

RECENTLY DELIVERED - BUILDING 1

INTERSTATE COMMERCE PARK

1031 CASS WHITE RD, CARTERSVILLE, GA 30120



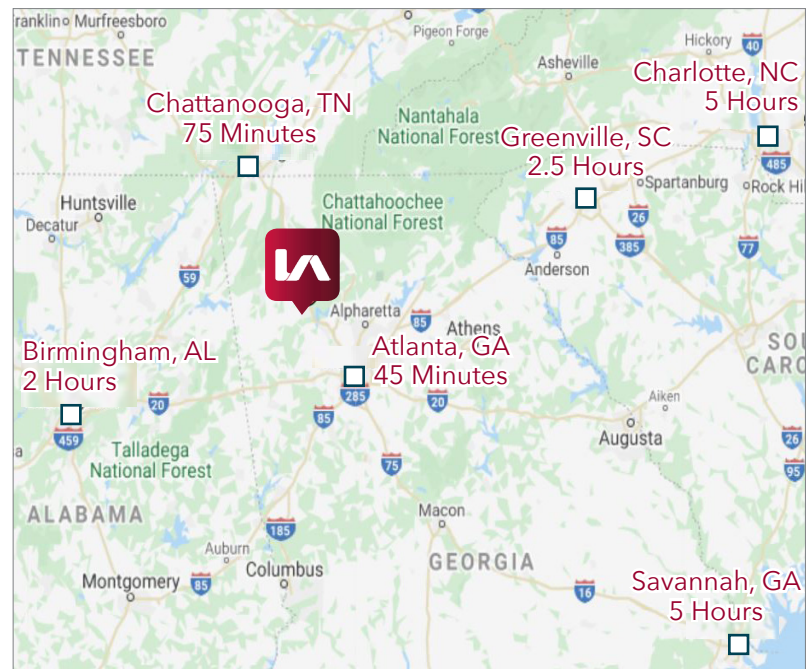
NW ATLANTA SUBMARKET



LISTING DATA

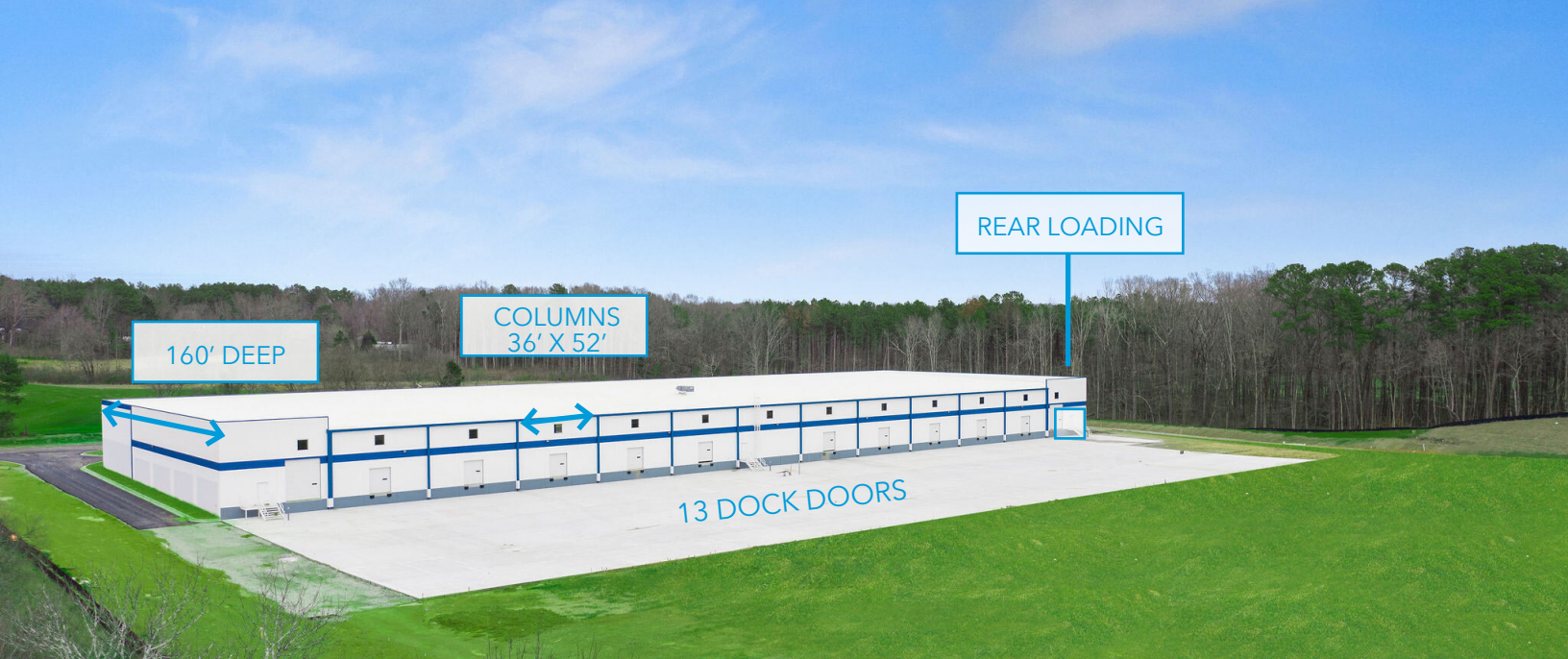
AVAILABLE SF: 75,880 SF
OFFICE SF: Build-to-Suit
PROPERTY TYPE: Manufacturing / Warehouse / Distribution

- 6-building master planned business park
- Located 0.5 miles off Interstate 75 on Cassville White Road
- Bartow County
- New concrete tilt-wall construction
- 75,880 SF Class A industrial space
- Ideal for light manufacturing, warehouse / distribution, research and development centers, and service companies



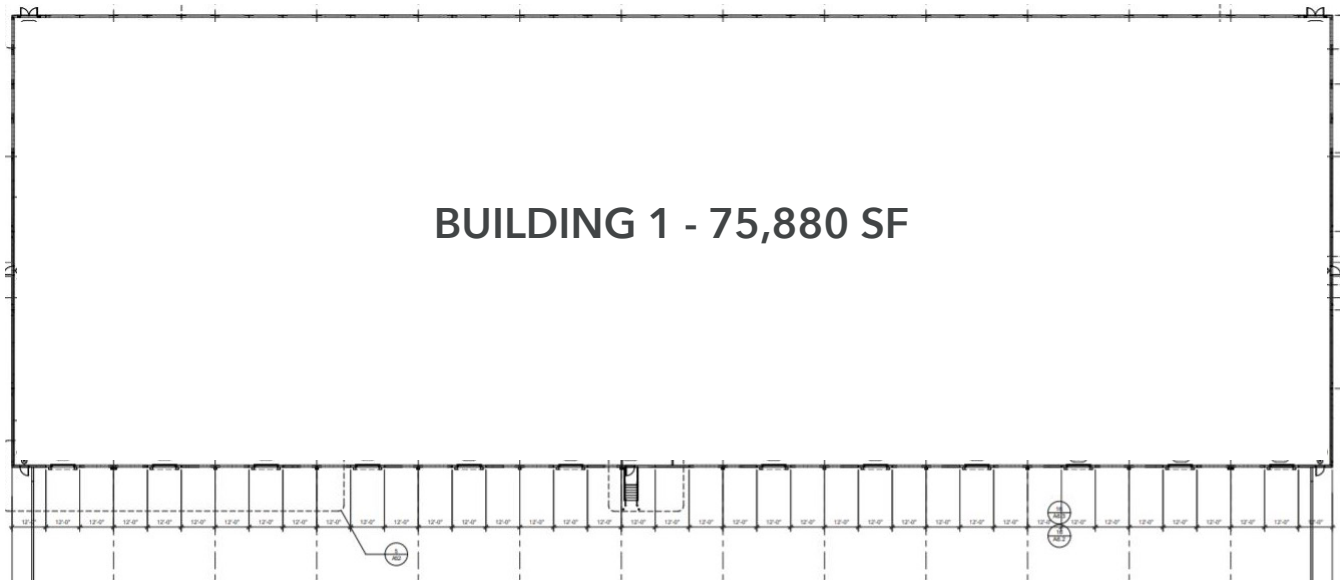
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PROPERTY SUMMARY

Address:	1031 Cass White Road Cartersville, GA 30120	Truck Court:	160' concrete
Size:	10,000 SF - 75,880 SF	Ceiling Height:	20' - 24' clear
Year Built:	February 2020	Column Spacing:	36' x 52'
Tenancy:	Single or Multi-Tenant	Lighting:	To Suit
Construction:	Tilt Wall Concrete	Sprinklers:	Class III Wet System
Docks:	13 Dock High Doors	Auto Parking:	40 spaces



PROPERTY HIGHLIGHTS

» EASILY ACCESSIBLE

- Located half a mile east of Interstate 75, Exit 296
- Interconnected ingress and egress to Cass White Road and Spring Place Road
- Access points at both ends of the building to increase traffic flow and mitigate congestion

» ACCESS TO LABOR

- Cartersville has the fastest growing population with a projected annual population growth of 1.83%
- 20% of the city's workforce works in the warehouse, distribution, and manufacturing industries
- Bartow County has several colleges that work with the industry to train a skilled workforce

» LOCATION OF CHOICE

- 35 industries have chosen Bartow County after investing in mapping and analysis for location selection
- Exit 296 has attracted large industrial developments as well as companies such as Anheuser-Busch, Chick-fil-A, Surya, Constellium, Loloi, and ZEP
- Central location to several metros:
 - » 45 minutes to Atlanta
 - » 75 minutes to Chattanooga
 - » 2 hours to Birmingham
 - » 2.5 hours to Greenville
 - » 4.5 hours to Charlotte
- Appalachian Regional Port: 50 miles via Hwy 411
- Lower cost of doing business



ACCESSIBILITY
I-75 (0.5 MILES)
I-285 (38 MILES)
CHATTANOOGA (68.5 MILES)
HARTSFIELD-JACKSON ATLANTA
INT'L AIRPORT (58.3 MILES)



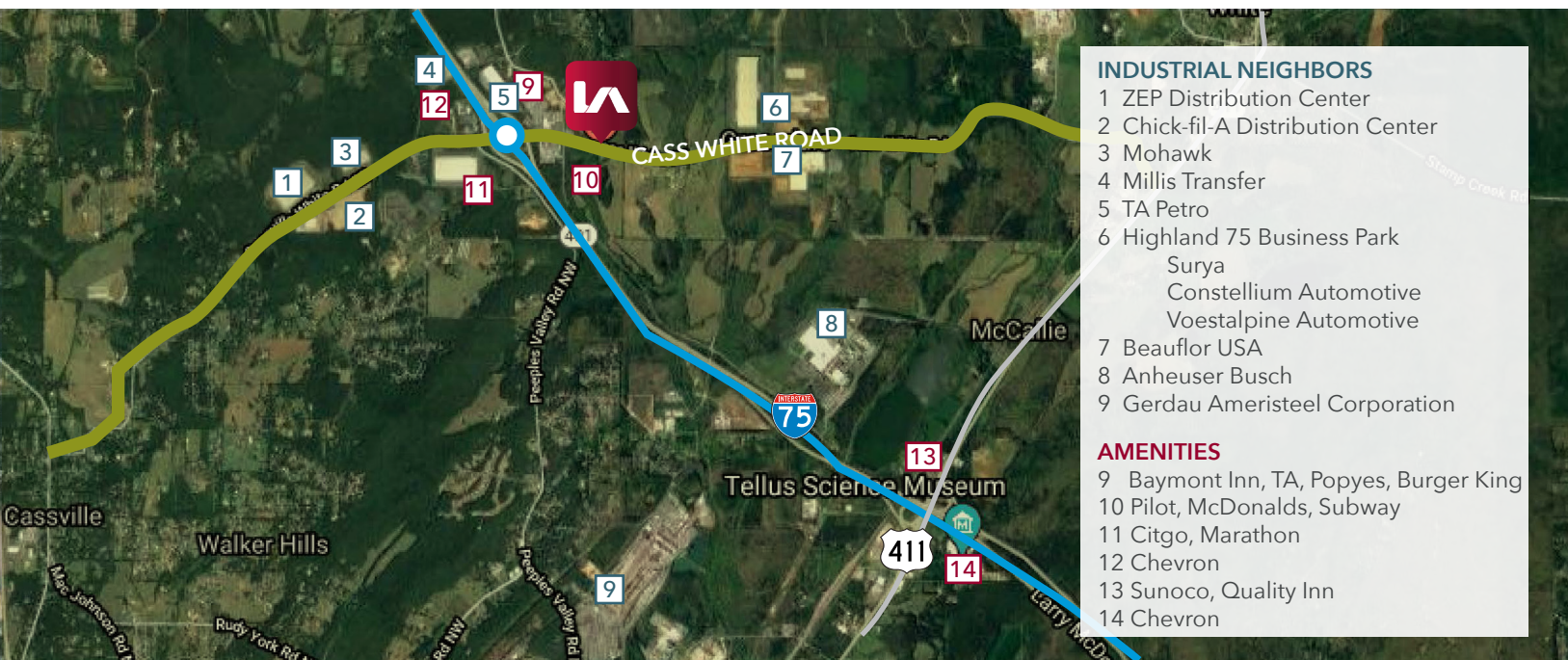
**APPALACHIAN
REGIONAL PORT**
50 MILES



**CHATTAHOOCHEE
TECHNICAL COLLEGE**
LOCAL TRADE
SCHOOL WITH
GEORGIA QUICK
START PROGRAM



**CENTRAL LOCATION
FOR NUMEROUS
AUTO PLANTS**
VW (71 MILES)
KIA (124 MILES)
TOYOTA (137 MILES)
NISSAN (181 MILES)
BMW (197 MILES)



RECENTLY DELIVERED - BLDG 1

INTERSTATE COMMERCE PARK

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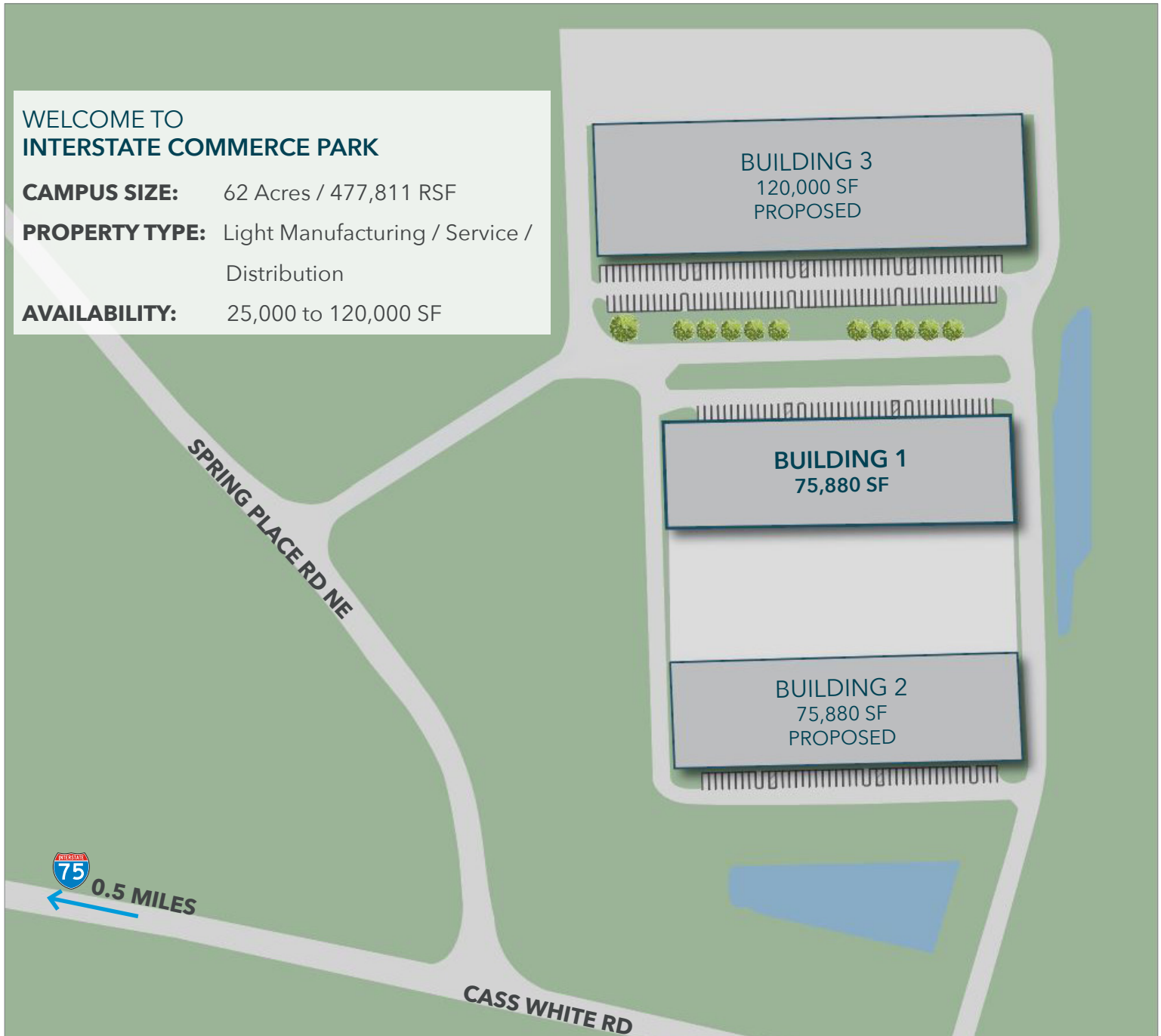
NW ATLANTA SUBMARKET

WELCOME TO INTERSTATE COMMERCE PARK

CAMPUS SIZE: 62 Acres / 477,811 RSF

PROPERTY TYPE: Light Manufacturing / Service /
Distribution

AVAILABILITY: 25,000 to 120,000 SF



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