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LAKEPOINT COMMERCE CENTER

BUILDING 300

780 LakePoint Parkway, Cartersville, Georgia 30121

376,245 SF Available for Lease



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COMMERCIAL REAL ESTATE SERVICES

LEASING AGENT



DEVELOPER

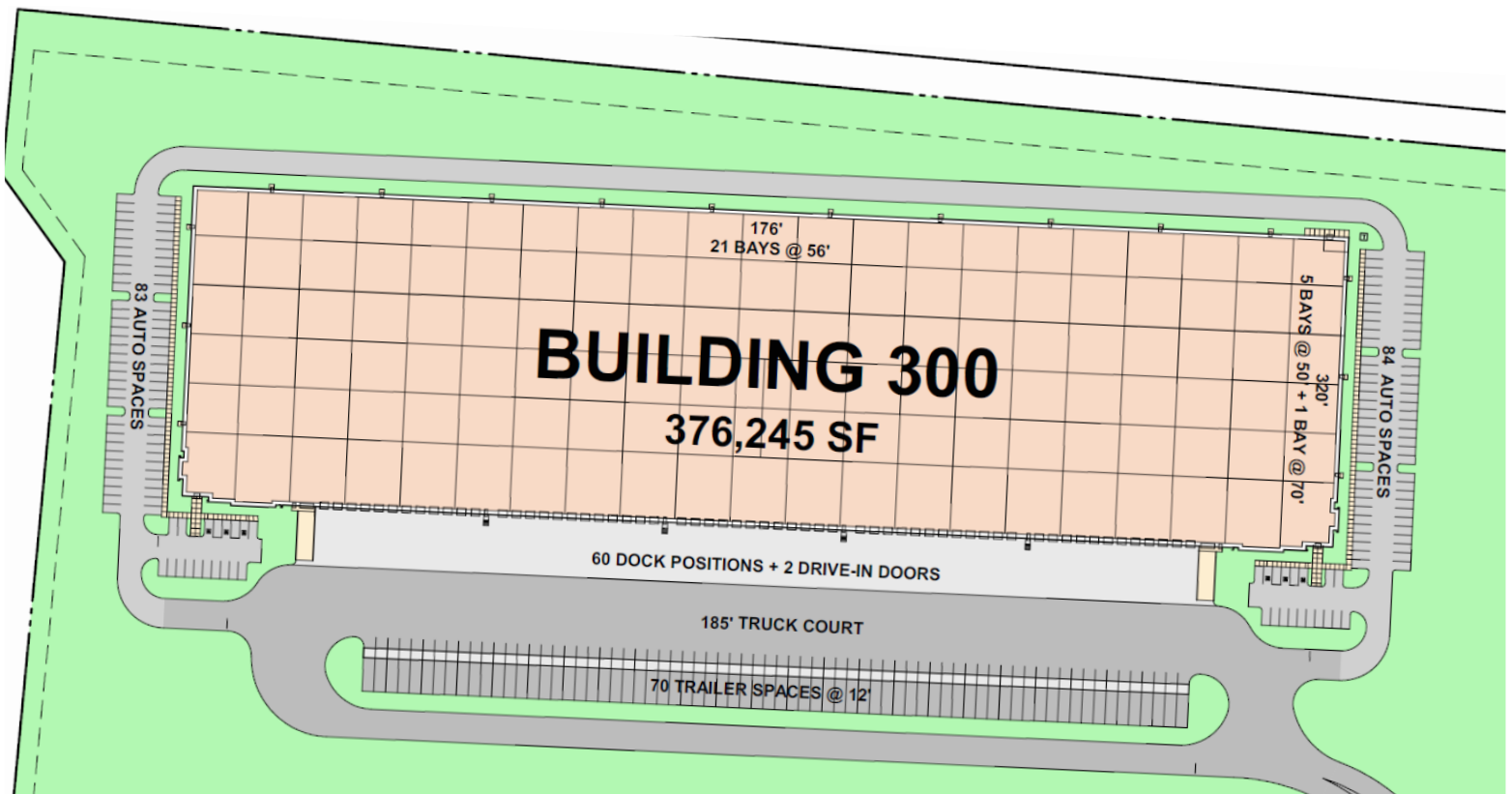
LAKEPOINT COMMERCE CENTER

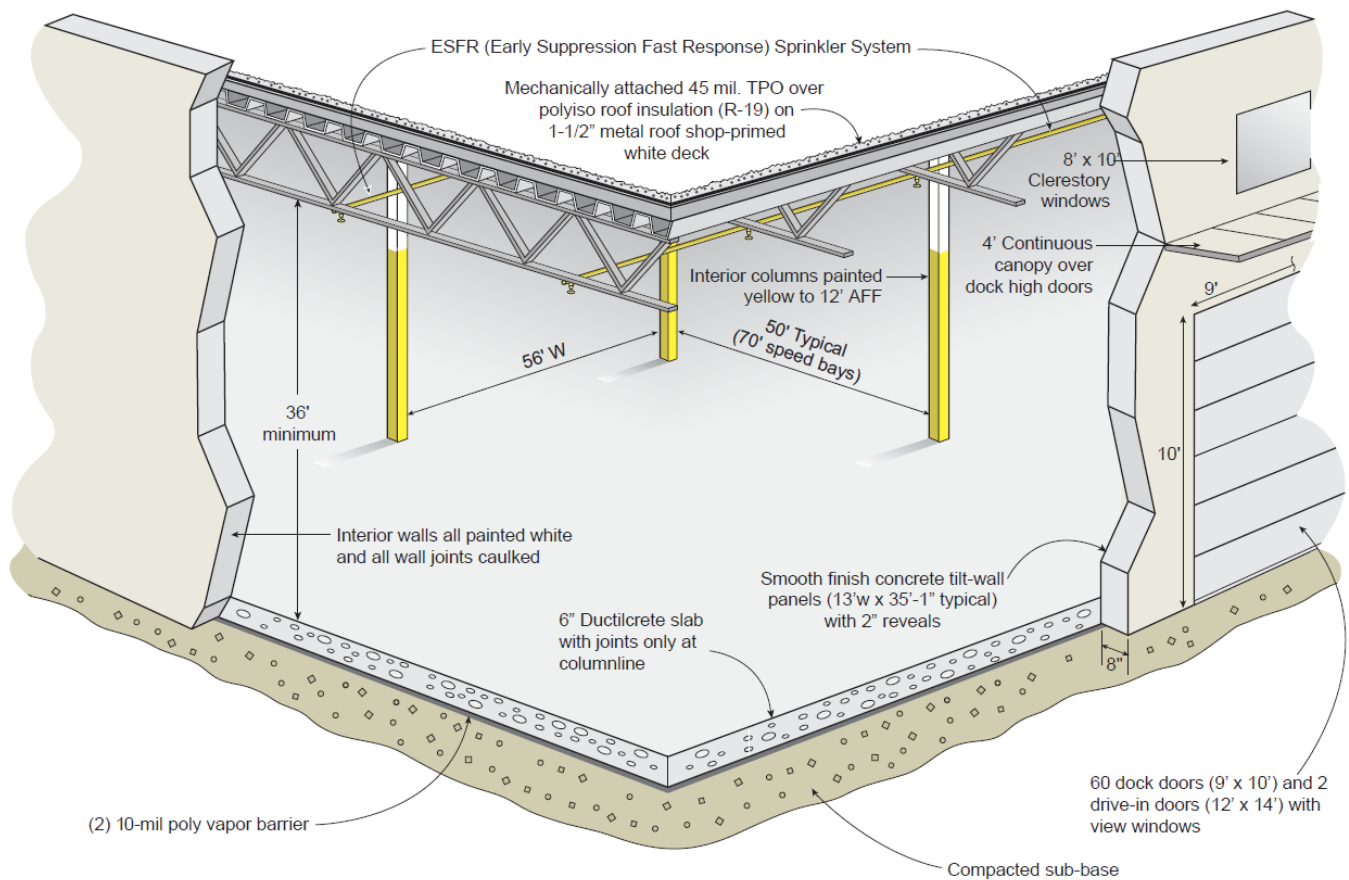
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Core5 LakePoint Commerce Center is strategically located less than one mile from I-75 in the heart of Northwest Georgia's industrial corridor. The site offers excellent highway access and is just under 60 miles from the Appalachian Regional Port, providing direct rail connectivity to the Port of Savannah. This prime location makes LakePoint Commerce Center an ideal hub for local, regional, and national distribution.

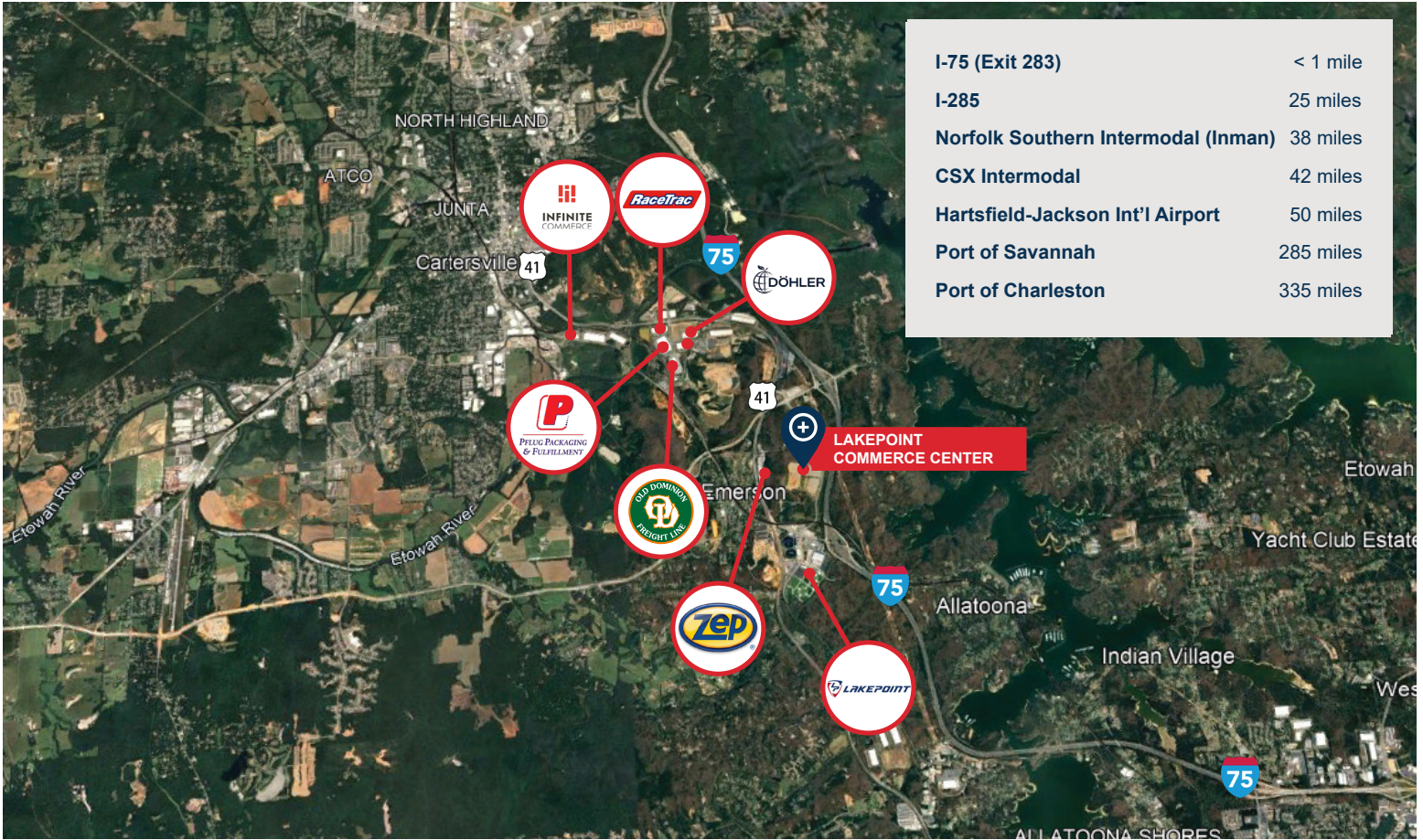
Bartow County is home to more than 140 manufacturers and boasts one of Georgia's strongest labor markets, with a population of over one million people within a 45-minute drive.



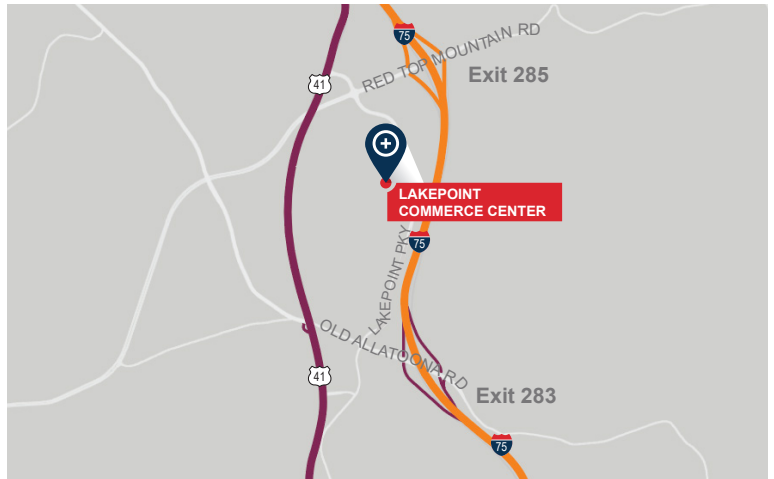
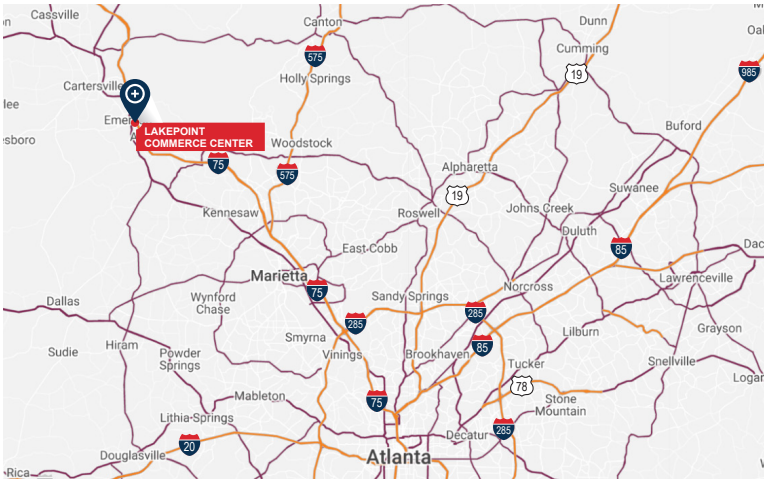


BUILDING SPECIFICATIONS

Square Footage	376,245 SF (320' x 1176')
Configuration	Front Load
Column Spacing	56' wide x 50' deep, with 70' loading bays (17,920 SF bays)
Clear Height	36' clear minimum
Dock High Doors	60 – 9' x 10' insulated dock high doors
Drive-In Doors	2 – 12' x 14' ramped, drive-in doors
Truck Court Depth	185' deep with 60' concrete apron
Auto Parking	167 auto spaces
Trailer Storage	70 trailer storage locations
Electrical	277/480 volt, 3 phase, Two (2) 2,000 amp services
Sprinkler	ESFR sprinkler system



I-75 (Exit 283)	< 1 mile
I-285	25 miles
Norfolk Southern Intermodal (Inman)	38 miles
CSX Intermodal	42 miles
Hartsfield-Jackson Int'l Airport	50 miles
Port of Savannah	285 miles
Port of Charleston	335 miles



DAYS TRUCK DRIVE TO/FROM ATLANTA



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