

# CASSVILLE 75 DISTRIBUTION CENTER

1001 Old Grassdale Road NE | Cartersville, GA 30120



**100,000 – 273,576 SF**

FRONT LOAD  
INDUSTRIAL BUILDING  
ON 31.83 ACRES

LEASED BY:

**NAI** Brannen Goddard

DEVELOPED/LEASED BY:

 **SEEFRIED**  
INDUSTRIAL PROPERTIES

OWNED BY:

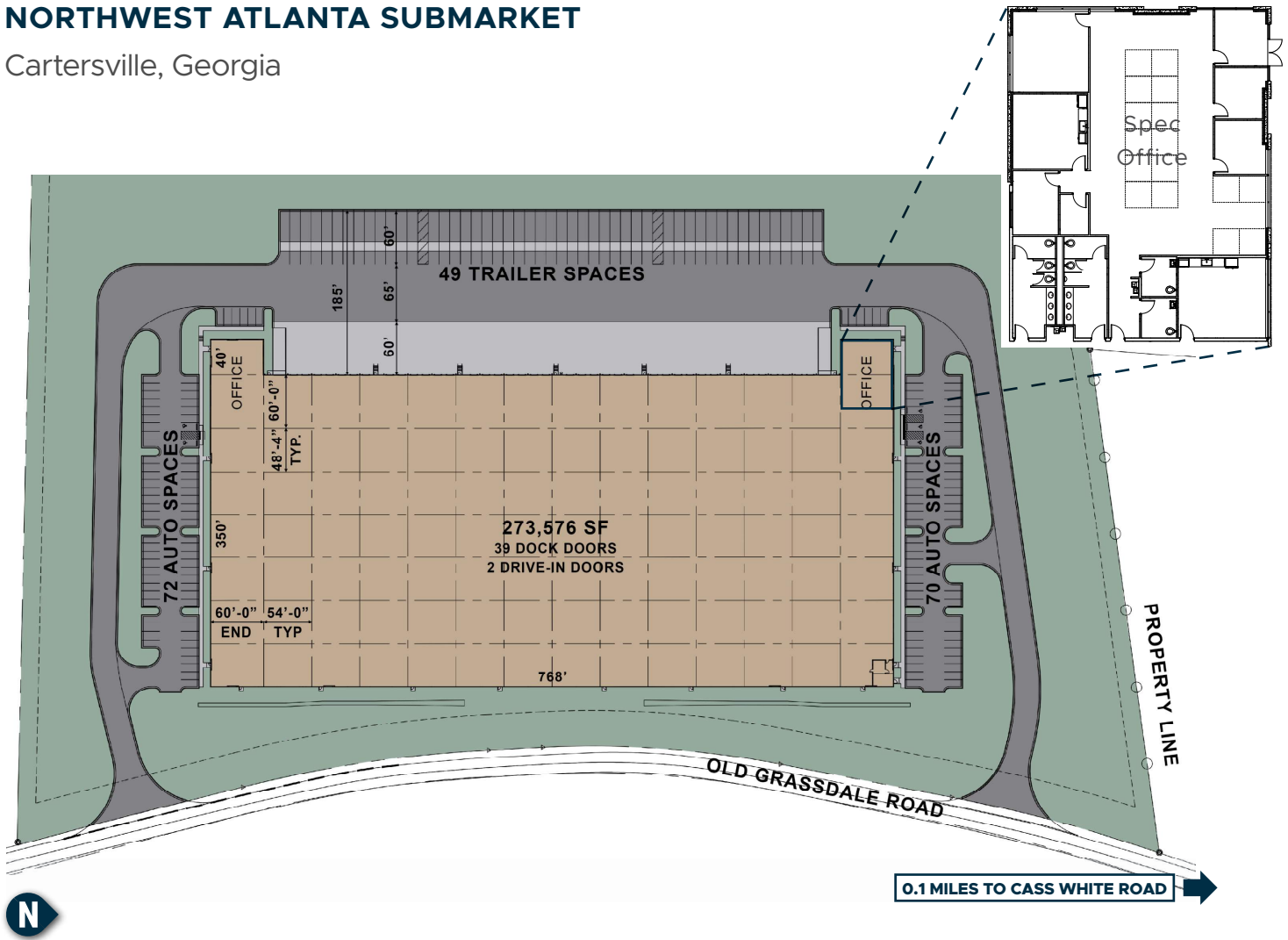
**nuveen**  
REAL ESTATE

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## NORTHWEST ATLANTA SUBMARKET

Cartersville, Georgia

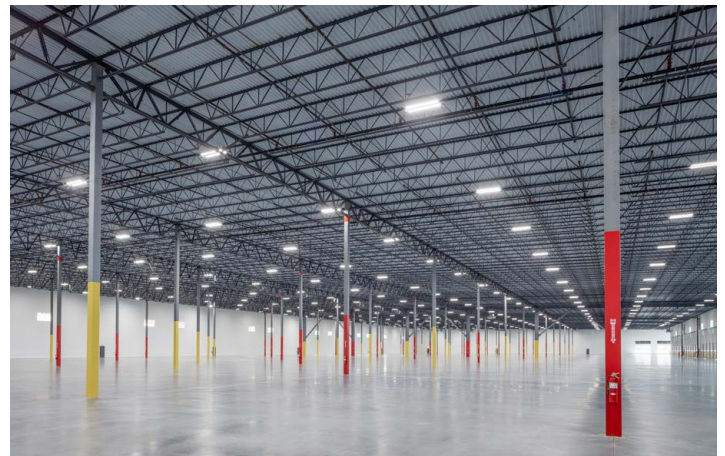


SQUARE FEET	273,576
CONFIGURATION	Front load
LAND (ACRES)	31.832
OFFICE SQUARE FEET	4,515 Spec
CLEAR HEIGHT	32' Clear minimum
CONSTRUCTION TYPE	Concrete tilt wall
COLUMN SPACING	48' 4" W x 54' D with 60' speed bays & end bays
DOCK DOORS	39 (9' x 10')
DOCK LEVELERS	15 (7' x 8') 40,000 lb. Mechanical

DRIVE-IN DOORS	2 (12' x 14'), Ramped
WAREHOUSE LIGHTING	BTS - LED planned on delivery
ROOF	45-mil TPO with R-15 insulation (R-25 included at future office locations)
SPRINKLER	ESFR
ELECTRICAL	277 / 480 Volt, 3 phase, 2,000 amps
AUTO PARKING	142 Spaces
TRAILER STALLS	49 Storage locations
TRUCK COURT DEPTH	185' Deep
FLOOR SLAB	6" Reinforced slab on grade

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## PROPERTY

The property, located in Cartersville, Georgia is a 273,576 SF industrial building. It is strategically located at the intersection of Cassville White Road and Old Grassdale Road, 1.3 miles from I-75 at Exit 296.

## NORTHWEST INDUSTRIAL SUBMARKET

The Northwest Atlanta Industrial Submarket is home to one of the busiest rail corridors in Georgia. A CSX rail line runs through the submarket, connecting Atlanta with the Midwest, and the Georgia Northeastern rail also cuts through the area. Additionally, this area is roughly a one-hour drive to the new Appalachian Regional Port, which provides a direct rail connection with the Port of Savannah. The presence of I-75 gives industrial users access to metro Atlanta and the Midwest.

This area has attracted a number of tenants in the home building and décor industries over the past few years. The submarket has averaged about 1 million square feet of quarterly leasing volume since the start of 2020.



## NOTABLE DISTANCES

### INTERSTATE

I-75 (Exit 296)	1.3 miles
I-285 (Exit 129)	39 miles

### AIR

Hartsfield-Jackson Atlanta Int'l Airport	59 miles
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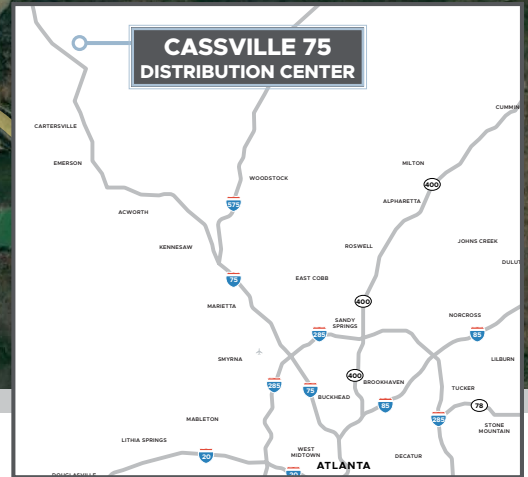
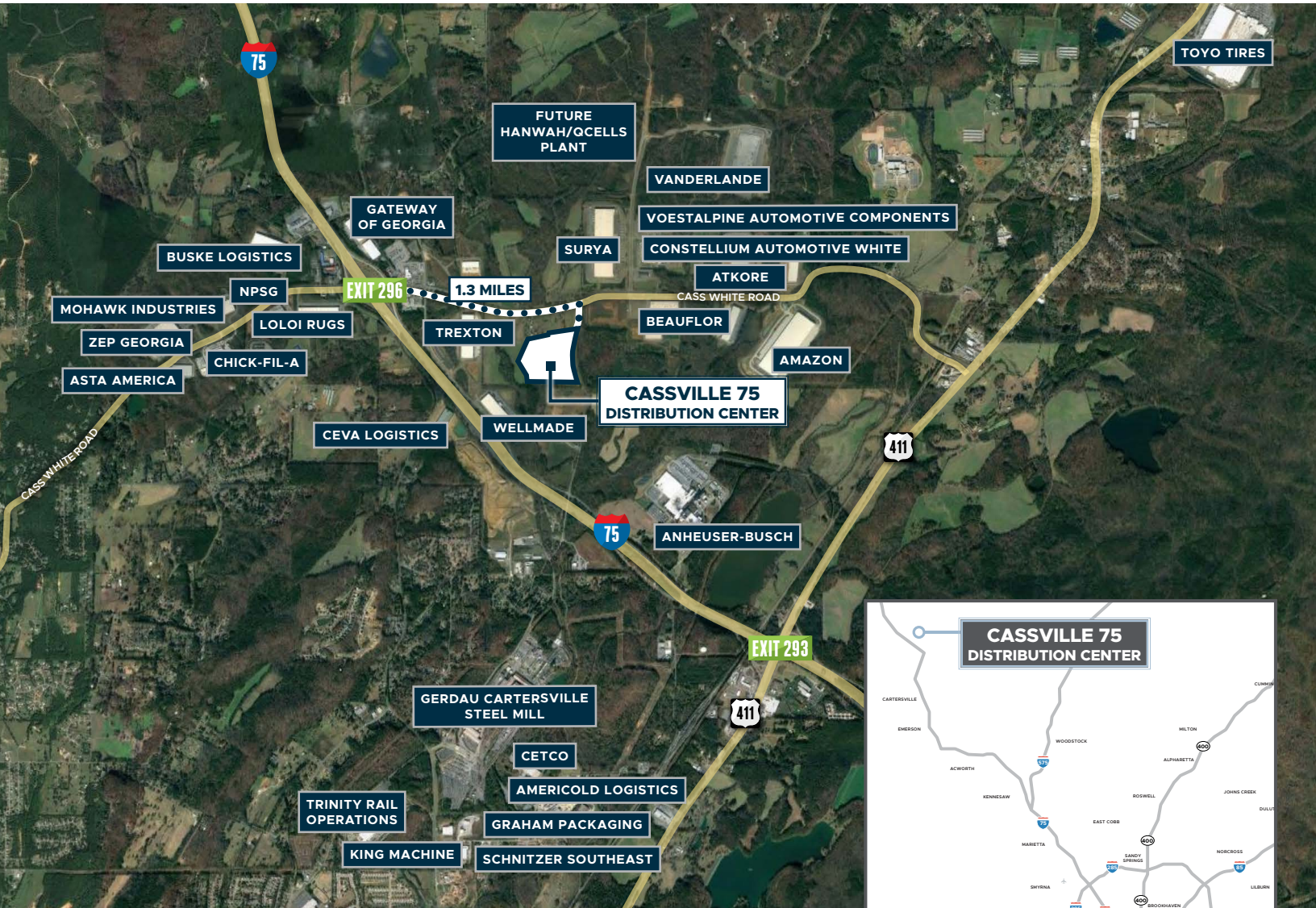
### PORT CITIES

Appalachian Regional Port	49 Miles
Savannah, GA	300 Miles
Brunswick, GA	322 Miles
Charleston, SC	356 Miles
Mobile, AL	367 Miles
Jacksonville, FL	400 Miles
Norfolk, VA	606 Miles
Miami, FL	713 Miles

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## CORPORATE NEIGHBORS



Information is deemed from reliable sources. No warranty is made as to its accuracy.

To arrange a tour, please contact:

**Matt Bentley**

404 812 4079  
mbentley@naibg.com

**Joseph Kriss**

678 362 4641  
josephk@seefriedproperties.com

**Tripp Ausband**

770 904 1910  
tausband@seefriedproperties.com