' x 41'6" speed bays

Clear height:
32'

Staging area:
±135' depth; ±60' concrete apron

Dock doors:
59 (9' x 10')

Ramped doors:
2 (10' x 12')

Dock equipment:
(16) dock high doors equipped with 40,000 lb levelers

Dedicated trailer parking:
26 positions

Floor:
6" concrete slab

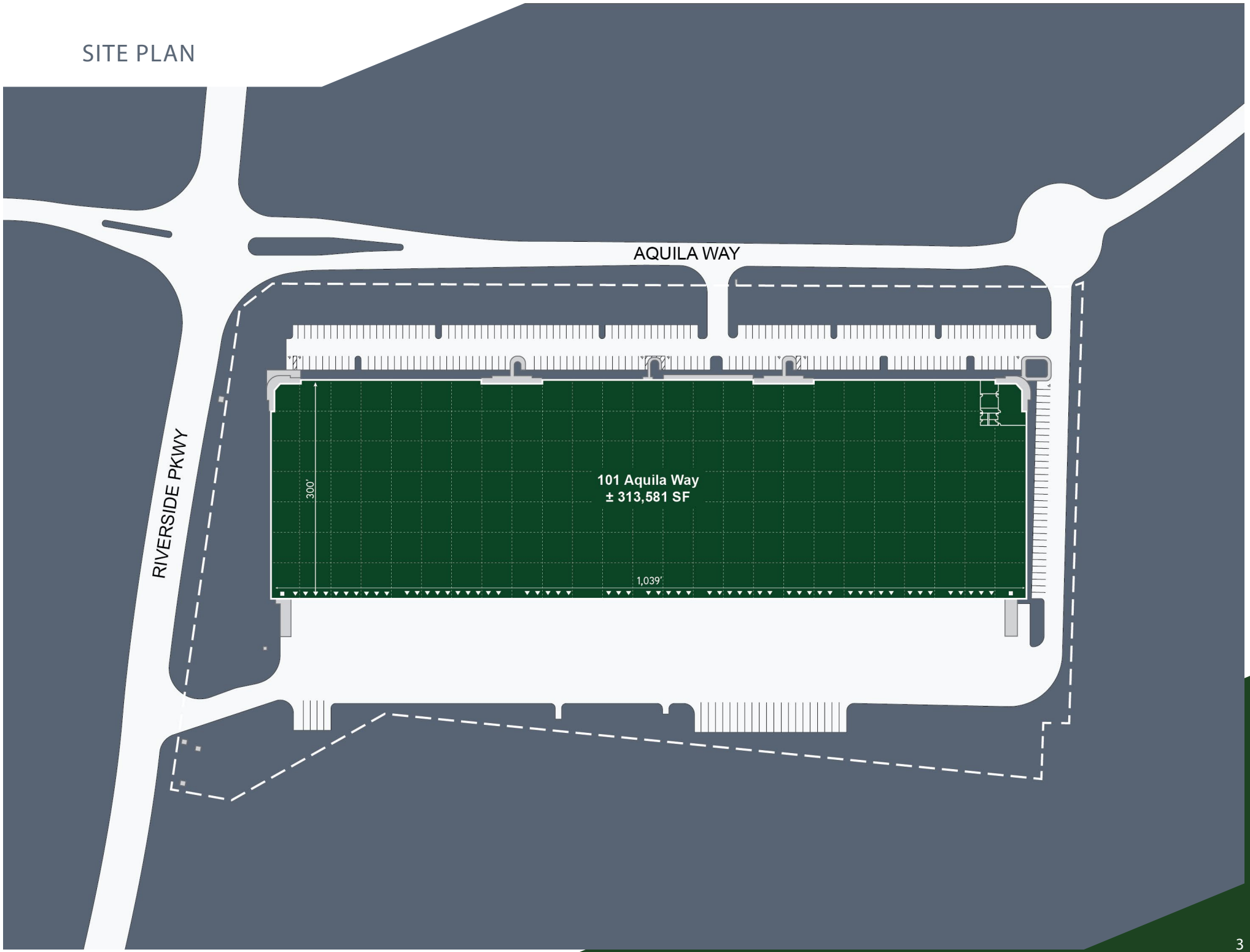
Lighting:
LED high-bay lighting
(20 FC warehouse / 30 FC speed bay)

Auto parking:
248 auto spaces

Year built / renovated:
1999 / 2026

Tenant improvements:
To suit

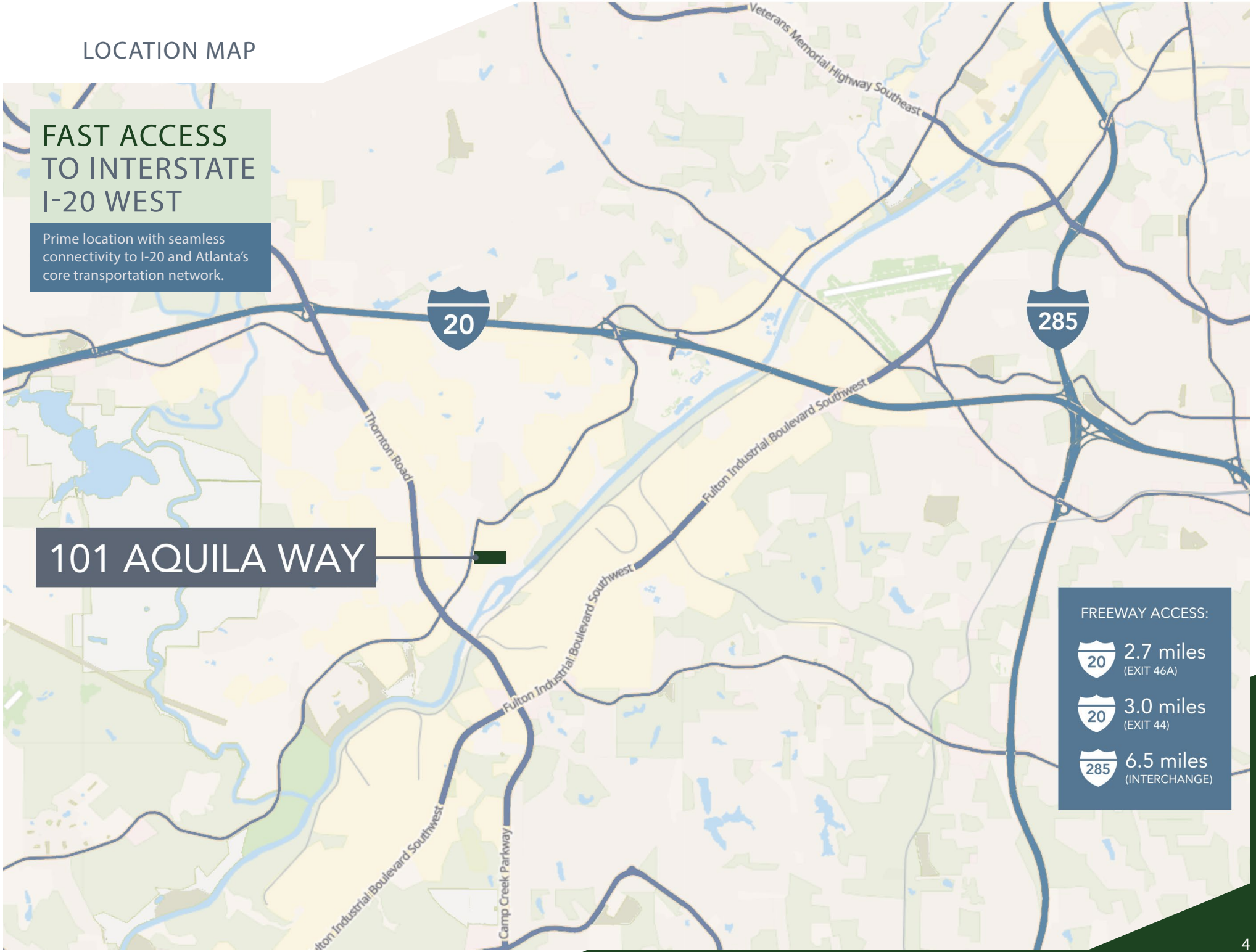
# SITE PLAN



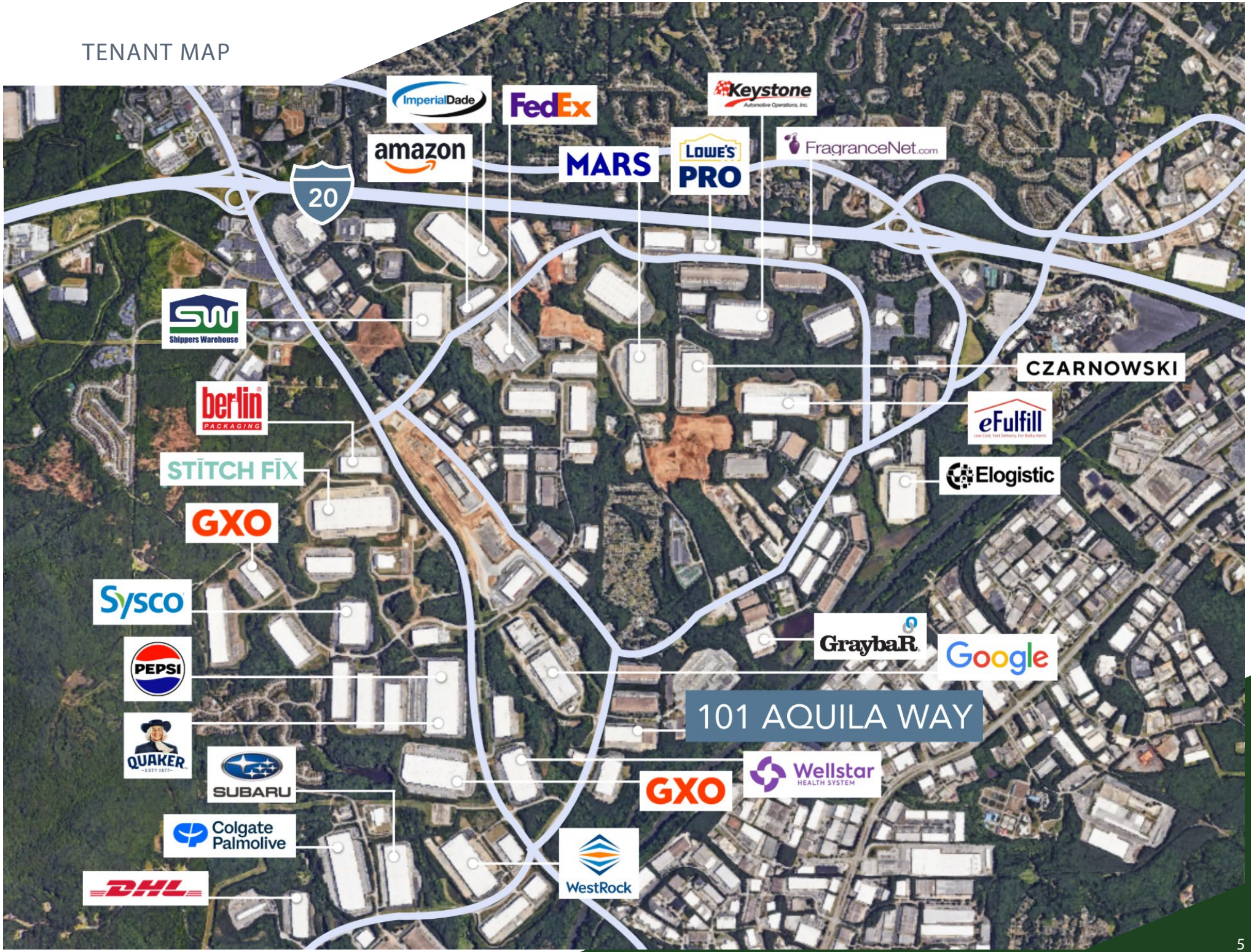
LOCATION MAP

# FAST ACCESS TO INTERSTATE I-20 WEST

Prime location with seamless connectivity to I-20 and Atlanta's core transportation network.

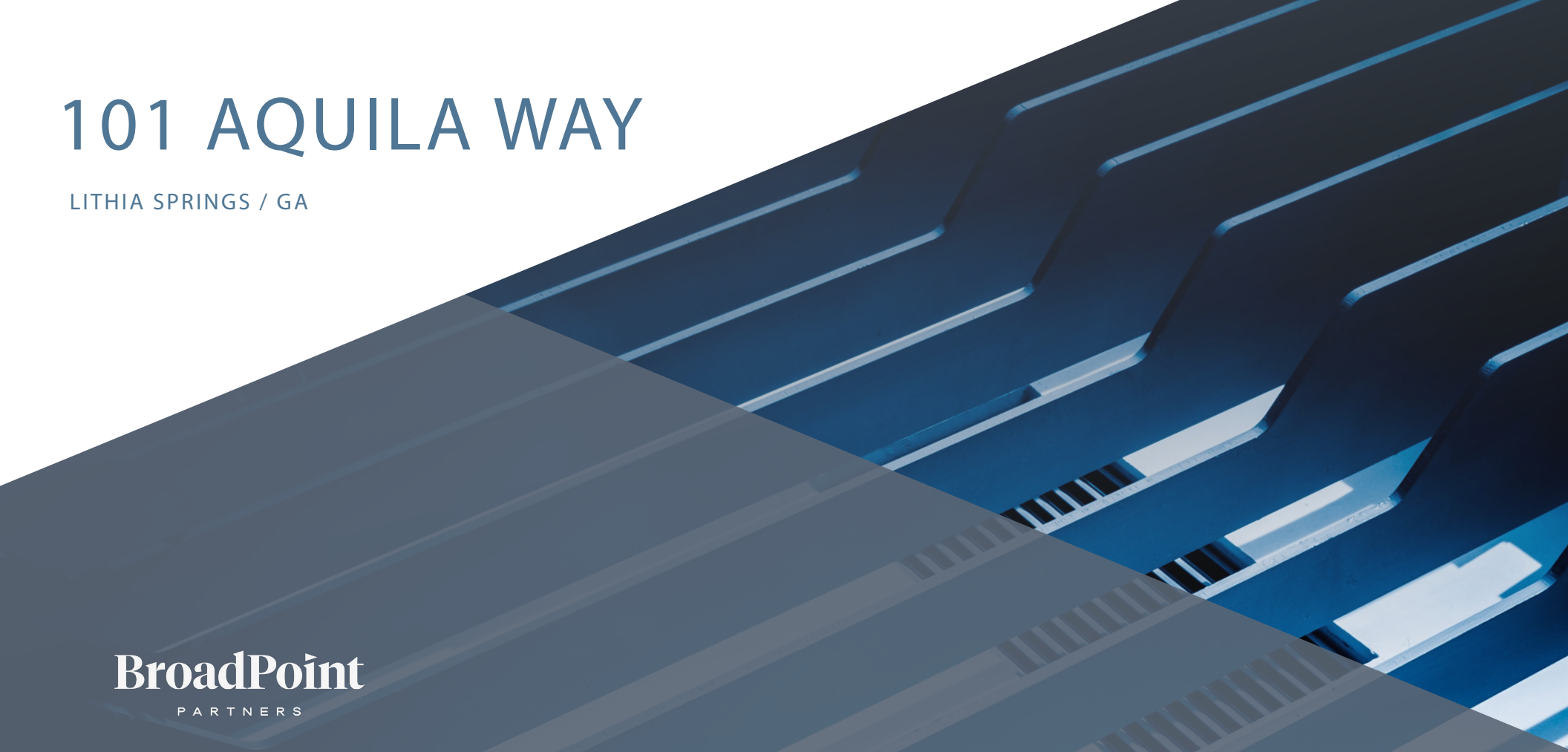


# TENANT MAP


ImperialDade
FedEx
Keystone
Automotive Operations, Inc.
amazon
MARS
LOWE'S PRO
FragranceNet.com
20
Shippers Warehouse
CZARNOWSKI
berlin PACKAGING
eFulfill
STITCH FIX
Elogistic
GXO
Sysco
GraybaR
Google
PEPSI
101 AQUILA WAY
QUAKER
SUBARU
Wellstar HEALTH SYSTEM
GXO
Colgate Palmolive
WestRock
DHL

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LITHIA SPRINGS / GA



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