

CARTERSVILLE RANCH LOGISTICS CENTER BUILDING 4

COMING
SOON!

FOR LEASE | 418,412 SF AVAILABLE

Cassville White Road, Cartersville, GA



Representative Rendering

- Excellent Access to Major Highways
- Superior Access to Major Population Hubs
- Various sizes to accommodate multiple business types
- Built-to-Suits Available



This project is registered under the
LEED green building program

 **IDI Logistics**

 **LEE &
ASSOCIATES**

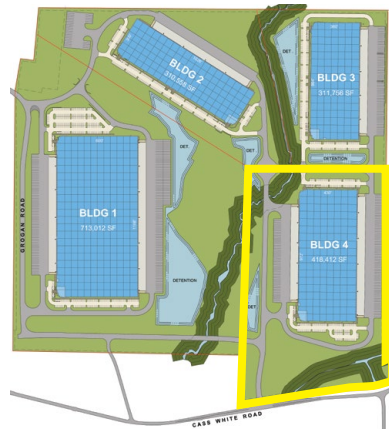
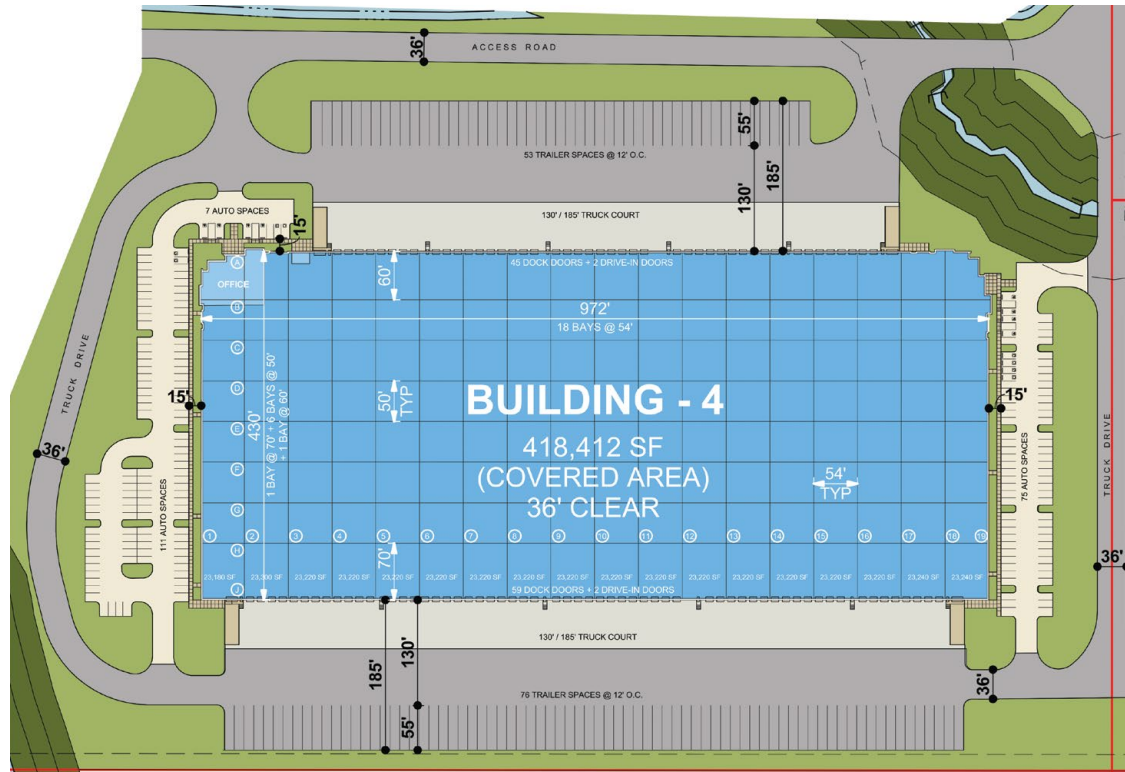
PARK INFORMATION



Cartersville Ranch Logistics Center is a state-of-the-art industrial park located 45 minutes north of Atlanta in Bartow County and provides immediate access to Interstate 75. This 164-acre master-planned park boasts best-in-class design specifications in a controlled-park setting with ample auto and trailer parking and is zoned Light Industrial. Cartersville Ranch Logistics Center is strategically located less than 50 miles to the Appalachian Regional Port providing direct rail service to the Port of Savannah and within a high accessible and readily available labor pool.

AVAILABLE SPACE

418,412 SQUARE FEET



CLEAR HEIGHT:	36' Clear
DIMENSIONS:	430'D x 972'W
TRUCK COURT:	130'/185'
DOCK DOORS:	104 Dock Doors (9' x 10') 4 Drive-In Doors (14' x 16')
CAR PARKING:	193 Auto Spaces
TRAILER PARKING:	129 Trailer Stalls
COLUMN SPACING:	50'D x 54'W
STAGING BAY:	60'D x 54'W / 70'D x 54'W
FIRE SPRINKLER:	ESFR system using K-28 heads @ 40 PSI.
POWER:	480/277 volt 3-phase; Two (2) 2,000 amp Switchboards
ROOF SYSTEM:	60 mil, mechanically fastened, white TPO roof system, R-20 insulation in two layers with 20- year warranty
HEATING, VENTILATING, AND AIR CONDITIONING:	4 Trane RTUs for spec office; 4 Greenheck MAUs for warehouse
WAREHOUSE LIGHTING:	529 Fixtures; 36,000 lumen LED high bay lights, chain mounted with occupancy sensors; 5' fixture whips; 30 FC @ 3' AFF
FLOOR SYSTEM:	6" Ductilcrete™
ZONING:	Light Industrial

CARTERSVILLE RANCH LOGISTICS CENTER BUILDING 4

COMING
SOON!

FOR LEASE | 418,412 SF AVAILABLE



Representative Photo



For more information, or to set up a tour, please contact:

Billy Snowden, SIOR
+1.770.354.5981
bsnowden@lee-associates.com

Connor Winkler, SIOR
+1.318.393.8248
cwinkler@lee-associates.com

Willie Candler
+1.770.881.1368
wcandler@lee-associates.com

IDI Logistics

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

Nick Faber
+1.770.335.3688
nick.faber@idilogistics.com

