



Nioxin Building

- Location:** 2124 Skyview Drive
Lithia Springs, Georgia
- Building Size:** 380,750 square feet
950' x 400'
- Available:** 200,000-380,750 square feet, with 30,000 square feet of office and 1,000 square feet of wet lab space
- Column Spacing:** 50' x 50' Interior; 50' x 50' Shipping Bay
- Building Design:** Rear Load – multi-tenant office/warehouse facility
Cast in Place concrete tilt-up panel construction
Tinted glass storefront windows
Forty-eight (48) dock high (9'x10') doors, Two (2) drive-up (14'x16') ramps
Potential for Cross-dock with an additional (40) 9' x 10' doors
199 Total Parking Spaces (additional space available in trucking area)
Eight (8) Handicap spaces, .52 spaces per 1000 square feet

Clear Height: 32' feet at 2nd column line below bar joist and 30' feet below lowest bar joist

Floor Slab: 7" Slab with dowel basket reinforcement at all joints, 4,000 PSI

Roof: Carlisle Syntec Sure-weld mechanically fastened roof system (TPO – Thermoplastic Polyolefin) with roof draining to rear exposed gutters and downspouts.

Lighting: Interior Warehouse and Office – 1st Generation Space - Provided on build-out

Electrical Service: 277 / 480 V, 3 Phase Power

Fire Protection: ESFR (“Early Suppression, Fast Response) Sprinkler System With Pump

Utilities: All utilities including water, sewer, storm drain, electric, gas and telephone

Loading: Twenty Six (26) dock high doors (9' x 10'), One (1) drive up ramp door (14' x 16') available with the 200,000 square feet of space. Additional docks available in the rest of the building

Dock Equipment: All docks have dock bumpers

Suite Improvements: Truck Court: 130' Truck Court
70' asphalt pavement and
60' foot concrete apron

Transportation Access: I-20 (1 mile or 1 ½ minutes)
Hartsfield Jackson Atlanta International Airport (21 miles or 30 minutes)
Port of Savannah (262 miles or 4 hours)

Workforce: Over 1,050,000 workers within 30 minutes of the building. Approximately 106,000 individuals are employed in professional scientific and technical services, and 65,000 in manufacturing occupations.

Price: \$3.15-\$3.25/square foot, NNN

Contact: Jamie Gilbert
Executive Director
City of Douglasville Development Authority
P.O. Box 219
6695 Church Street
Douglasville, Georgia 30133
678-715-2050