

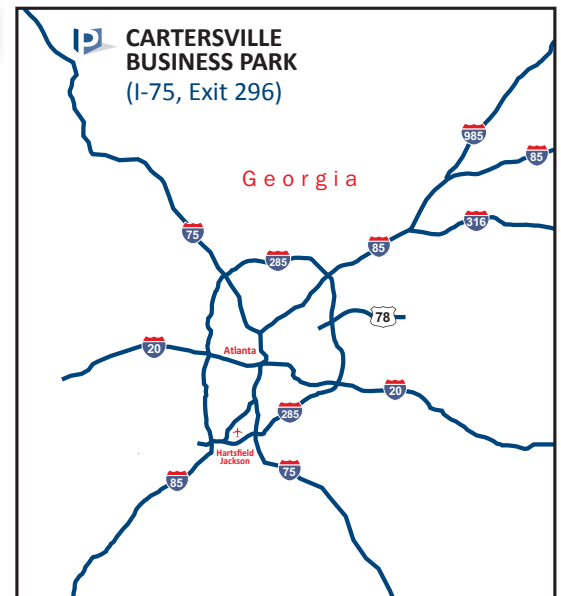
CARTERSVILLE BUSINESS PARK

731 Cassville White Road | Cartersville, Georgia | Bartow County



MANUFACTURING | WAREHOUSE | DISTRIBUTION

- Acreage: ±34.0
- Floor Slab: 7" Concrete Slab
- Dimensions: 340' D X 780' L
- Building Construction: Tilt-up Concrete Panel Walls
- Column Spacing: 46'8" D X 52' W (60' Loading Bay)
- Clear Height: 30' Minimum
- Office: To Suit
- Roof: 22 Gauge Metal Roof Deck with 3.6" Rigid Insulation (R20) and a White Reinforced TPO Roof System (45 mil)
- Truck Court: 185' (60' Concrete, 125' Heavy Duty Asphalt)
- Dock Loading: 24 - 9' x 10' Dock High Doors (with 25 Knock Outs for Future Doors)
- Drive-In Door: 1 - 12' x 14' Ramp Door (Can Add 1 Additional 12' x 14' Door)
- Sprinkler System: ESFR
- Mechanical: To Suit
- Electrical: To Suit
- Warehouse Lighting: T5 Fluorescent
- Trailer Parking: 61 Off-dock Spaces
- Car Parking: 53 Existing Spaces (Future Expansion up to 295 Total Spaces)



FOR MAPS, PHOTOS, & BROCHURES, PLEASE VISIT OUR WEBSITE AT WWW.PATTILLORE.COM

BEN STAFFORD

678.926.5945 | bstafford@PattilloRE.com

Park Features

- 188 Total Acres
- 1.7 Million SF of Projected Industrial Buildings
- Build to Suit Lease or Purchase 50,000 SF - 600,000 SF
- 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

