

FOR SUBLEASE

Prime Industrial Space

1033 Cass White Rd. | Building 2



H&H Realty, LLC
GLOBAL REAL ESTATE

ICP

INTERSTATE COMMERCE PARK
ON CASS WHITE

AVAILABLE JAN. 30, 2025!
34,450 SF

20,280 SF

+/- 54,840 SF
Available!

Exclusively listed by H&H Realty, Inc.



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TABLE OF CONTENTS

PROPERTY SUMMARY	3
EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	5
SITE PLAN	6
DEMOGRAPHICS	7
CONFIDENTIALITY DISCLAIMER	8

Mark Harris
Broker
770.314.3145

LEASE PRICE | \$8.75 NNN

PROPERTY SUMMARY

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Interstate Commerce Park is strategically located just 1/2 mile east of Interstate 75 Exit 296 in Bartow County, Georgia. This same fast-growing exit boasts the corporate/industrial developments including the 782-acre Highlands 75, Cartersville Business Park and Busch Commerce Center. A few notable companies on this exit include Anheuser-Busch, Coastline Automotive Components, Surya Rug, Constellium Automotive Structures North America, Loloi, ZEP, Chick-fil A Supply, Mohawk Distribution, Voestalpine Automotive, Beauflor, IC Biomedical, Wellmade (Busch Dr), Textron (Busch Dr). Future employers at this exit include ASTA America, Georgia Department of Transportation District 6 Headquarters, and Loloi, Inc.

There is no question, that Interstate 75 Exit 296 is the location of choice for international and national companies and industries. Interstate Commerce Park is right in the middle of it all. There is no better location in Northwest Georgia, and we have the space you're looking for.

KEY SURROUNDING BUSINESSES

- Anheuser-Busch
- Coastline Automotive Components
- Surya Rug
- Constellium Automotive Structures North America
- Loloi
- ZEP
- Chick-fil A Supply
- Mohawk Distribution
- Voestalpine Automotive
- Beauflor
- IC Biomedical
- Wellmade (Busch Dr)
- Textron (Busch Dr)
- ASTA America
- Georgia Department of Transportation District 6 Headquarters
- Dornier Medtech

EXECUTIVE SUMMARY

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DEVELOPMENT INFORMATION

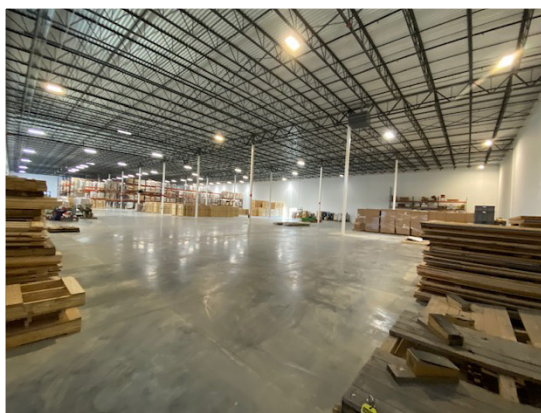
- Master Planned Business Park
- Interstate Location
- Lease Space 28,800-+/-54,480 SF
- Immediate Delivery

CONSTRUCTION DETAILS

- Tilt-Wall Construction on Reinforced Concrete Footing and Slab
- Metal Decked TPO Roof System - 30' Clear
- Wide Bay Spacing - 36' x 160'
- Electrical Service - 3-phase and load required
- Dock Hi Doors
- Truck Court - Ample truck and trailer parking
- Office TBD
- WET Sprinkler System

PUBLIC UTILITIES

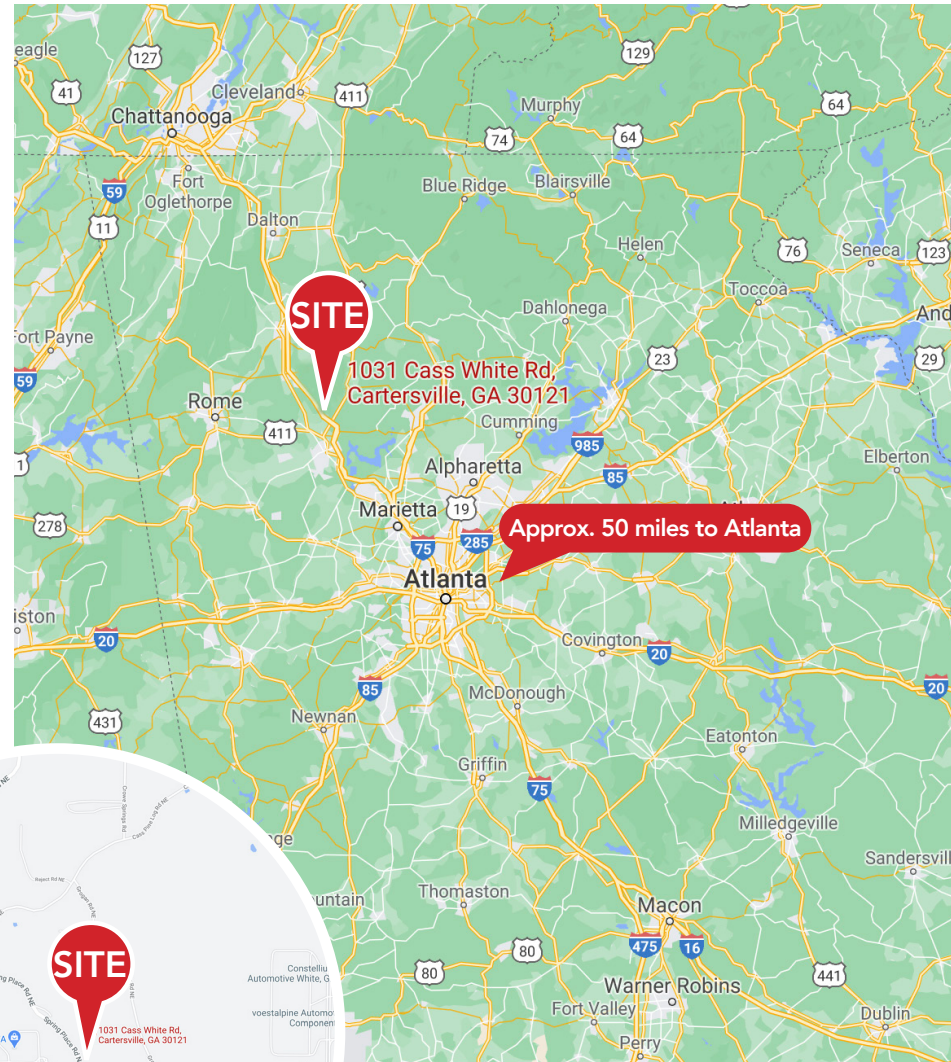
- Bartow County Sewer, 8" Main
- Georgia Power
- City of Cartersville Natural Gas - 6" Main
- Full Spectrum ATT Voice & Data and Cartersville Fibercon
- Bartow County Fire & Police Protection



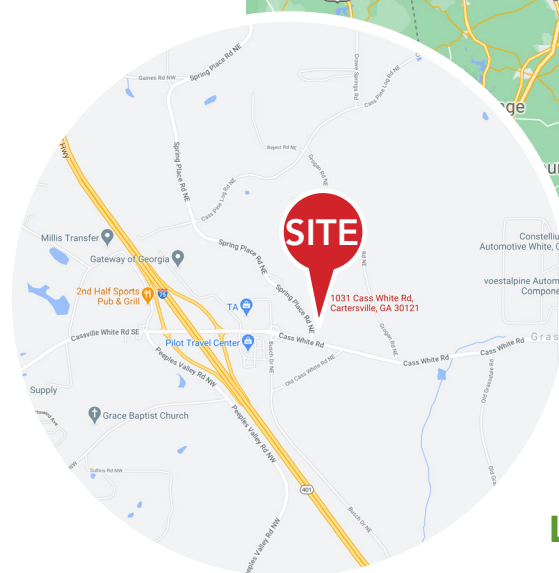
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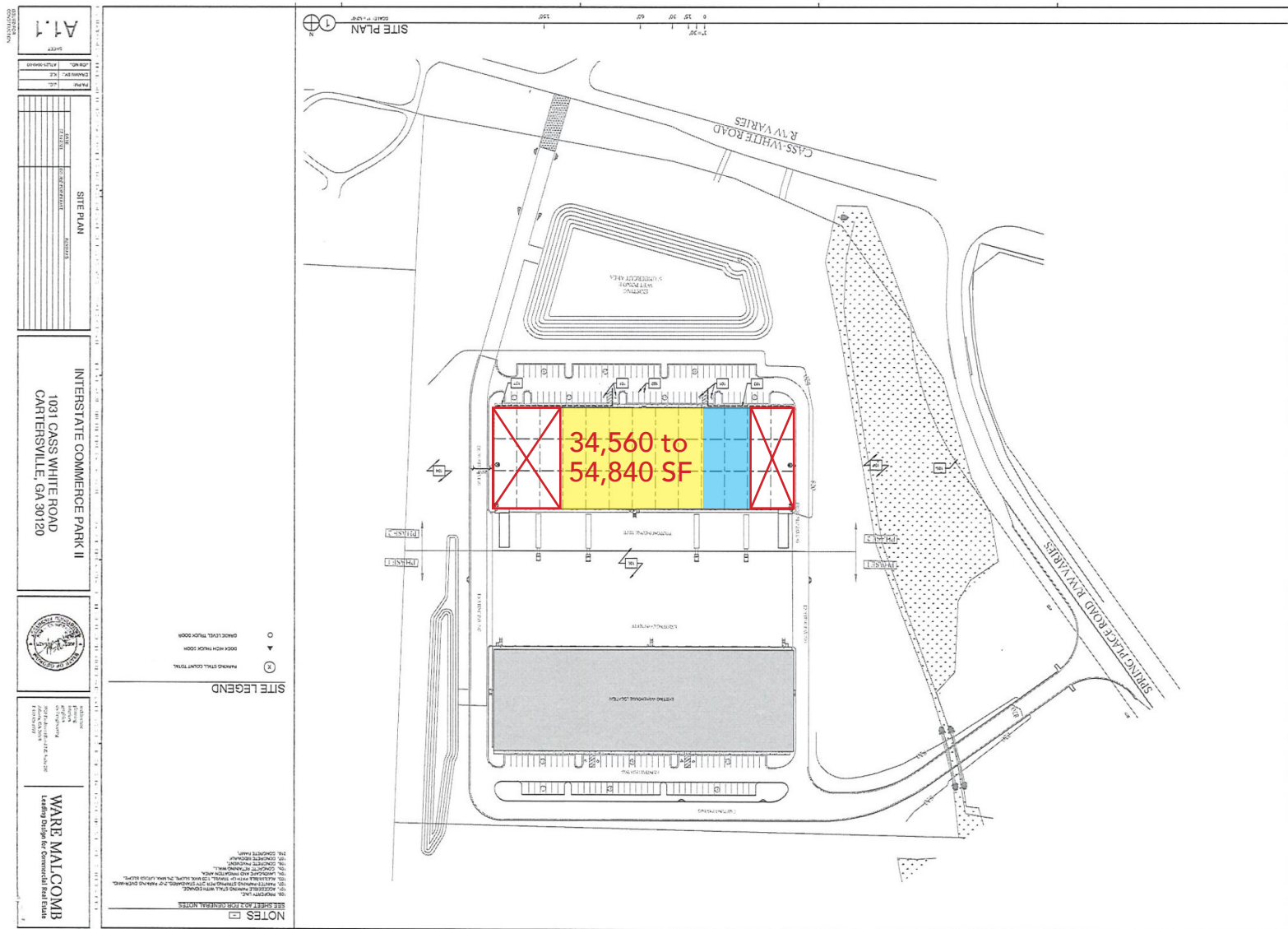
- 45 minutes northwest of Atlanta
- 59 minutes from Hartsfield-Jackson International Airport
- 75 minutes from Chattanooga, TN
- 2 hours from Birmingham, AL
- 2.5 hours from Greenville, SC
- 4.5 hours from Charlotte, NC
- 5 hours from Savannah, GA Port
- 2 hours to Kia Motors Manufacturing
- 3.25 hours to BMW Manufacturing
- 1 hour to Volkswagen Chattanooga Plant
- 3 hours to Hyundai Manufacturing Factory
- 1.4 hours to Mercedes/Daimler



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SITE PLAN

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DEMOGRAPHICS

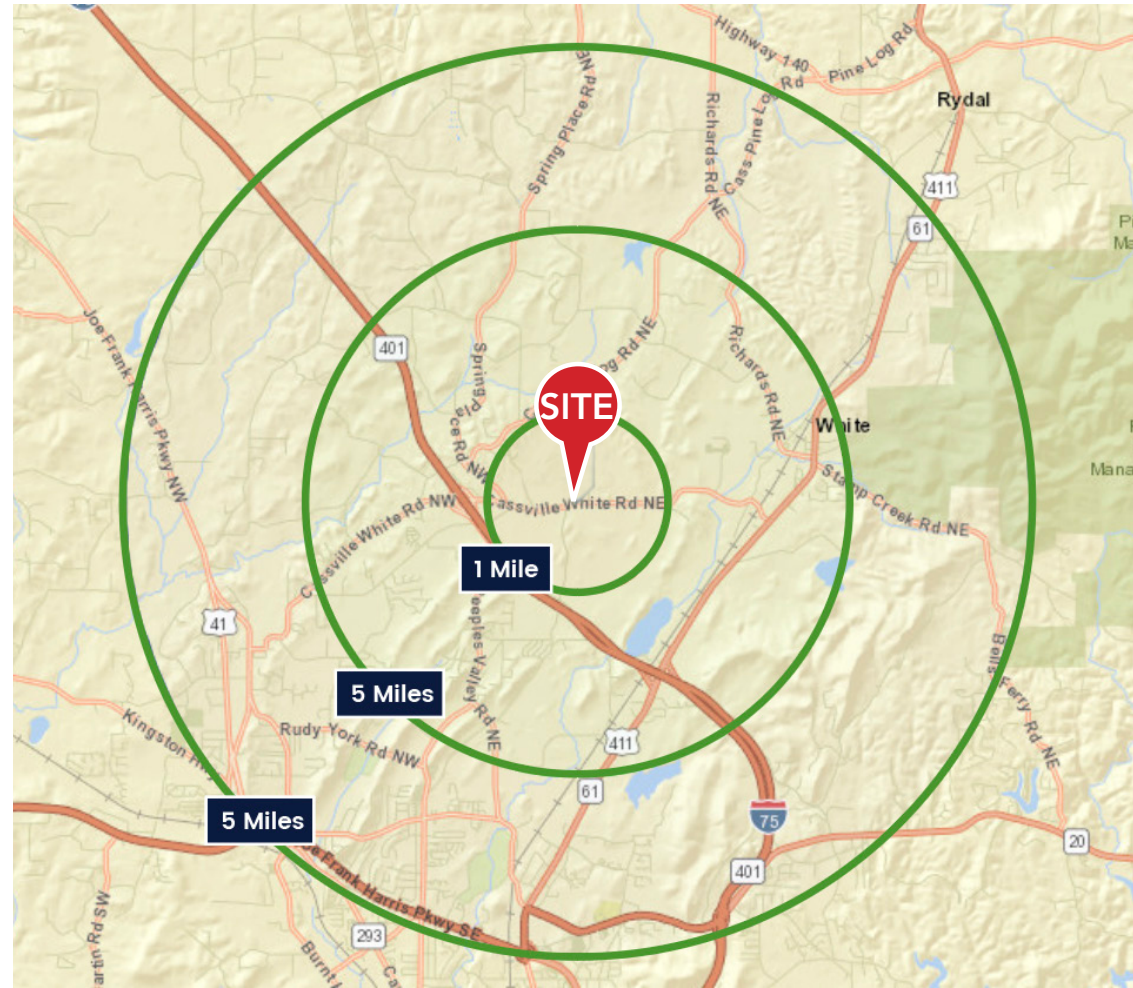
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2017 SUMMARY

	1 MILE	3 MILE	5 MILE
Population:	130	5,559	23,503
Households:	50	1,958	8,535
Families:	38	1,530	6,182
Average Household Size:	2.60	2.84	2.72
Owner Occupied Housing Units:	36	1,457	5,365
Renter Occupied Housing Units:	13	501	3,170
Median Age:	42.2	40.0	37.1
Median Household Income:	\$48,584	\$49,055	\$47,062
Average Household Income:	\$60,664	\$63,674	\$60,130

2022 SUMMARY

	1 MILE	3 MILE	5 MILE
Population:	134	5,836	24,475
Households:	51	2,054	8,881
Families:	39	1,559	6,405
Average Household Size:	2.63	2.84	2.72
Owner Occupied Housing Units:	37	1,521	5,539
Renter Occupied Housing Units:	13	534	3,343
Median Age:	43.6	41.4	38.3
Median Household Income:	\$55,137	\$54,658	\$52,429
Average Household Income:	\$71,388	\$74,610	\$69,144



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CONFIDENTIALITY DISCLAIMER

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H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sublease of the subject property. Development contingent on appropriate zoning and/or rezoning for intended use.

This marketing flyer contains selected information pertaining to the property but does not purport to be all-inclusive or to contain all of the information that a prospective tenant may require.

This property flyer is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current owner/seller. Each prospective tenant is to rely upon their own investigation, evaluation and judgment as to the advisability of leasing the property described herein.

