



### **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 2<sup>nd</sup> 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 – 1<sup>st</sup> 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

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