486,852 SF Available for Lease

QuadReal | BroadPoint PARTNERS



AVAILABLE JUNE 1, 2027

Douglas 20 West

875 Douglas Hill Road, Building B, Lithia Springs, GA 30122

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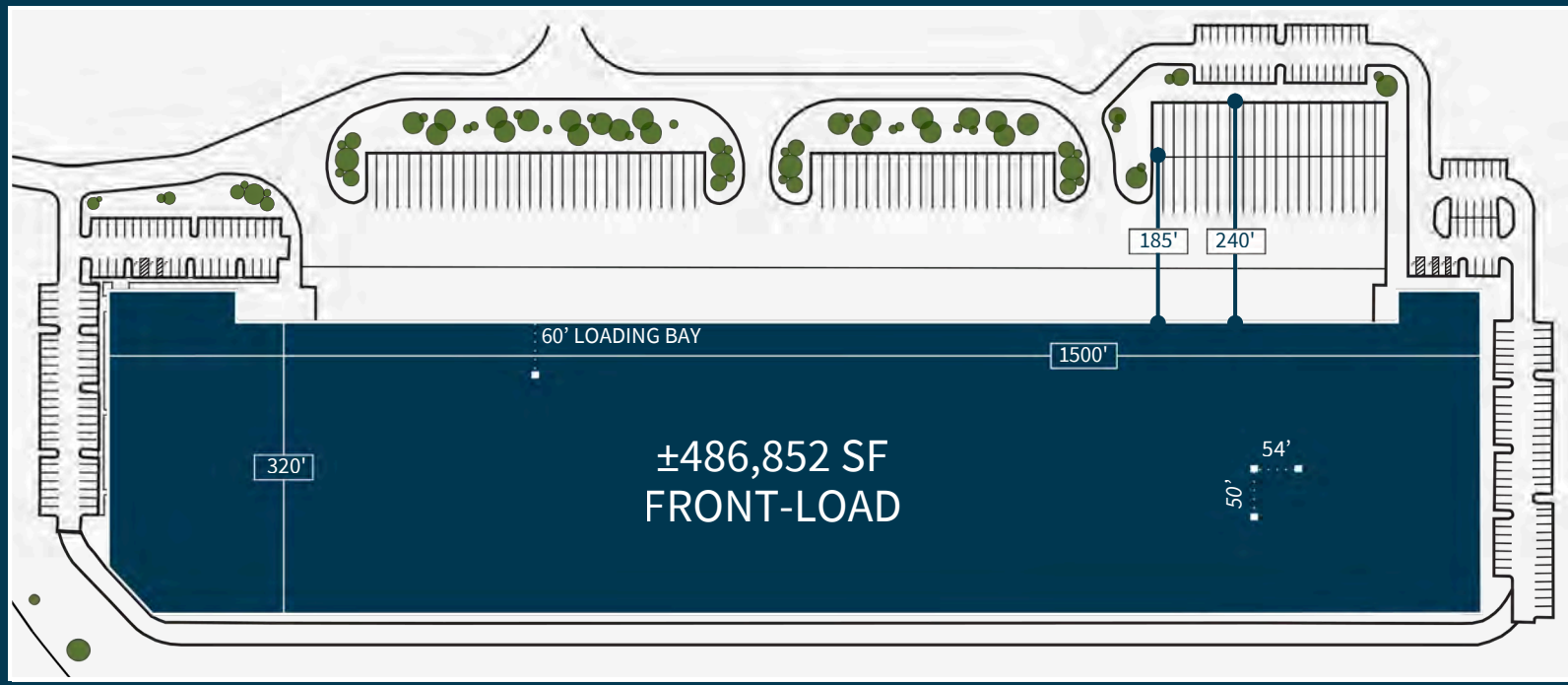
Hooper Wilkinson | +1.850.694.4667
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Property Overview

Strategically positioned in Atlanta's highly sought-after I-20 West industrial corridor, **Douglas 20 West** offers a premier front-load distribution opportunity totaling ±486,852 SF. The facility features modern Class A functionality including 36' clear heights, 54' x 50' column spacing, expansive truck courts, abundant trailer storage, and convenient access to Interstate 20 via Thornton Road.

PROPERTY SPECIFICATIONS

Total Building	±486,852 SF	Column Spacing	54' x 50'	Auto Parking	220 spaces
Divisible to	±200,000 SF	Clear Height	36'	Trailer Parking	145 spaces
Office	14,000 SF	Dock High Doors	78	Slab	6" Ductilcrete
Building Configuration	Front-load	Drive-In Doors	2	Sprinkler	ESFR
Building Dimensions	1,500' x 320'	Truck Court	185' - 240' D	Windows	Clerestory



BUILDING B
486,852 SF

OFFICE
14,000 SF

CLEAR HEIGHT
36'

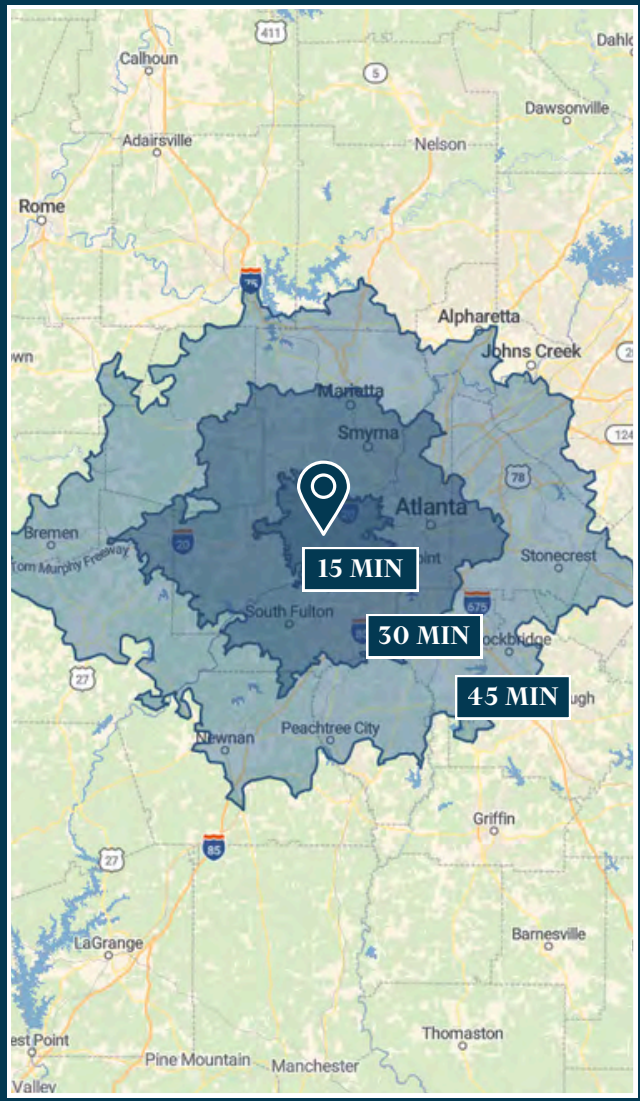
TRAILER STORAGE
145

ACCESS
2.0 Miles
TO I-20 WEST

Property Overview

DOUGLAS 20 WEST | BUILDING B | LITHIA SPRINGS





METRO ATLANTA INTERSTATES

Interstate 20 via Exit 44	2.0 miles
Interstate 20 via Exit 46A	3.9 miles
Interstate 285	7.6 miles
Interstate 78/85	14.3 miles

INTERMODALS

Norfolk Southern Austell	7.1 miles
Norfolk Southern Inman	14.2 miles

AIRPORTS

Hartsfield-Jackson ATL	16.1 miles

SHIPPING HUBS

FedEx Ground Hub	1.7 miles
UPS Ground Hub	8.2 miles

PORTS

Port of Savannah	260 miles

486,852 SF Front-Load Industrial Facility



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Lithia Springs, GA 30122

Owned By QuadReal

Leased By BroadPoint PARTNERS

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