



FOR SALE OR LEASE | Freestanding Industrial Facility

±8,000 SF of flexible industrial space on a ±5.0 acre parcel, featuring outstanding highway visibility and a spacious, secure yard in the dynamic I-75 North corridor

55 Cut Off Road, Adairsville, GA 30103



Property Overview & Building Features

Highlights

- Located in the I-75 North corridor
- Fenced lot with camera system
- Ideal for fleet parking or yard storage
- Air conditioning
- Security system
- Yard lighting
- Front office (reception area, private office, restrooms)
- Warehouse restrooms
- Warehouse breakroom
- Expansion potential



Address	55 Cut Off Road, Adairsville, GA 30103
Total Building Area	±8,000 SF
Warehouse/Shop Area	±6,900 SF (including breakroom)
Office/Support Area	±1,100 SF (reception, private office, restrooms)
Land Area	±5.0 Acres
Zoning	C-2, General Business (outside storage uses allowed)
Year Built	1991
Ceiling Height	14' at center
Loading	3 Drive-ins (10')
Parking	14 striped spaces (expandable)
Utilities	* Water: City of Adairsville * Sewer: City of Adairsville * Gas: Natural Gas

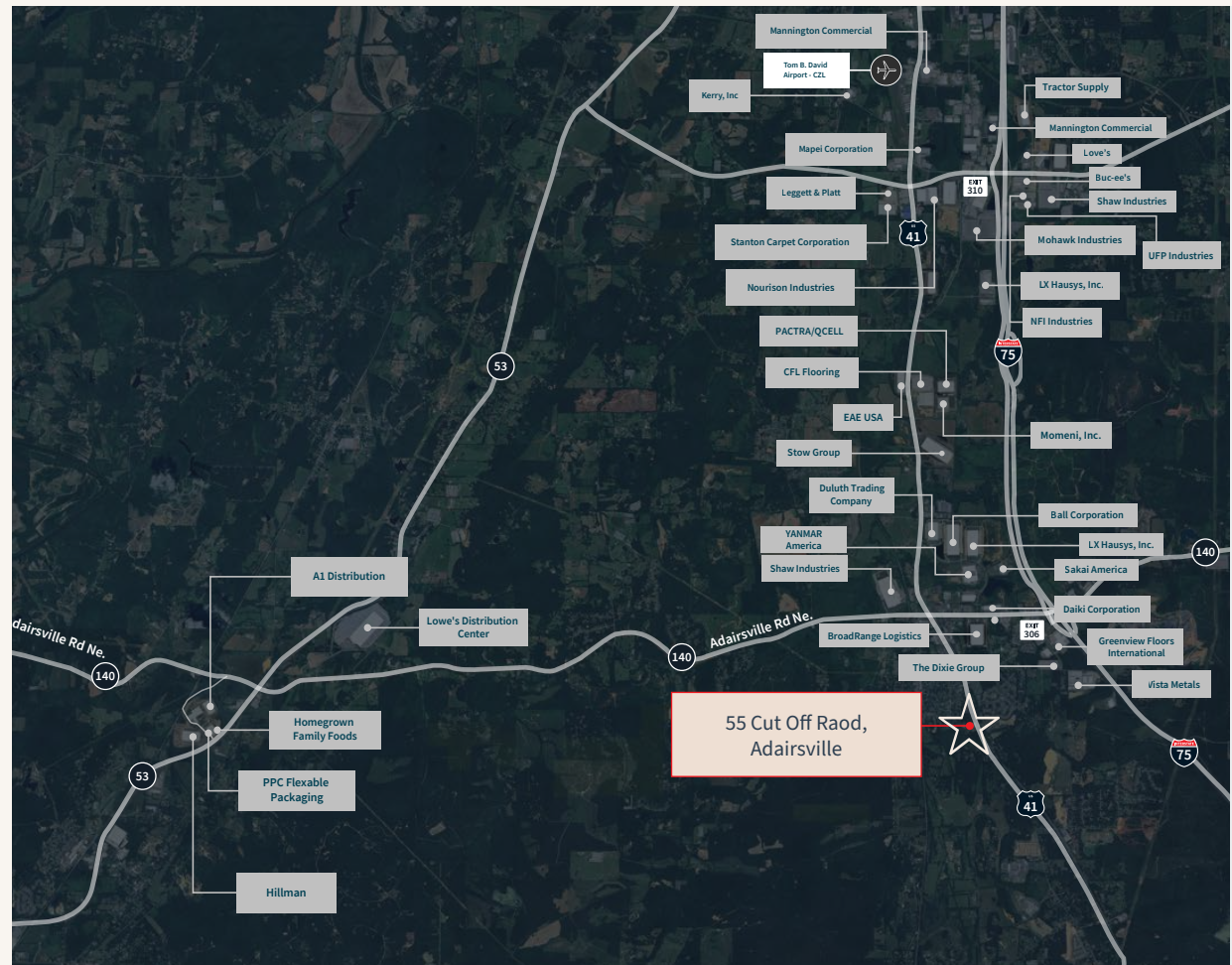
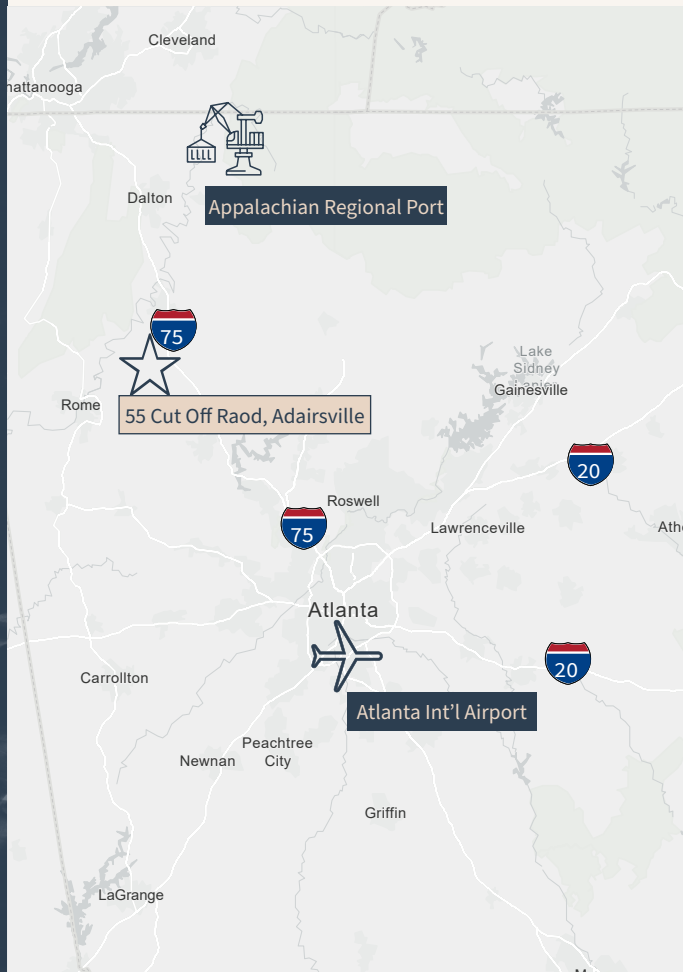


A Key Location

Neighboring Tenants



Destination	Distance
Hwy 41	Direct frontage/prime front
To Hwy 140	1 mile
To Interstate 75	2 miles
Atlanta	56 miles
Chattanooga	54 miles
Appalachian Regional Port	41 miles
Hartsfield-Jackson Int'l Airport	68 miles



55 Cut Off Raod,
Adairsville

- Mannington Commercial
- Tom B. David Airport - CZL
- Kerry, Inc
- Mapel Corporation
- Leggett & Platt
- Stanton Carpet Corporation
- Nourison Industries
- PACTRA/QCELL
- CFL Flooring
- EAE USA
- Stow Group
- Duluth Trading Company
- YANMAR America
- Shaw Industries
- Tractor Supply
- Mannington Commercial
- Love's
- Buc-ee's
- Shaw Industries
- Mohawk Industries
- UFP Industries
- LX Hausys, Inc.
- NFI Industries
- Momeni, Inc.
- Ball Corporation
- LX Hausys, Inc.
- Sakai America
- Daiki Corporation
- Greenview Floors International
- Vista Metals
- A1 Distribution
- Lowe's Distribution Center
- Homegrown Family Foods
- PPC Flexable Packaging
- Hillman
- BroadRange Logistics
- The Dixie Group

Move-in Q1 2026



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