



TradePoint



ADAIRSVILLE
GEORGIA

BUILD TO SUIT OPPORTUNITY

For Lease or For Sale

UP TO 1.55M SF AVAILABLE
AND UP TO 1.3M SF
IN A SINGLE BUILDING

TRADEPOINT 75

I-75 NW ATLANTA
INDUSTRIAL SUBMARKET
EXIT 310 – UNION GROVE ROAD
FREPORT TAX EXEMPTIONS

INLIGHT

CUSHMAN &
WAKEFIELD

THE BLANK SLATE YOU'VE BEEN SEARCHING FOR



TradePoint

75

TradePoint 75 offers a blank canvas to bring your growing manufacturing vision to life. The space is yours to build a campus up to a total of 1.55M SF or a single building up to 1.3M SF.

Set within the booming Atlanta market, just 55 miles north of downtown Atlanta, TradePoint 75 is part of a region that has earned the trust of the manufacturing industry with current corporate neighbors such as LG, Mohawk, Shaw Floors, and more.

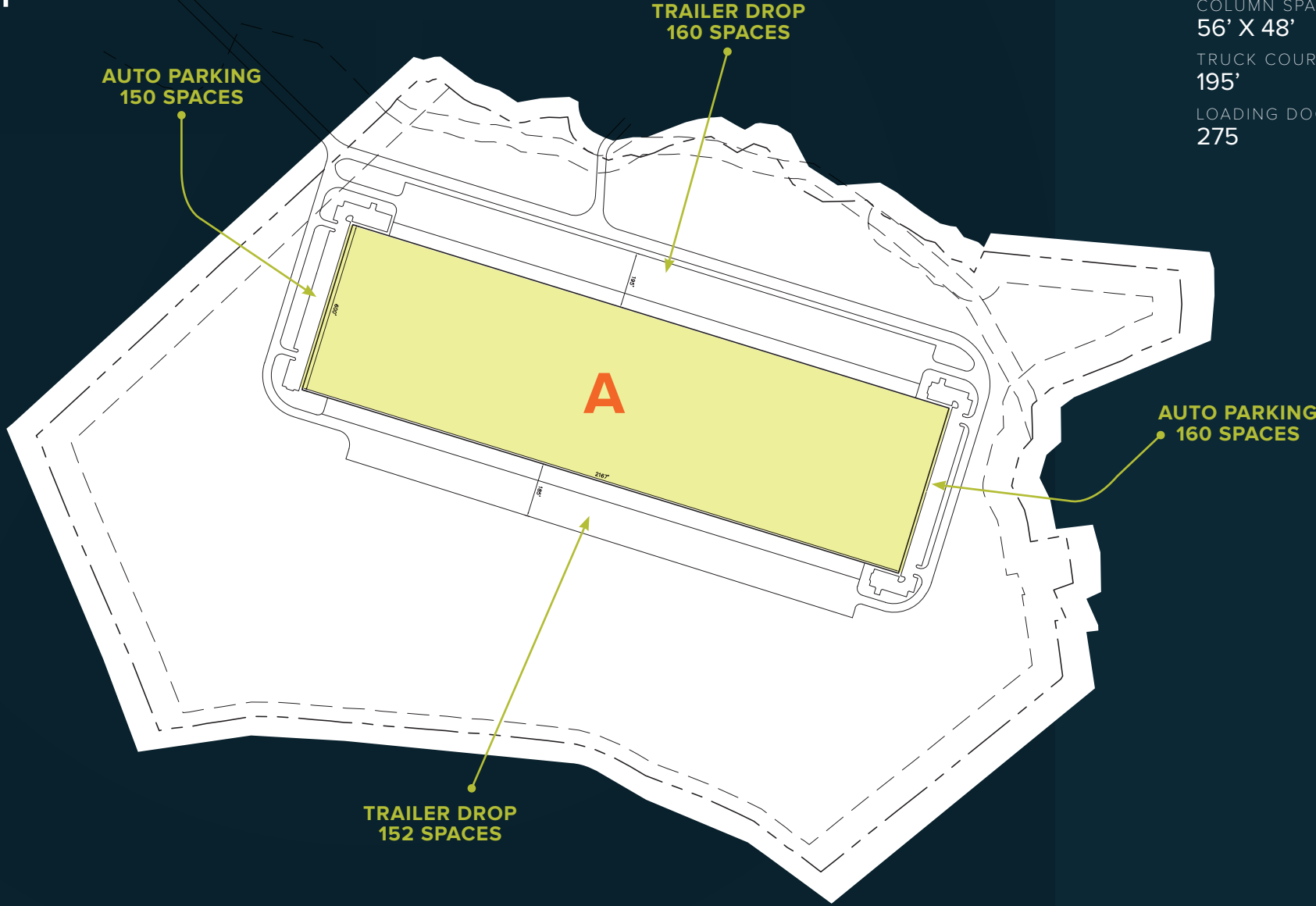


POTENTIAL DEVELOPMENT

Option 1

BUILDING A

- SIZE: 1,300,000 SF
- SPEED BAY DEPTH: 60'
- CLEAR HEIGHT: 40' CLEAR
- COLUMN SPACING: 56' X 48'
- TRUCK COURTS: 195'
- LOADING DOORS: 275



POTENTIAL DEVELOPMENT

Option 2

BUILDING A

SIZE:
800,000 SF
SPEED BAY DEPTH:
60'
CLEAR HEIGHT:
40' CLEAR
COLUMN SPACING:
56' X 50'
TRUCK COURTS:
185'
LOADING DOORS:
163

BUILDING B

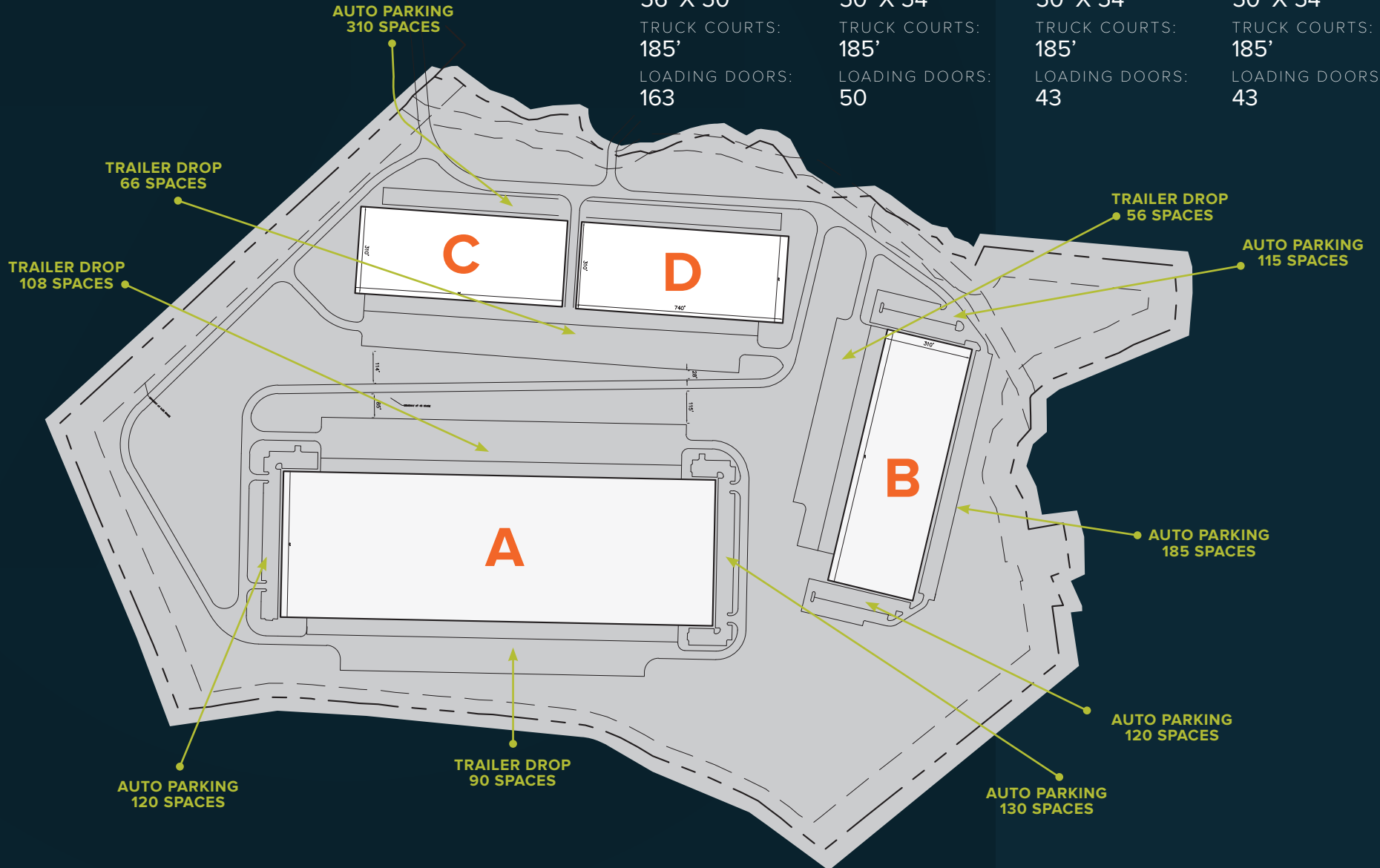
SIZE:
285,621 SF
SPEED BAY DEPTH:
60'
CLEAR HEIGHT:
36' CLEAR
COLUMN SPACING:
50' X 54'
TRUCK COURTS:
185'
LOADING DOORS:
50

BUILDING C

SIZE:
229,400 SF
SPEED BAY DEPTH:
60'
CLEAR HEIGHT:
36' CLEAR
COLUMN SPACING:
50' X 54'
TRUCK COURTS:
185'
LOADING DOORS:
43

BUILDING D

SIZE:
229,400 SF
SPEED BAY DEPTH:
60'
CLEAR HEIGHT:
36' CLEAR
COLUMN SPACING:
50' X 54'
TRUCK COURTS:
185'
LOADING DOORS:
43



QUICK ACCESS IN ANY DIRECTION



TradePoint



Built for peak productivity and maximum efficiency, TradePoint 75 is located near the region's most critical highways, allowing you to get products where they need to go quickly and keep business moving. Set just off I-75, TradePoint 75 offers easy access to I-285, I-20, I-85 and dozens of local thoroughfares to quickly reach hubs across the Midwest and Southeast United States.

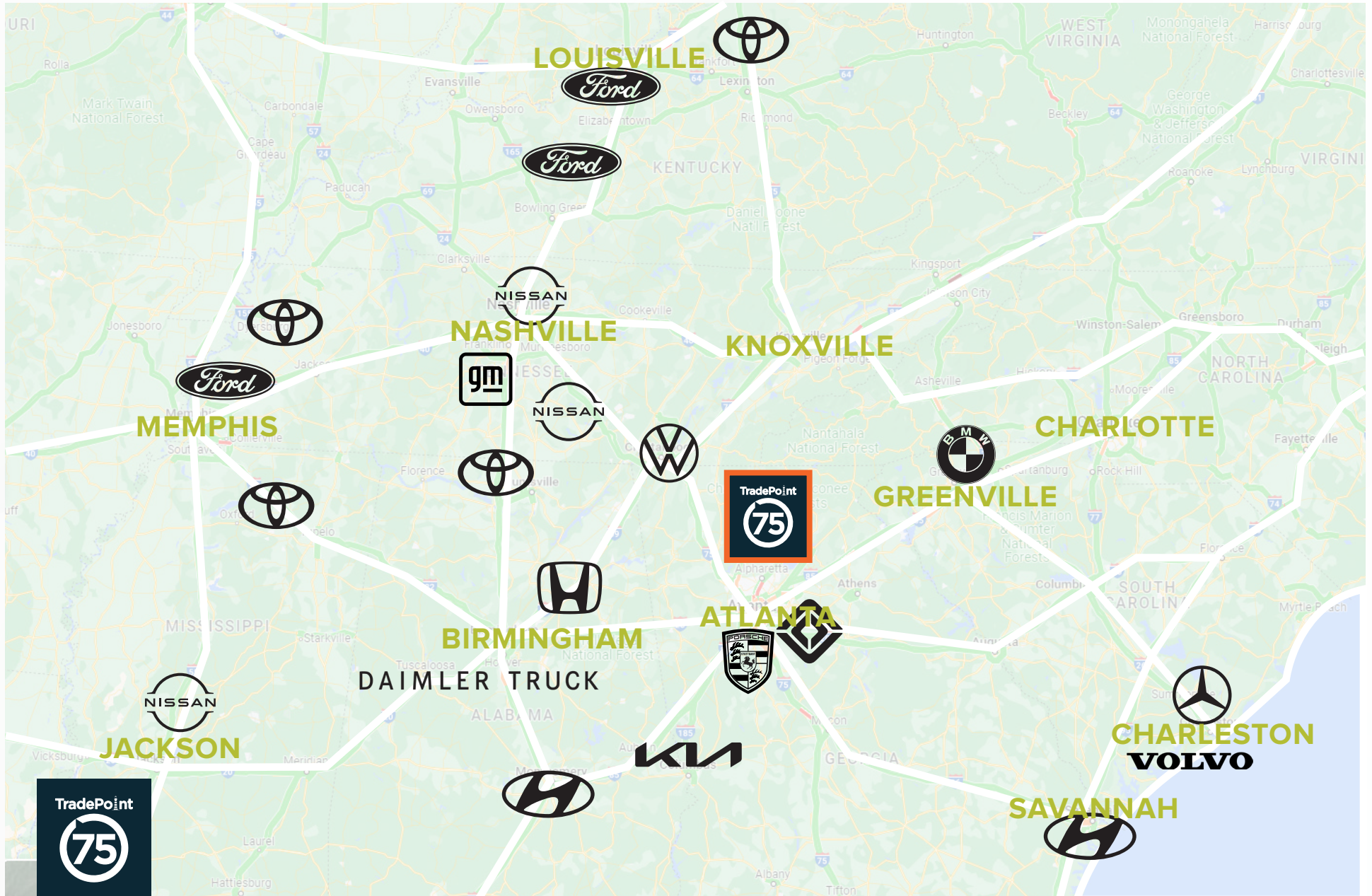
DRIVE TIMES

I-75: 1.4 MILES
HIGHWAY 41: 2.3 MILES
HIGHWAY 53: 2.4 MILES
HIGHWAY 140: 6.2 MILES
HIGHWAY 411: 18.6 MILES
I-575: 34.1 MILES
I-285: 53.4 MILES
I-20: 62.4 MILES
I-85: 61.6 MILES

NEIGHBORING TENANTS



SOUTHERN AUTOMOBILE MANUFACTURERS



AMENITIES MAP

SHOPPING

- 1 WALGREENS
- 2 WALMART SUPERCENTER
- 3 KROGER
- 4 FOOD DEPOT
- 5 ROSS DRESS FOR LESS
- 6 THE HOME DEPOT
- 7 ALDI
- 8 CALHOUN PREMIUM OUTLETS

HOTELS

- 1 BAYMONT BY WYNDHAM
- 2 HOLIDAY INN EXPRESS
- 3 COMFORT SUITES
- 4 FAIRFIELD BY MARRIOTT

FITNESS

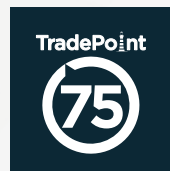
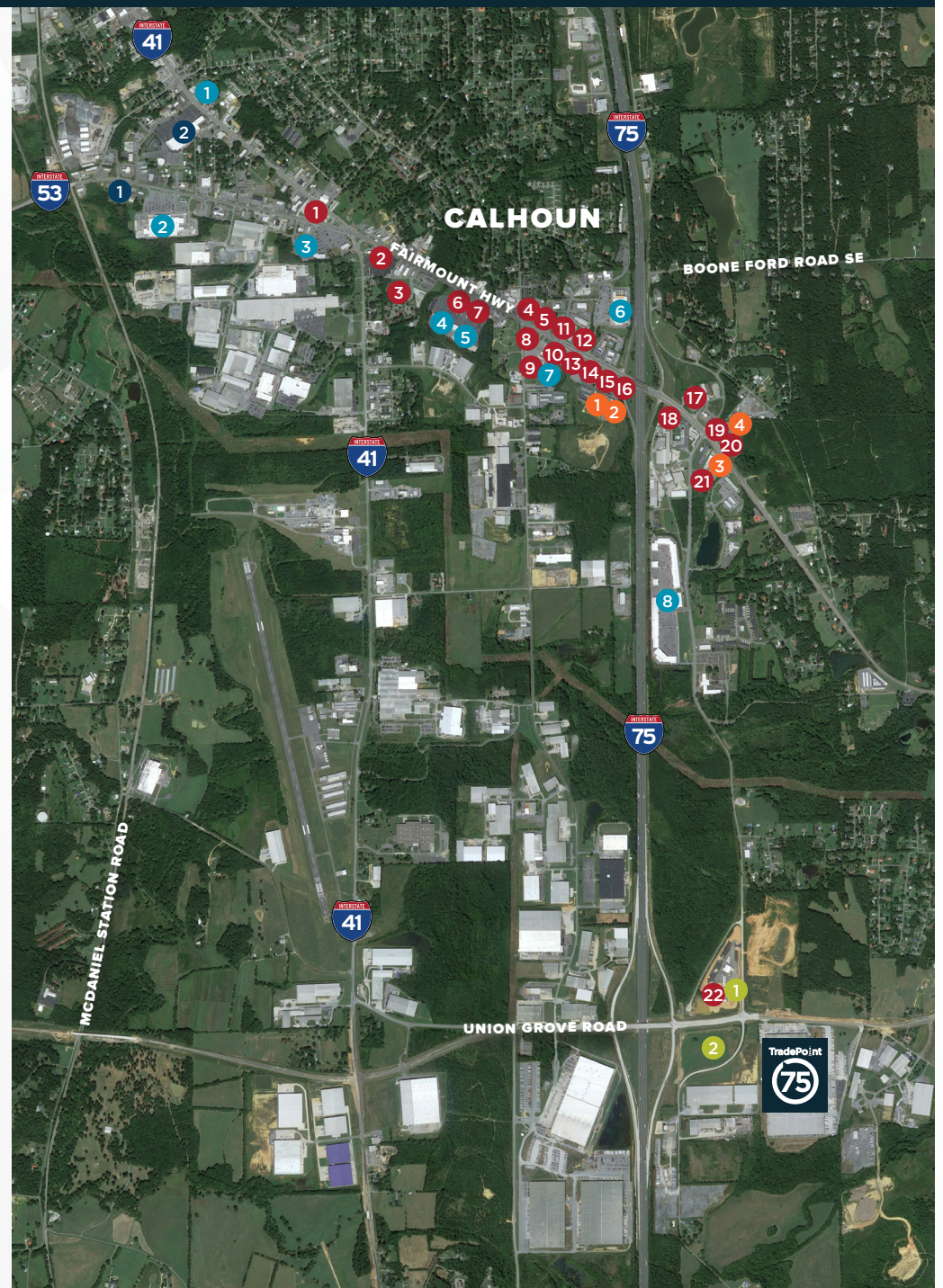
- 1 WORKOUT ANYTIME SOUTH
- 2 PLANET FITNESS

TRAVEL CENTERS

- 1 LOVE'S TRAVEL SHOP
- 2 BUC-CHEES

RESTAURANTS

- 1 FIREHOUSE SUBS
- 2 BOJANGLE'S
- 3 EL NOPAL
- 4 COOK OUT
- 5 POPEYE'S
- 6 TACO BELL
- 7 CHICK-FIL-A
- 8 STARBUCKS
- 9 ZAXBY'S
- 10 DUNKIN
- 11 KRYSAL
- 12 LITTLE CAESARS
- 13 KFC
- 14 RUBY TUESDAY
- 15 MCDONALD'S
- 16 PANDA EXPRESS
- 17 CRACKER BARREL
- 18 WENDY'S
- 19 LONGHORN STEAKHOUSE
- 20 APPLEBEE'S
- 21 GUACAMOLE'S
- 22 BURGER KING





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