

101 AQUILA WAY

LITHIA SPRINGS / GA

±313,581 SF

Available for Lease



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 (10' x 12')

Ramped doors:
2 (12' x 14')

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

Dedicated trailer parking:
26 positions

Floor:
6" concrete slab

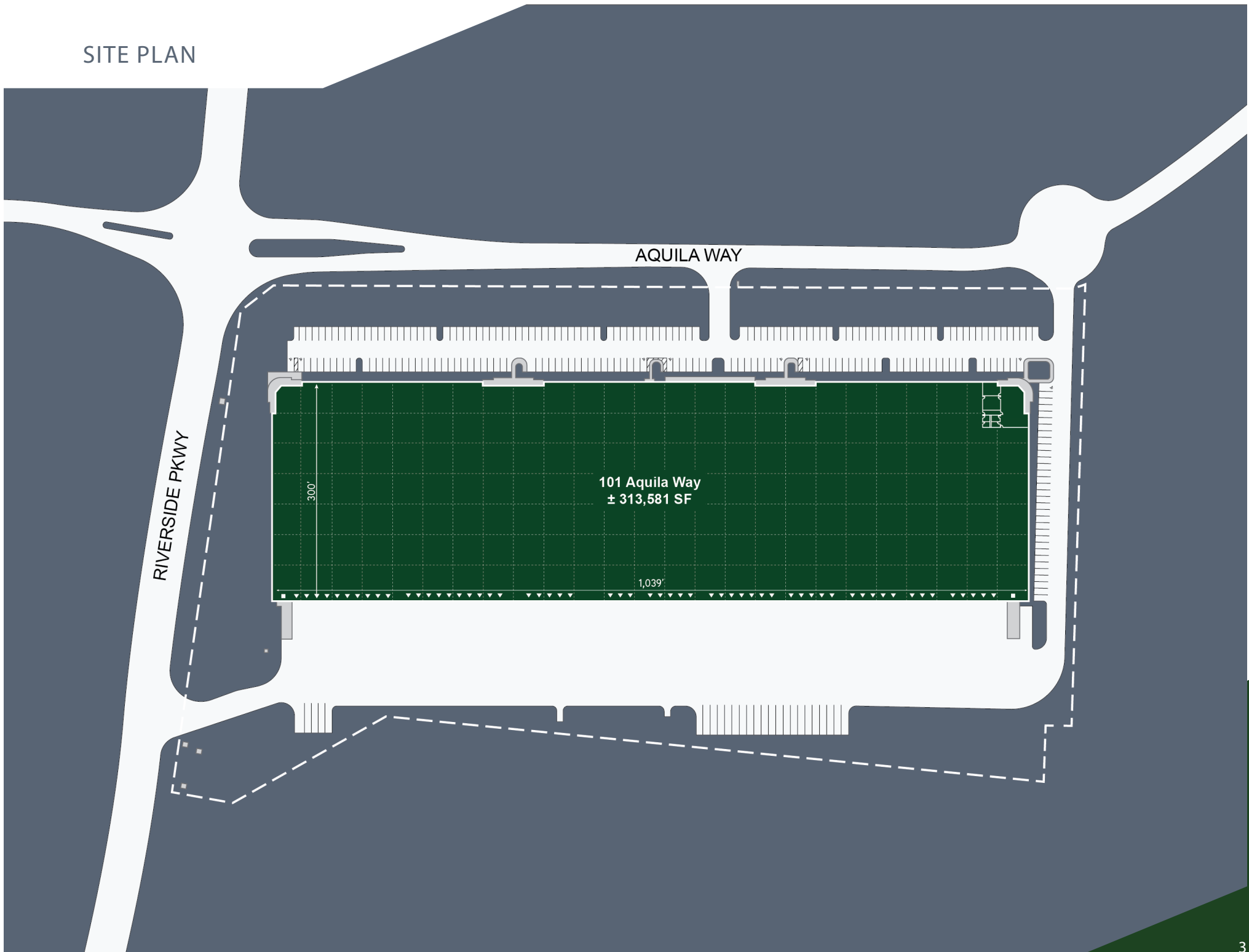
Lighting:
LED high-bay lighting
(20 FC warehouse / 30 EC speed bay)

Auto parking:
248 auto spaces

Year built / renovated:
1999 / 2026

Tenant improvements:
To suit

SITE PLAN






LOCATION MAP

FAST ACCESS TO INTERSTATE I-20 EAST

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

101 AQUILA WAY

FREEWAY ACCESS:

-  2.7 miles (EXIT 46A)
-  3.0 miles (EXIT 44)
-  6.5 miles (INTERCHANGE)

TENANT MAP



101 AQUILA WAY

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PROPERTIES

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