

~10,878SF COMMERCIAL/INDUSTRIAL BUILDING FOR SALE



Chemistry Lab w/ 1 DH door: Ideal for Conversion or Continued Use



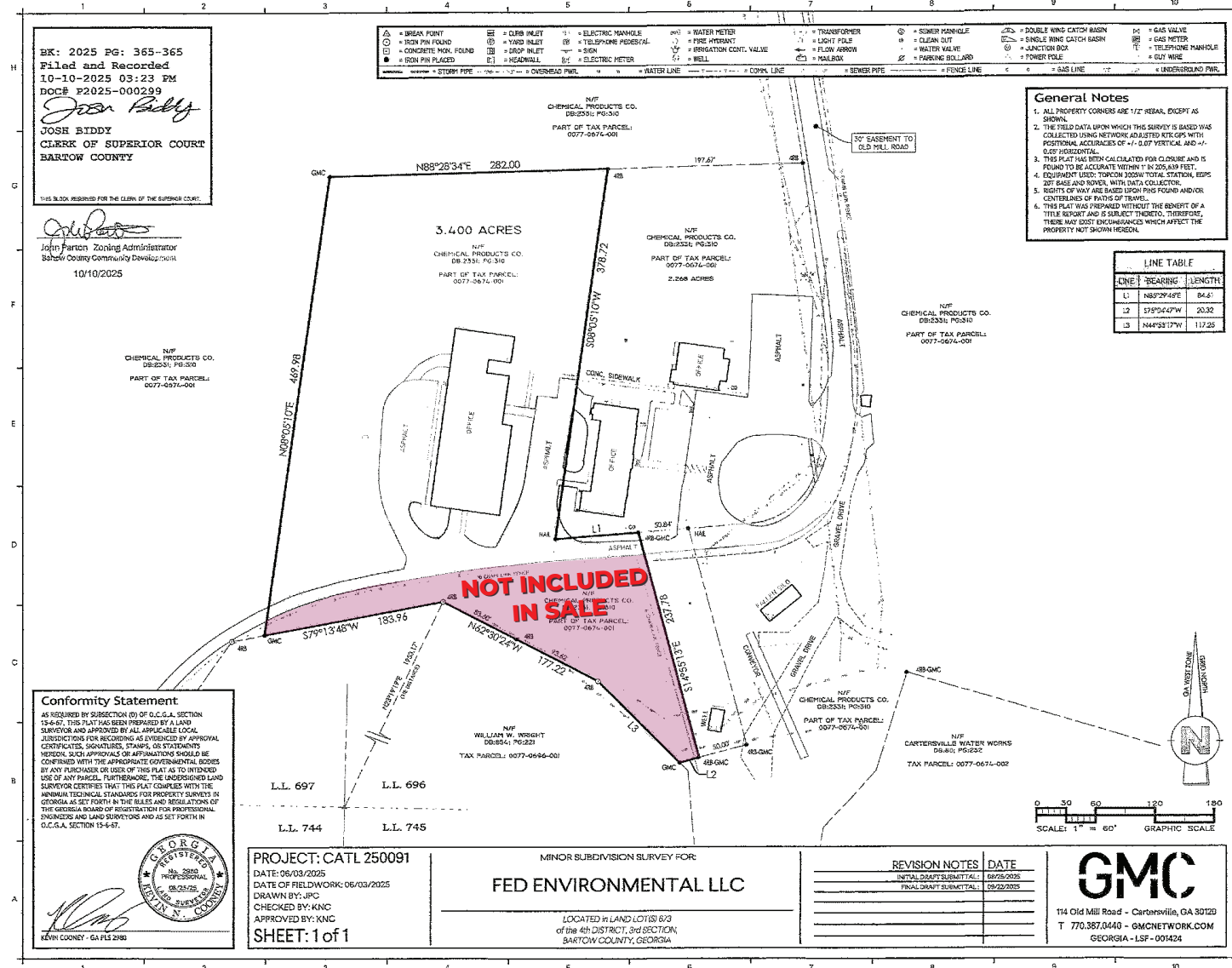
H&H Realty, LLC
GLOBAL REAL ESTATE

112 Old Mill Road, Cartersville, GA 30120
Bartow County, Georgia
~3.0 Acres | Zoned I-1 General Industrial

Survey / Parcel Map

1/1

BK: 3788 PG: 745



<https://search.gsscca.org/imaging/HTML5Viewer.aspx?id=89571798&key1=3788&key2=744&county=8&countyname=BARTOW&userid=57140&appid=4>

NOTE: Parcel No. 0077-0674-003 consists of 3.4 acres. Approximately 0.4 acres of this parcel is not for sale. See the above shaded region of the property which is excluded from the sale.

Property Overview

- **10,878SF** of Specialized Laboratory and Office Environment w/ robust mechanical systems and integrated security.
- Flexible infrastructure suitable for research operations, medical use, industrial adaptation, or mixed-use R&D programs
- Entrance configuration with private access points, multiple lab rooms, offices, and furnished conference areas
- Equipped operational areas supported by air-compressor service, expanded HVAC capacity, and a large air handler
- Secure loading configuration including a dock with ramp, roll-up doors, and enclosed work areas
- I-1 General Industrial: typical permitted uses (not comprehensive): general industry, assembly, feed processing, welding, metal forging, wholesale, warehousing, mini-warehouses, storage yards, churches, auto repair
- +/- 3 miles to I-75 (Exit 283 - Old Allatoona Rd.), +/- 1.5 miles to US HWY 41 (S. Tennessee St. > Peachtree St.)

Zoning:	I-1 General Industrial (Bartow County)
Price:	\$2,300,000
Parcel ID:	0077-0674-003
Utilities:	Georgia Power electricity (600A, 480V, 3-phase), water - City of Cartersville, sewer - Bartow County, fiber optic internet, lines for septic and Argon gas
Traffic Counts:	8,810 AADT (HWY 293 SE) / 6,440 AADT (Old Mill Rd.) / 3,850 AADT (S Tennessee St.) — <i>GDOT, 2024</i>

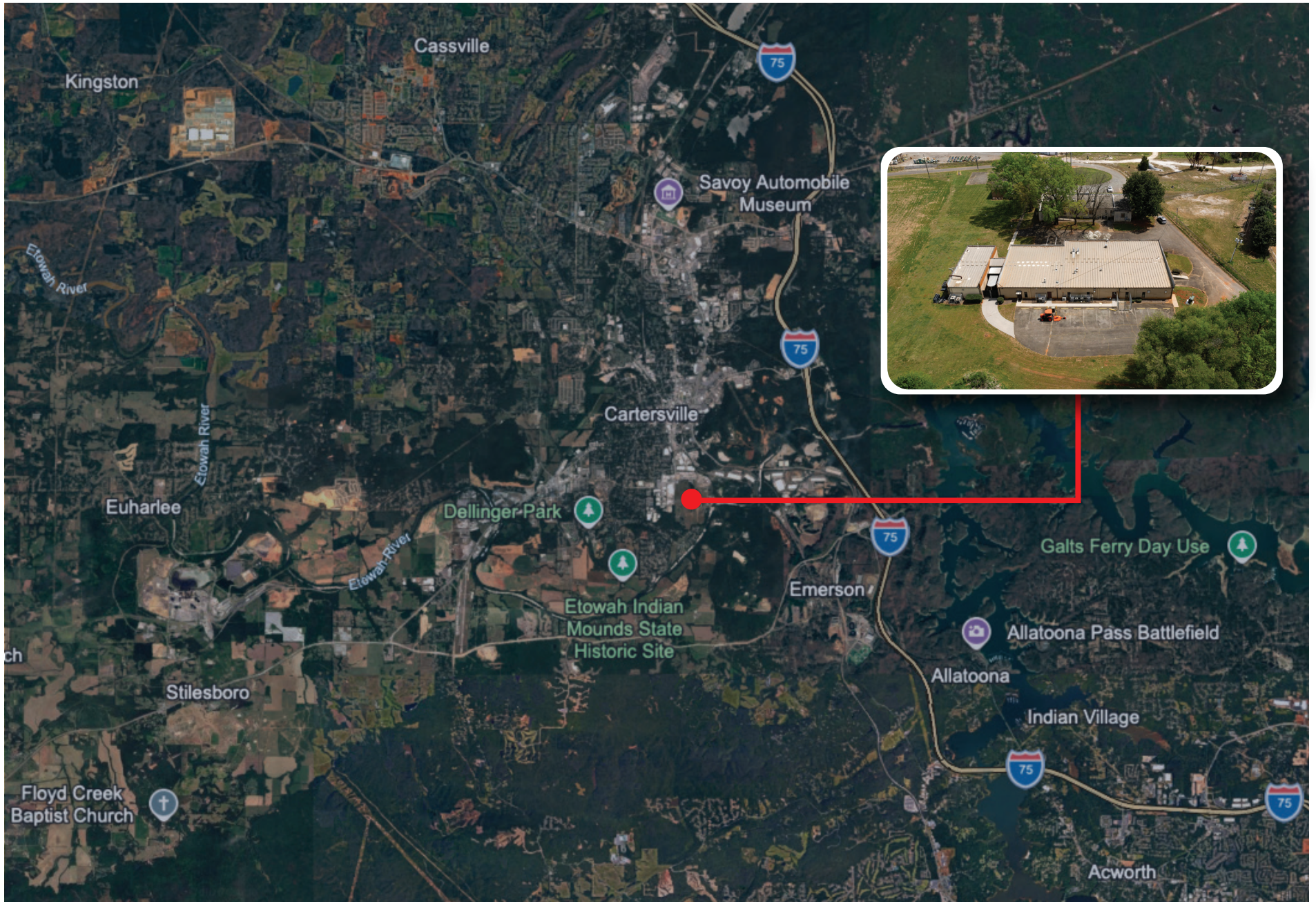
Exterior Photos



Interior Photos

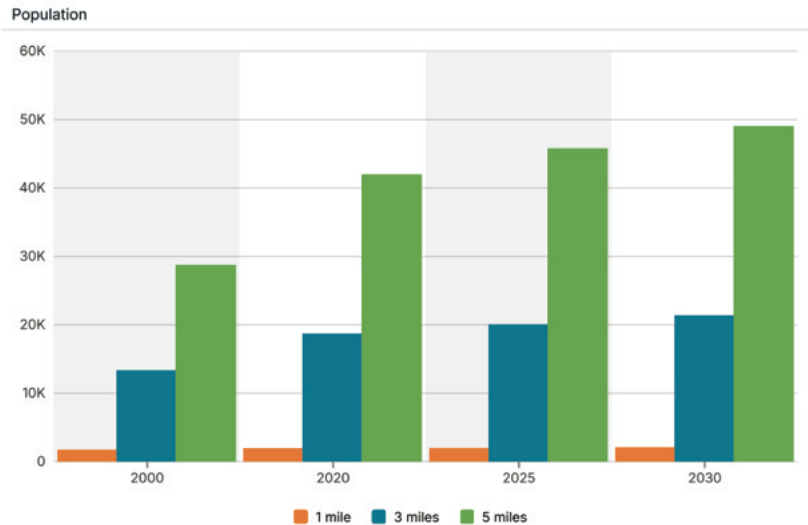


Cartersville Local Area Map



Demographics & Market Data

1, 3, 5 Mile Radius of 112 Old Mill Road, Cartersville, GA



I-75 Exit	Location (Reference)	Distance (via Roadway)
277	GA-92 / Acworth	≈ 8.2 miles
278	Glade Rd / Acworth	≈ 7.3 miles
283	Emerson / Old Allatoona Rd	≈ 2.3 miles
285	Red Top Mountain Rd	≈ 4.3 miles
288	GA-113 / Main St (Cartersville)	≈ 7.3 miles
290	GA-20 / Canton Hwy	≈ 9.3 miles
293	US-411 / Cartersville	≈ 12.3 miles
296	Cass-White Rd	≈ 15.3 miles
306	GA-140 / Adairsville	≈ 25.3 miles
312	GA-53 / Calhoun	≈ 31.3 miles

Daytime Employment

Radius	1 mile			3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	573	68	8	12,541	1,719	7	21,370	3,000	7
Trade Transportation & Utilities	202	26	8	2,693	285	9	4,720	492	10
Information	10	2	5	286	25	11	386	40	10
Financial Activities	32	10	3	1,300	252	5	2,033	395	5
Professional & Business Services	52	11	5	1,083	210	5	1,631	347	5
Education & Health Services	39	5	8	2,737	486	6	5,389	952	6
Leisure & Hospitality	59	4	15	2,423	167	15	3,710	274	14
Other Services	17	5	3	931	212	4	1,616	374	4
Public Administration	162	5	32	1,088	82	13	1,885	126	15
Goods-Producing Industries	769	34	23	1,820	159	11	3,824	305	13
Natural Resources & Mining	0	0	-	20	3	7	32	8	4
Construction	50	14	4	527	86	6	1,061	197	5
Manufacturing	719	20	36	1,273	70	18	2,731	100	27
Total Daytime Employment	1,342	102	13	14,361	1,878	8	25,194	3,305	8

Listing Team



Mark Harris

Qualifying Broker



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Occupancy contingent upon existing zoning. 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 purchaser may require. This property flyer is subject to prior sale, lease, 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 purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property described herein.