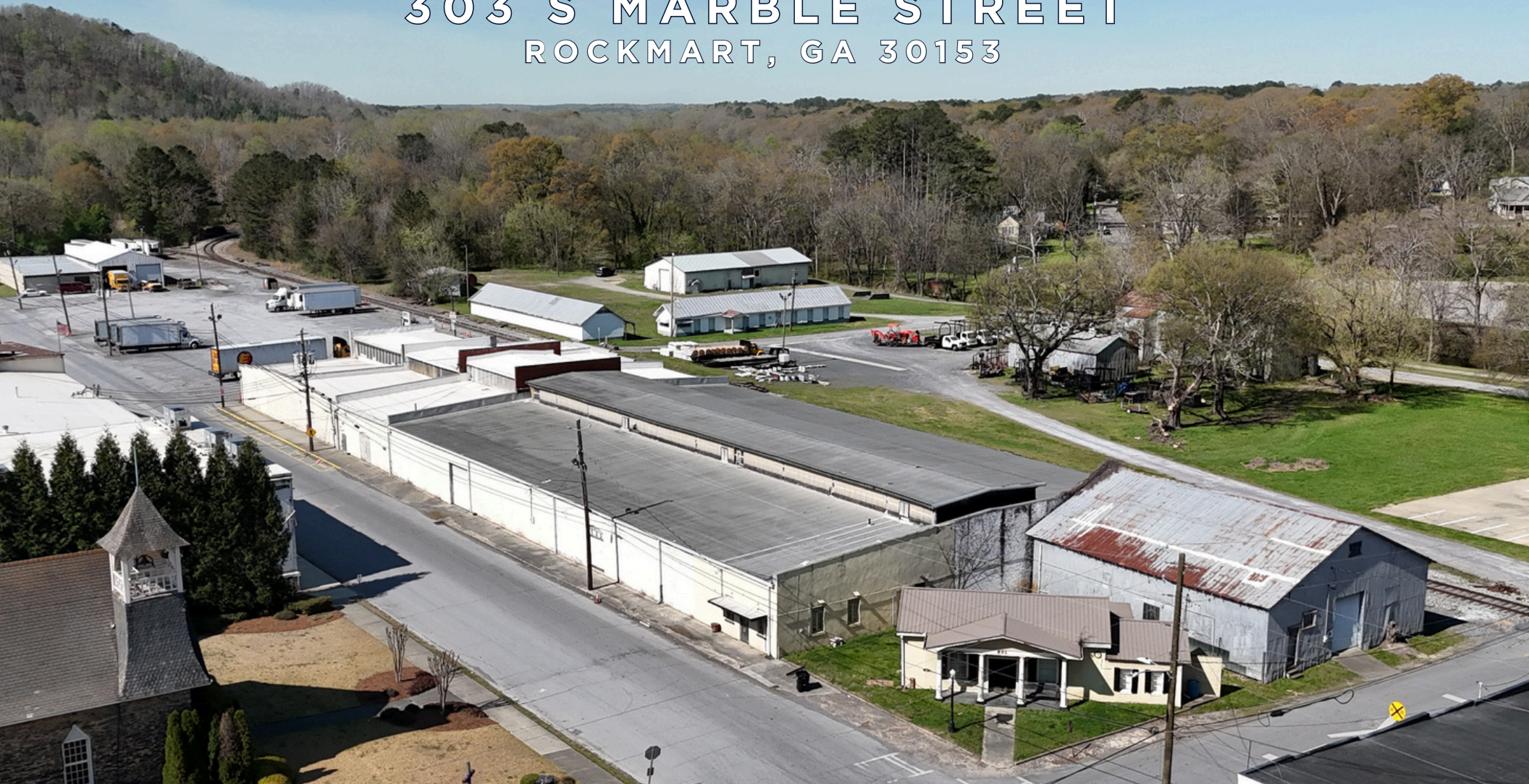


34,084 SF & 6.5 ACRES OF IOS FOR LEASE

303 S MARBLE STREET ROCKMART, GA 30153



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AVAILABLE NOW



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AERIAL PHOTOS





**34,084 SF
MAIN BUILDING**

**8,625 SF TRUCK
SERVICING BUILDING**

**6.5 ACRES OF
INDUSTRIAL
OUTDOOR STORAGE**

**EQUIPPED WITH AN IN-GROUND PIT FOR
TRUCK MAINTENANCE & REPAIRS**



LOCATION OVERVIEW

PROXIMITY & ACCESS

Highways & Interstates

4-Lane access to all interstates

- **US Highway 278** - Less than 0.5 miles away
- **GA Highway 101** - 3 miles
- **I-20** - 25 miles south (via GA-101 S or US-278 E)
- **I-75** - 26 miles east (via US-411 N or GA-113 E)
- **I-285 (Perimeter)** - 48 miles southeast

Airports

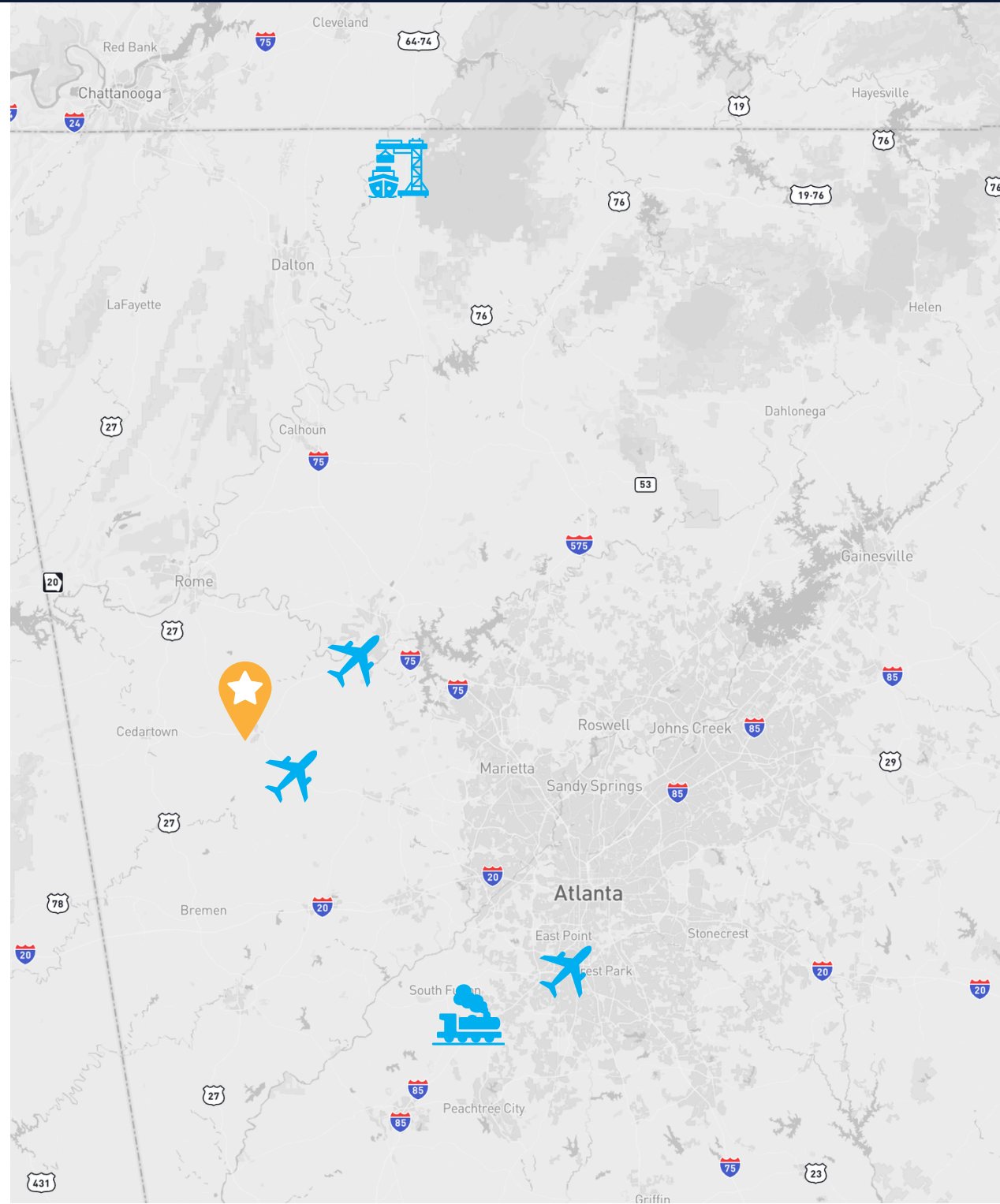
- **Hartsfield-Jackson (ATL)** - ±60 miles southeast (~1 hr 10 min drive)
- **Cartersville-Bartow County Airport** - ±23 miles northeast
- **Rome/Floyd County Airport** - ±21 miles northwest
- **Paulding Northwest Atlanta Airport (PUJ)** - ±14 miles southeast (15 min drive)

Ports & Inland Terminals

- **Savannah Port (Garden City Terminal)** - ~300 miles (primary GA port for imports/exports)
- **Appalachian Regional Port (Inland Port in Chatsworth, GA)** - ±70 miles north
- **CSX Intermodal Terminals (Fairburn, GA)** - ±55 miles southeast

Labor & Industrial Hubs

- **Rome, GA** - ±20 miles northwest
- **Cartersville, GA** - ±24 miles northeast
- **Atlanta, GA** - ±47 miles southeast
- **Chattanooga, TN** - ±75 miles north





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