

CASS WHITE

BUSINESS CENTER

397,556 SF AVAILABLE



NATHAN ANDERSON
404 812 4020
nanderson@naibg.com

DARREN BUTLER
404 812 4021
dbutler@naibg.com

MATT BENTLEY
404 812 4079
mbentley@naibg.com

JOHN BATEMAN
404 665 9997
jbateman@crowholdings.com

JON DAVIS
470 548 1569
jdavis@crowholdings.com

**CROW
HOLDINGS**
INDUSTRIAL

SITE SUMMARY

ADDRESS

Cass White Road
Cartersville, GA

TOTAL SF

397,556 SF

DIMENSIONS

1,136' W X 350' D

SPEC OFFICE

BTS

CLEAR HEIGHT

36'

DOCK HIGH DOORS

70 (9' x 10')

DRIVE-IN DOORS

2 (12' x 14')

COLUMN SPACING

54' x 50'

TRAILER PARKS

76

AUTO PARKS

209 (88 additional future parks)

TRUCK COURT

185' Deep

SLAB

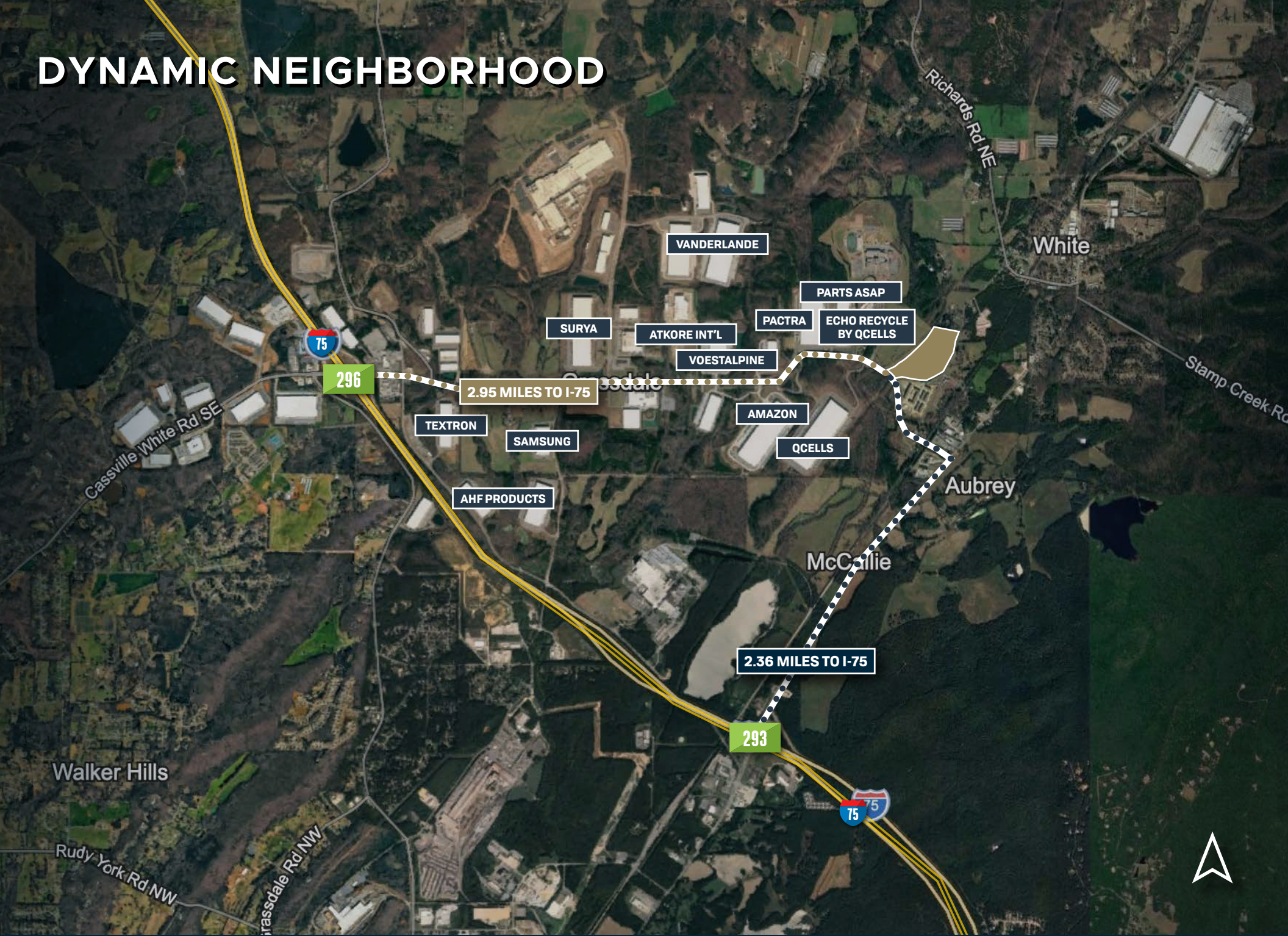
7" conventional, 4,000 psi

FIRE SPRINKLER

ESFR



DYNAMIC NEIGHBORHOOD



LOGISTICS HIGHLIGHTS

INTERSTATE

I-75	<3 Miles
I-285	60 Miles

RAIL

Norfolk Southern Intermodal - Austell	40 Miles
Norfolk Southern Intermodal - Atlanta	47 Miles
CSX Intermodal - Fairburn	70 Miles

AIR

Hartsfield-Jackson Atlanta Int'l Airport	60 Miles
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PORT CITIES

Appalachian Regional Port - Inland Port	49 Miles
Port of Savannah	299 Miles
Port of Charleston	348 Miles



STRATEGIC I-75 LOCATION

- Located directly along the I-75 North industrial corridor, one of Georgia's fastest-growing distribution markets.
- Approximately 45 minutes north of Atlanta, providing access to the metro population without Atlanta's congestion and labor costs.
- Ideal for regional distribution throughout Georgia, Tennessee, Alabama, and the Carolinas.
- One-day truck access to much of the Southeast population base.
- Excellent location for e-commerce, consumer goods, food distribution, and automotive suppliers.

MAJOR MANUFACTURING ECOSYSTEM

- Adjacent to major advanced manufacturing investments, including Hanwha Qcells and the Hyundai-SK battery supply chain.
- Attractive for suppliers supporting EV, battery, solar, automotive, and advanced manufacturing industries.
- Business-Friendly Environment
- 100% Freeport Tax Exemption available for qualifying inventory.
- Potential Georgia Port Tax Credits.
- Economic development incentives and revenue bond financing opportunities through local development authorities.

PORT & RAIL CONNECTIVITY

- Less than 50 miles from the Appalachian Regional Port, which provides direct CSX rail service to the Port of Savannah.
- Allows importers to move containers inland more efficiently while reducing drayage costs and highway congestion.

ATLANTA

THE LARGEST HUB OF LOGISTICS IN THE SOUTHEAST



World's busiest and most efficient airport



Over 5,000 miles of Georgia rail



80% of U.S. can be reached within 2 flight hours



UPS, FedEx, DHL & Airborne Express all have major distribution hubs in the area



75% of U.S. can be reached within 2 truckload delivery days



11 major sea & inland ports within 350 miles



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