

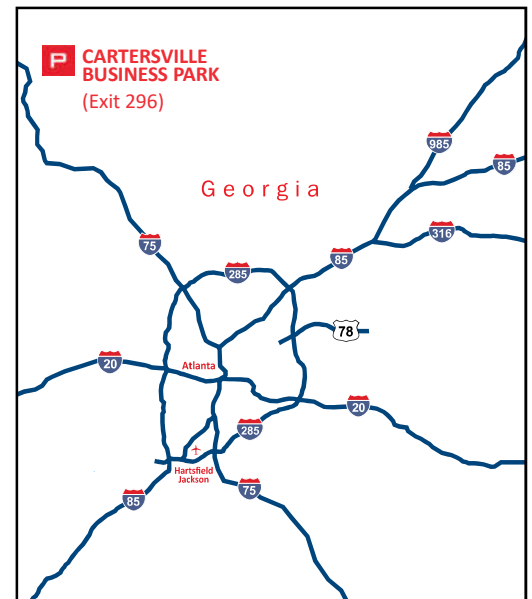
Cartersville Business Park

70 Business Park Court | Cartersville, Georgia | Bartow County



DISTRIBUTION | WAREHOUSE | MANUFACTURING

- Acreage: ±20.3
- Floor Slab: 7" Concrete Slab
- Dimensions: 260' D X 468' L
- Building Construction: Tilt-up Concrete Panel Walls
- Column Spacing: 50' D X 52' W (60' loading Bay)
- Clear Height: 32' Minimum
- Office: 1,500 SF Move-In Ready
- Roof: 22 Gauge Metal Roof Deck with Insulation (R20) and a White Reinforced TPO Roof System (60 mil)
- Truck Court: 130' (60' concrete, 70' heavy duty asphalt)
- Dock Doors: Up to 27 - 9' x 10' Dock High Doors
- Drive-In Doors: Up to 2 - 12' x 14' Ramp Doors
- Dock Equipment: Thirteen (13) x 40lb mechanical pit levelers (up to 27 if needed)
- Sprinkler System: ESFR in Warehouse Area; Standard System in Office
- Mechanical: To Suit
- Electrical: To Suit
- Warehouse Lighting: T5 LED Fixtures at 30 FC
- Car Parking: 52 Spaces (additional car parking available on truck court, if needed)



BEN STAFFORD | **678-926-5945** | **bstafford@PattilloRE.com**

For maps, photos, & brochures, please visit our website at www.PattilloRE.com

Park Features

- 188 Total Acres
- 1.7 Million SF of Projected Industrial Buildings
- TurnKey Design/Build Services Available
- Protective Covenants

Utilities

- Bartow County Water, 8" Main
- Bartow County Sewer, 8" Main
- Customer Choice Electricity above 900KVA (Georgia Power / Cartersville Electric)
- City of Cartersville Natural Gas - 4" Main
- Full Spectrum ATT Voice & Data (Over Fiber & Copper Cable Infrastructure)
- Bartow County Fire & Police ("Mutual Aid" Agreement)

Community Contact

Cartersville-Bartow Economic Development -
Melinda Lemmon

Phone: 404-218-2180

Website: www.locationofchoice.com

Distance to	Mile(s)
Interstate Highway 75	1/2
Interstate Highway 285	36
Interstate Highway 85	44
Interstate Highway 20	45
Downtown Atlanta	47
Hartsfield-Jackson Atlanta Int'l Airport	55

Community Features

- Freeport Tax Exemption (100% - Inventory Tax Abatement):
 - Class 1 Raw Materials
 - Class 2 Goods in Process/Finished Goods
 - Class 3 Trans - Shipment Goods
- Labor Force
 - In Excess of 800,000 within 30 Mile Commuting Distance
- Georgia Certified Work Ready Community
- Chattahoochee Technical College, Georgia Highlands College, and Bartow College & Career Academy

