

INTERNATIONAL COMMERCE CENTER II

FOR SALE OR LEASE

204 Salem Road SW, Calhoun, GA 30701

UP TO 1,008,000 SF



[MARKETING VIDEO](#)

DELIVERING Q4 2027

Premier Access to I-75

Developed by:



STRATEGIC
REAL ESTATE PARTNERS, LLC

Leased by:



BrannenGoddard
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. All information should be independently verified.

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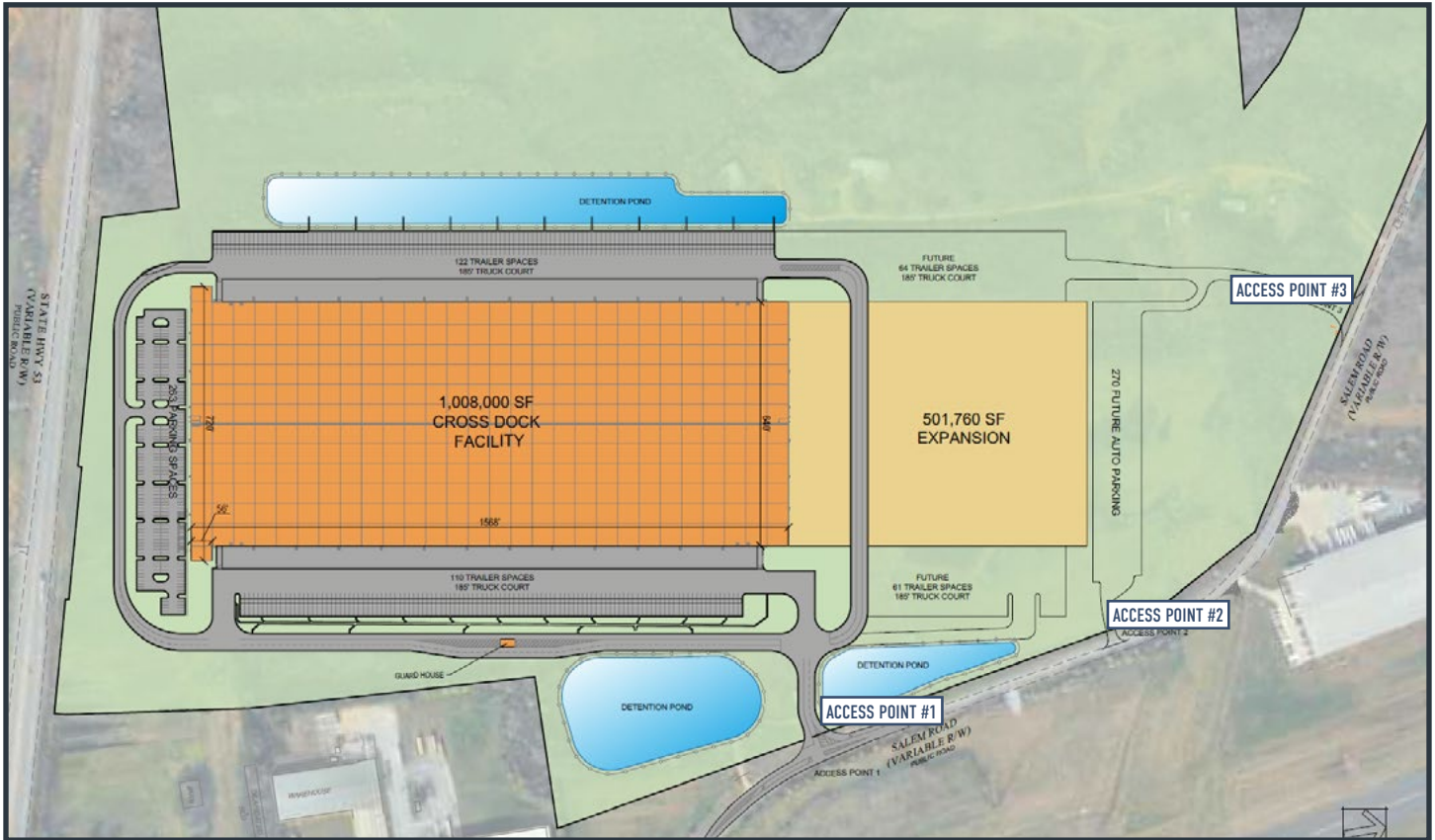
BASE BUILDING SPECS

Square Footage	1,008,000 SF
Configuration	Cross dock
Slab Thickness	8" thick, 4,000 psi slab
Column Spacing	56' wide x 52' deep with 60' speed bays
Clear Height	40' clear minimum
Dock High Doors	190 (9' x 10') dock high doors
Drive-In Doors	4 (14' x 16') ramped, drive-in doors
Truck Court Depth	190' with dual access & full circulation
Auto Parking	213 auto spaces with expansion capability
Trailer Storage	232 trailer spaces with expansion capability
Electrical	277/480-volt, 3-phase (10 MW available immediately, expandable to 20 MW within 30 days)
Sprinkler	ESFR sprinkler system



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EXPANSION BUILDING SPECS

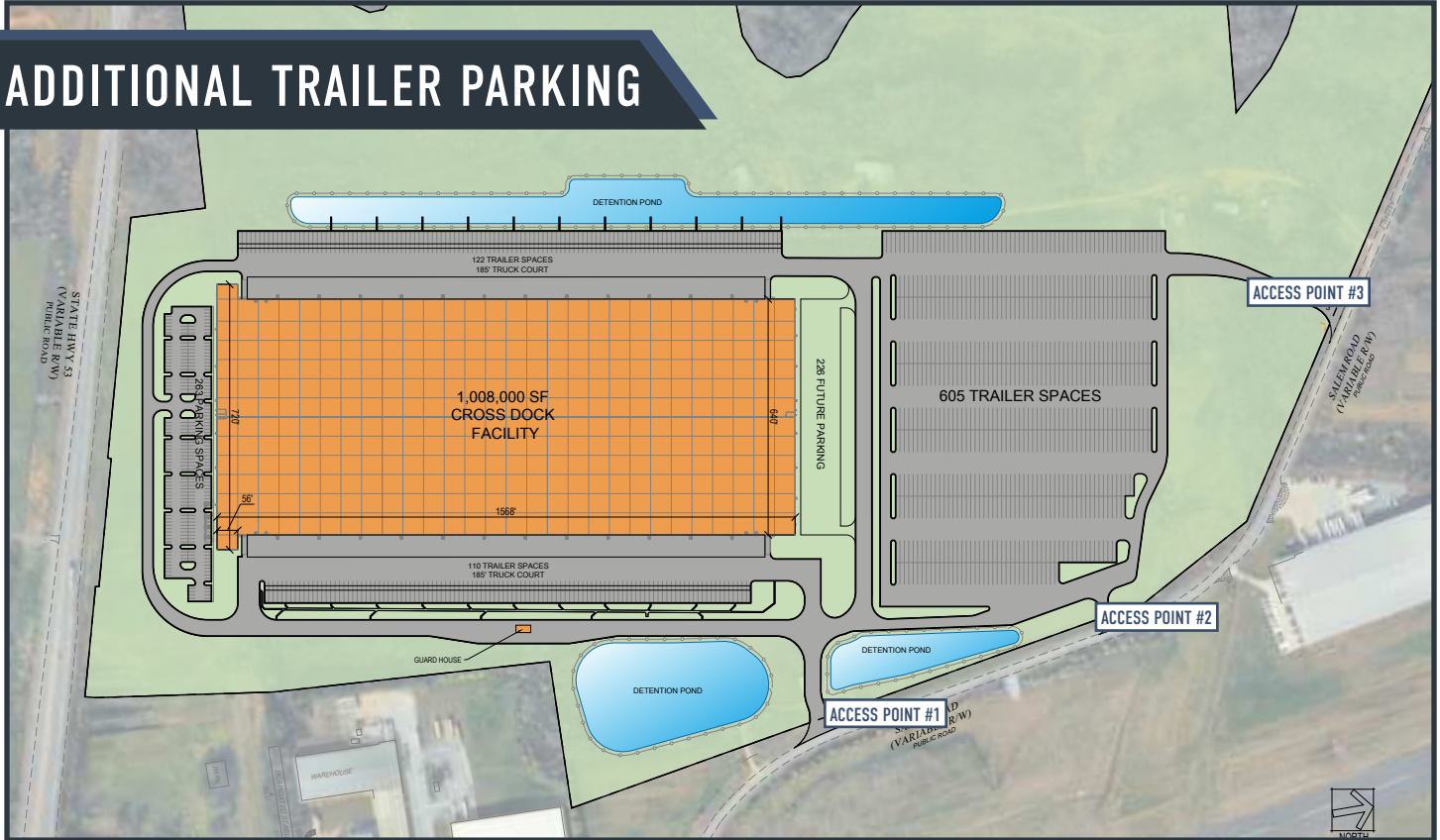
Square Footage	501,760 SF
Configuration	Cross dock
Slab Thickness	8" thick, 4,000 psi slab
Column Spacing	56' wide x 52' deep with 60' speed bays
Clear Height	40' clear minimum
Dock High Doors	94 (9' x 10') dock high doors
Drive-In Doors	2 (14' x 16') ramped, drive-in doors
Truck Court Depth	185' with dual access & full circulation
Auto Parking	270 auto spaces
Trailer Storage	125 trailer spaces



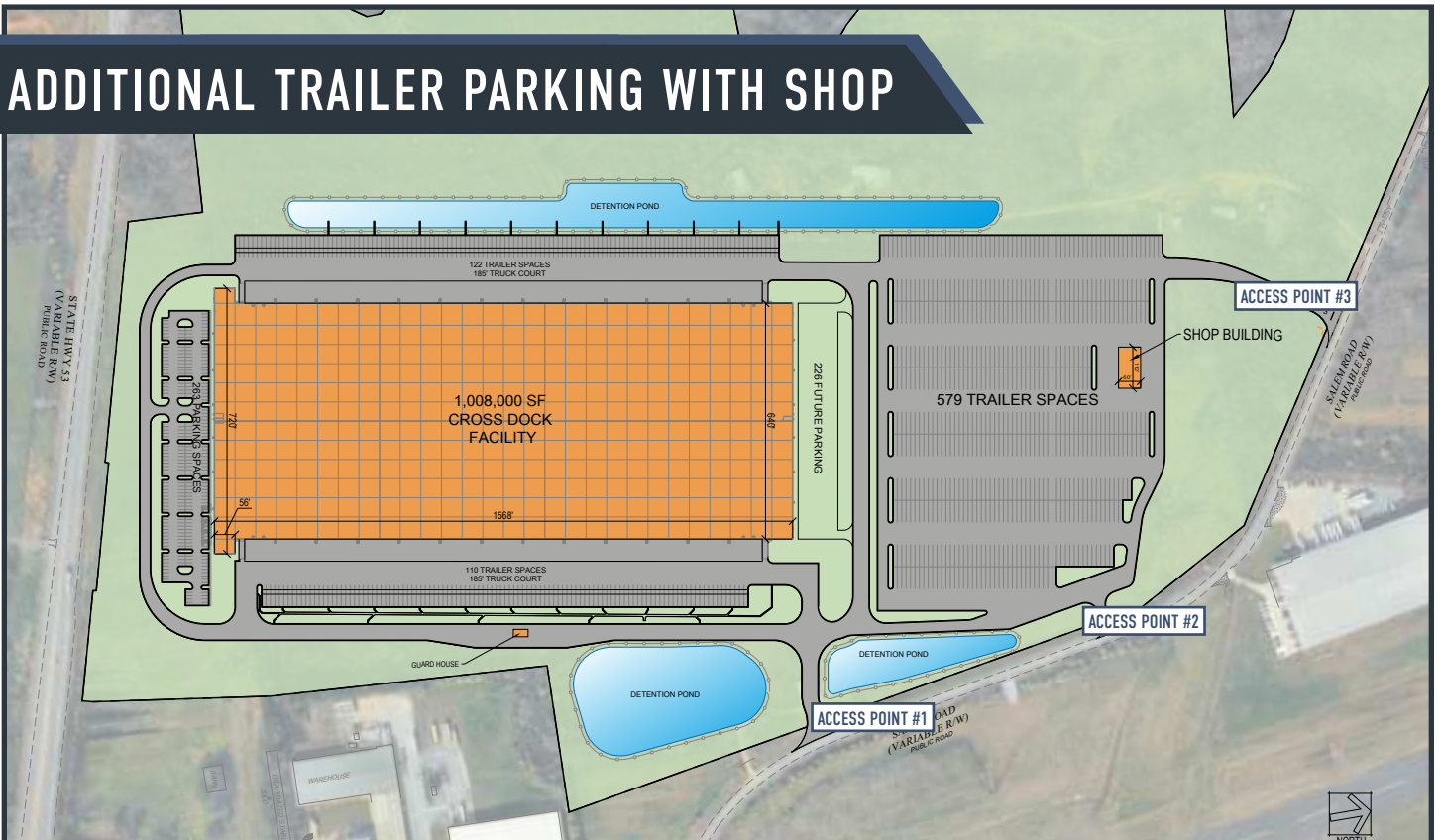
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ADDITIONAL TRAILER PARKING



ADDITIONAL TRAILER PARKING WITH SHOP



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INDUSTRIAL NEIGHBORS MAP



JR Wright

404.836.4841

jrwright@strategicrepartners.com

www.strategicrepartners.com

John Gosnell

404.563.0608

jgosnell@strategicrepartners.com

www.strategicrepartners.com

Nathan Anderson

404.812.4000

nanderson@naibg.com

www.naibg.com