FOR LEASE

351 THORNTON ROAD

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LITHIA SPRINGS, GA 30122

AMERICAN CAPITAL PROPERTIES

OVERVIEW

» Prime Douglas County location with great visibility for tenants
» Only 15 minutes from downtown Atlanta with immediate access to I-20 and I-285
» Strategically positioned in one of metro Atlanta's most desirable business locations
» Warehouse areas have 20' clear ceilings, column spacing of 40'x40' and dock high doors

AVAILABILITY

» Suite 106 available now
» Suite 108 available now
» Suite 109 available 4/1/20
» Suite 123 available now
» Suite 125 available now

TRAFFIC COUNTS (2015 GDOT)

» Thornton Road fronting the property: 45,900/day
» I-20: 97,000/day west of Thornton Road, 112,000/day east of Thornton Road

ASKING RATE

» $7.50 – 8.00/sf

LEASE TYPE

» NNN

SPACE AVAILABLE

» Suite 106: 4,500 rsf
» Suite 108: 4,405 rsf
» Suite 109: 17,717 rsf
» Suite 123: 10,187 rsf
» Suite 125: 5,250 rsf

FOR LEASING INFORMATION, PLEASE CONTACT:
KENT WALKER | 770.530.0896
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT **WWW.ACP-SE.COM**

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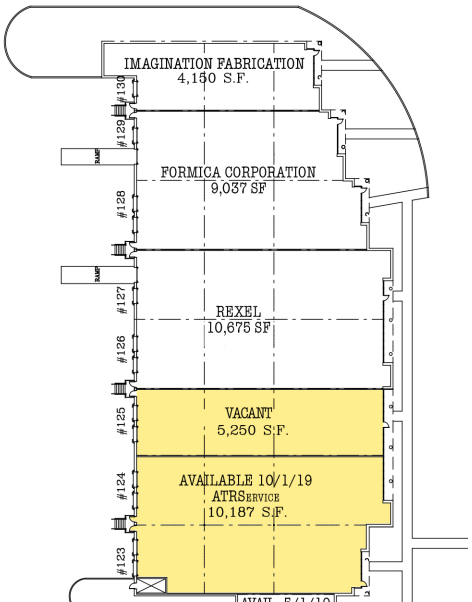
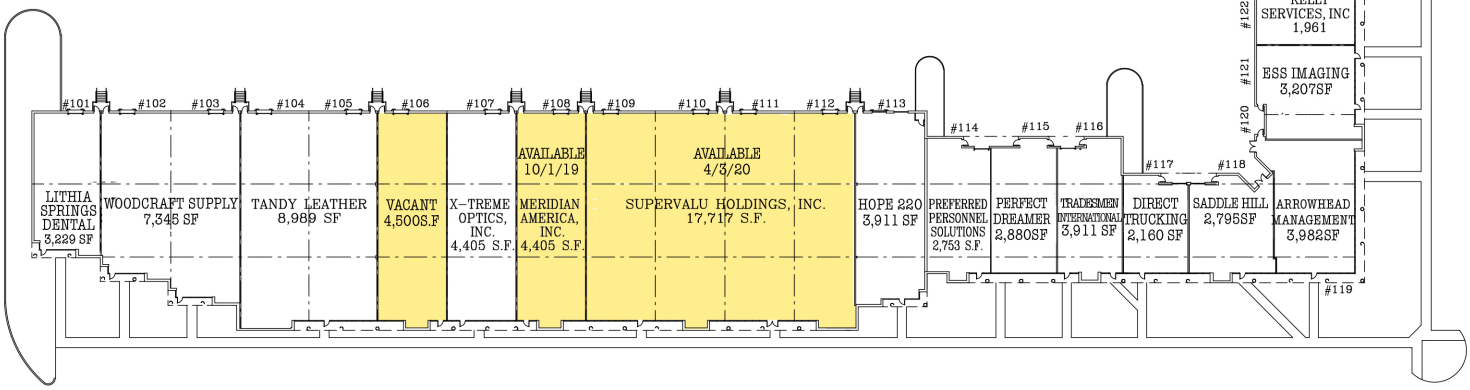
AERIAL MAP | BUILDING FLOOR PLAN





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INTERIOR PHOTOS

SUITE 108 | 4,405 RSF

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