

FOR LEASE

46 & 50 Kent Drive | Cartersville, GA 30121

46 Kent Dr | 140,250 SF

75

EXIT 296
CASSVILLE WHITE RD

50 Kent Dr | 200,000 SF

75

NORTH

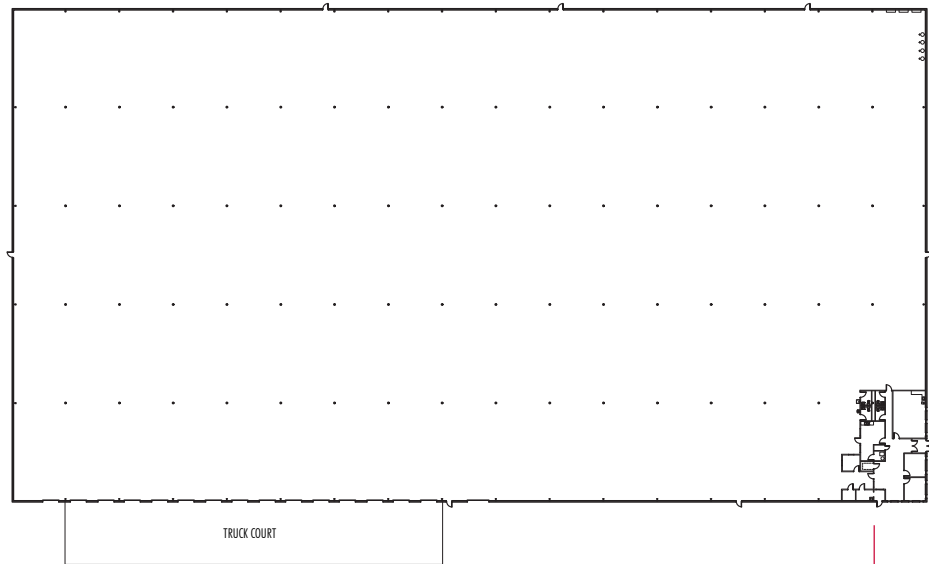
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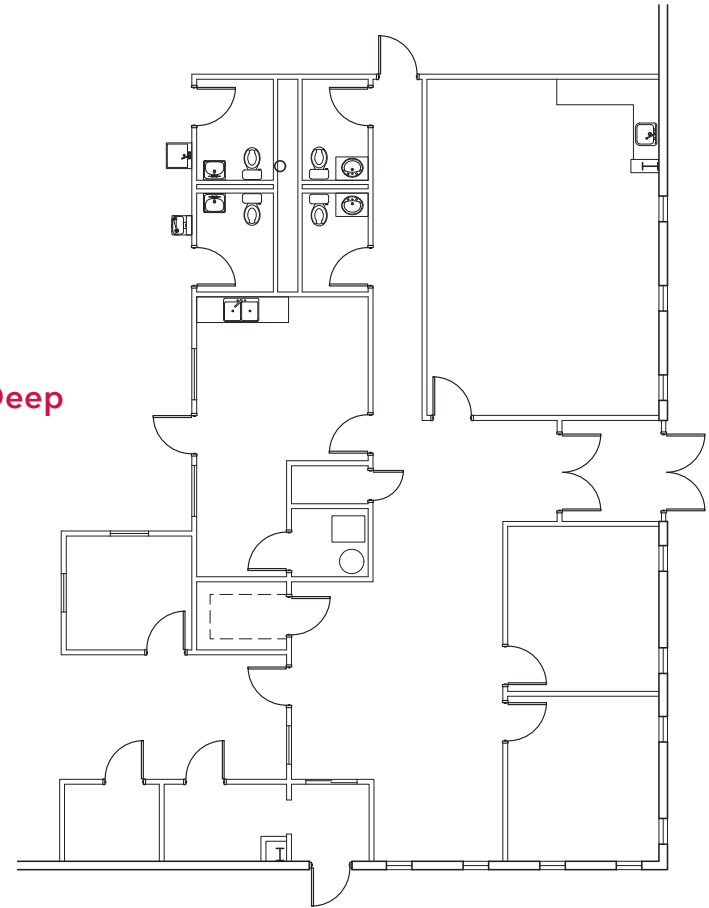
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 LEE &
ASSOCIATES

46 KENT DR | FLOOR PLAN



275' Deep



PROPERTY FEATURES



140,250 SF Available Space



1 Drive In Door



ESFR Sprinkler System



2,348 SF of Office Space



30'W x 54'D Bay



Food Grade Facility



45' Clear Height



Front Loading Configuration



15 DH Doors with Levelers



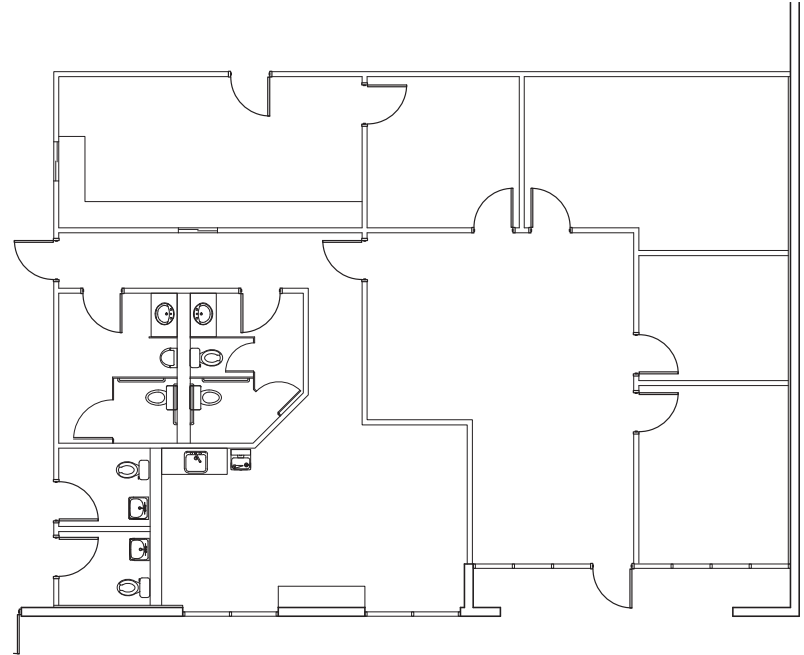
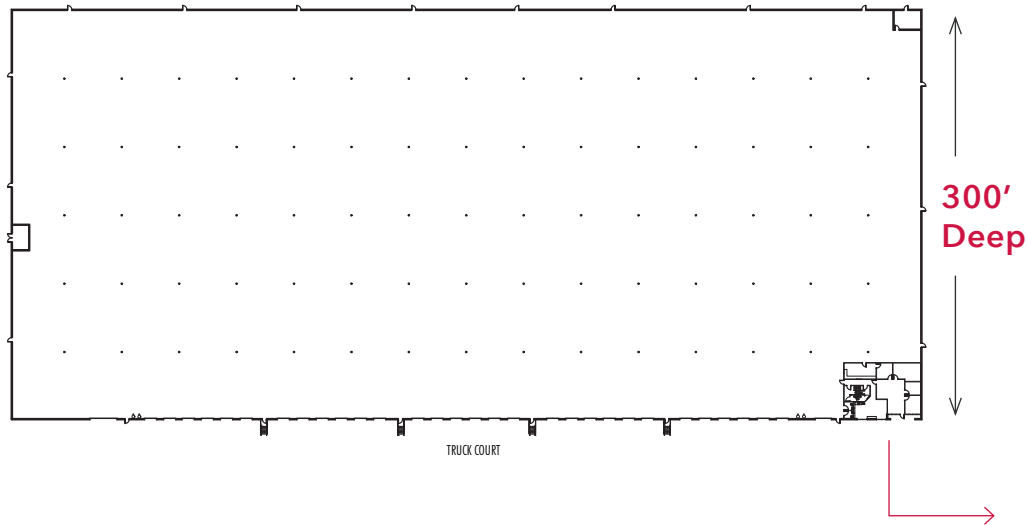
12 Auto | 13 Trailer Spaces



Scan or Click to Explore Photos



50 KENT DR | FLOOR PLAN



PROPERTY FEATURES



200,000 SF Available Space



2 Drive In Doors



ESFR Sprinkler System



2,246 SF of Office Space



56'W x 50'D Column Spacing



Food Grade Facility



32' Clear Height



Front Loading Configuration



30 DH Doors (15 with Levelers)



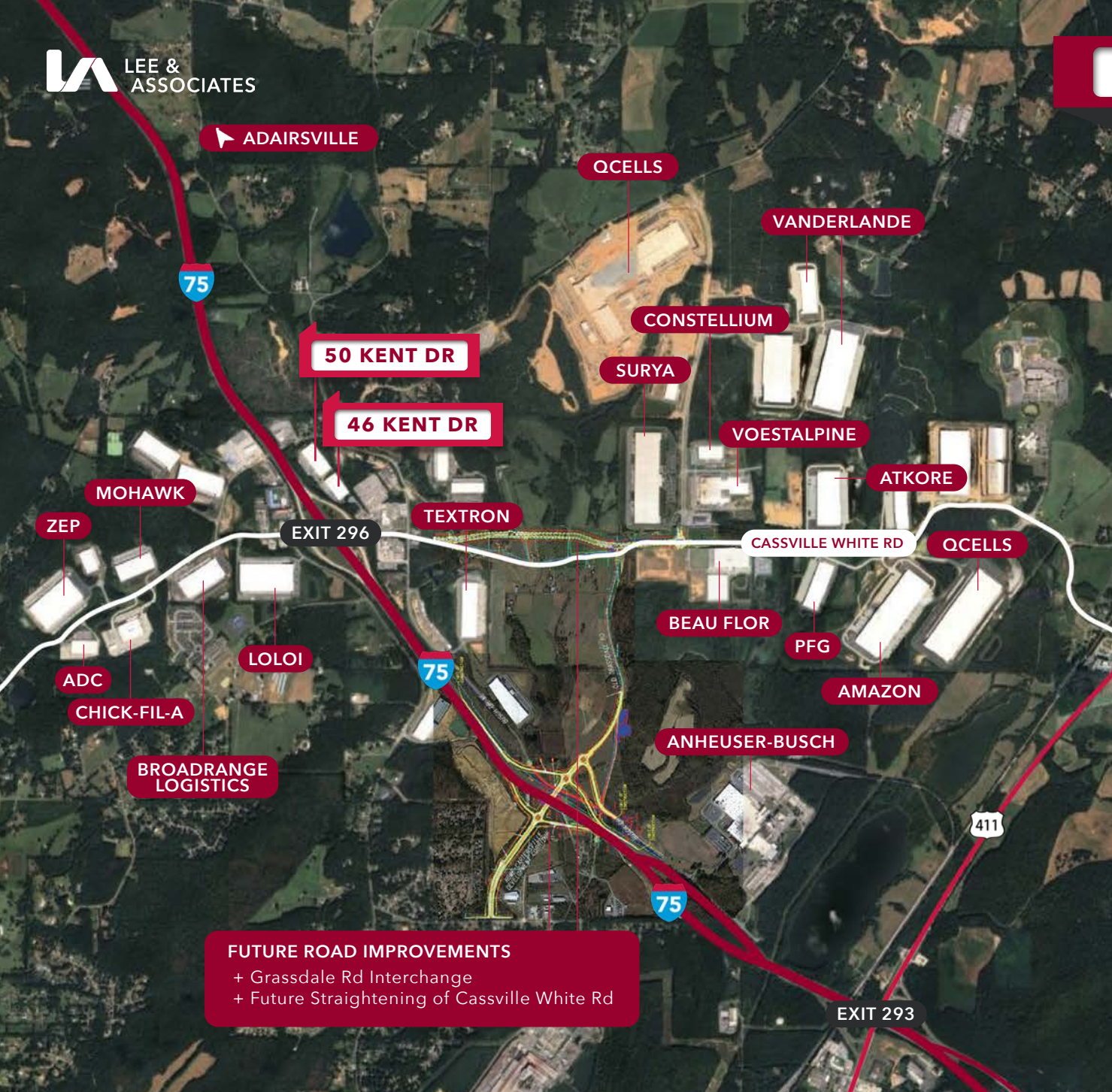
50 Auto | 35 Trailer Spaces



Scan or Click to
Explore Photos



LOCATION OVERVIEW



KEY DISTANCES

- + Interstate 75 | 0.5 mi
- + Cassville White Road | 0.3 mi
- + Highway 411 | 5.9 mi
- + FedEx Ground | 28.5 mi
- + City of Atlanta | 50 mi
- + Appalachian Regional Port | 52 mi
- + Atlanta Int’L Airport | 58.9 mi
- + Chattanooga | 69 mi
- + Savannah | 298.2 mi

DEMOGRAPHICS

- + *Based on a 30-minute drive time radius*
 - + **POPULATION**
 - + 2020 | 276,074
 - + 2024 | 289,195
 - + **HOUSEHOLDS**
 - + 2020 | 100,224
 - + 2024 | 105,421
 - + **HOUSEHOLD INCOME**
 - + 2024 | Avg. \$106,988
 - + **LABOR FORCE | 2024**
 - + 141,826 Total Employed
 - + Industrial | 57,747 Employed
- Source: ESRI Forecasts for 2024*

FUTURE ROAD IMPROVEMENTS

- + Grassdale Rd Interchange
- + Future Straightening of Cassville White Rd

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