

CARTERSVILLE RANCH LOGISTICS CENTER BUILDING 1

COMING
SOON!

FOR LEASE | 713,012 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

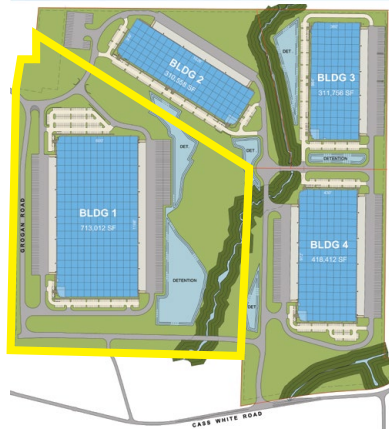
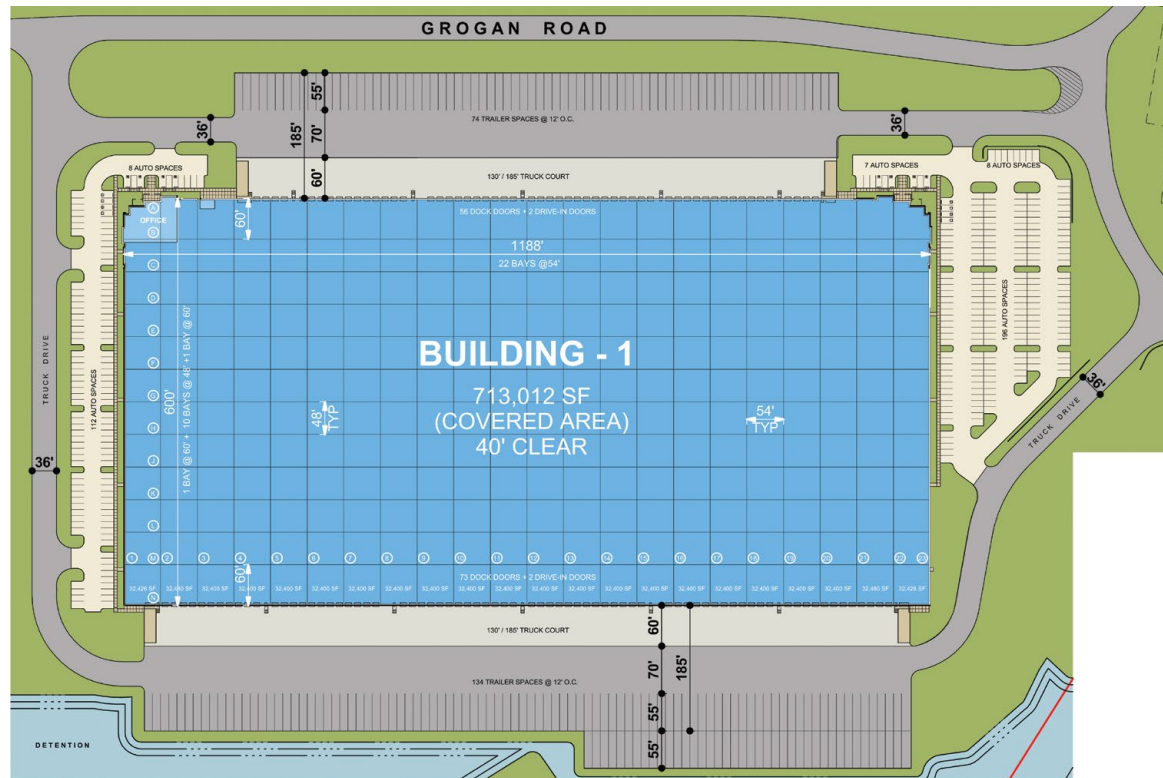


- FUTURE ROAD IMPROVEMENTS**
- 1 Grassdale Rd I-75 Interchange - Planning in Process
 - 2 Future Straightening of Cassville White Rd

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

713,012 SQUARE FEET



CLEAR HEIGHT:	40' Clear
DIMENSIONS:	600'D x 1188'W
TRUCK COURT:	130'/190'
DOCK DOORS:	129 Dock Doors (9' x 10') 4 Drive-In Doors (14' x 16')
CAR PARKING:	339 Auto Spaces
TRAILER PARKING:	208 Trailer Stalls
COLUMN SPACING:	48'D x 54'W
STAGING BAY:	60'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; 6 Greenheck MAUs for warehouse
WAREHOUSE LIGHTING:	885 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

PARK LOCATION



DRIVING DISTANCES

MAJOR ROADS

I-75	0.8 miles
I-285	39 miles
I-20	48 miles

AIRPORTS

Cobb County Int'l Airport	28 miles
Hartsfield-Jackson Int'l	60 miles
Chattanooga Airport	66 miles

PORTS

Port of Savannah (GA)	301 miles
Port of Charleston (SC)	359 miles
Port of Brunswick (GA)	362 miles
Port of Jacksonville (FL)	400 miles
Port of Norfolk (VA)	600 miles
Port of Miami (FL)	714 miles

REGIONAL TALENT

827,078

WORKERS WITHIN THE
BARTOW LABOR DRAW
AREA (LDA)*

vs **52,542**

WORKERS WITHIN
BARTOW COUNTY

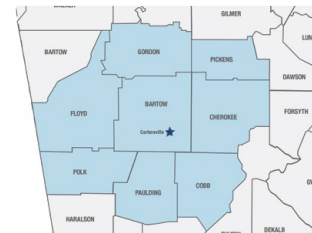
22,823

BARTOW LABOR
DRAW AREA (LDA) JOB
SEEKERS

vs **1,680**

BARTOW COUNTY
JOB SEEKERS

* Bartow County's Labor Draw Area (LDA) includes Bartow and its seven contiguous counties. Source: Department of Economic Development, Bartow County; Data from GDOL released March 2022



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Representative Photo



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

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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.

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