



FOR LEASE

Light Industrial Building

1189 Joe Frank Harris Pkwy.
Cartersville, GA 30120



H&H Realty, LLC
GLOBAL REAL ESTATE

EXECUTIVE SUMMARY

1189 Joe Frank Harris Pkwy.



PROPERTY DETAILS

- GBA - 10,200 sq. ft.
- Pre-engineered steel frame construction with partial brick along front elevation and metal sandwich panels on side and rear elevations.
- Roofing is metal panels over steel trusses.
- 2,500 sq ft of finished area (25%), including front showroom area and office area.
- Showroom/office areas are glass-in-aluminum storefront doors with solid or hollow-core wood interior doors.
- Warehouse areas have steel personnel doors.
- 12'x14' overhead drive-in door and one 10'x12' overhead dock-high door.
- Interior build-out is of average quality. Finished areas feature painted sheet rock walls; suspended acoustical tile drop ceiling, recessed fluorescent light fixtures, vinyl tile flooring, hollow-core interior doors and average hardware, (1) 2-fixture restroom. Warehouse area features insulated metal panels and insulated ceiling. Clear span 16 to 20 foot ceiling height. Concrete floors and (1) 3-fixture restroom.
- Zoned HVAC system in the office and showroom areas. Warehouse areas: suspended gas-fired heaters and exhaust fans.
- Hard surfaced parking area provides approximately 15 marked parking spaces.
- Additional gravel parking on West side of building.

PROPERTY OVERVIEW

1189 Joe Frank Harris Pkwy.

Address: 1189 Joe Frank Harris Pkwy, Cartersville, GA 30120

County: Bartow

Zoning: C-1

Parcel IDs: 0071H-0001-033

(The tax ID is under 1187 Joe Frank Harris PKWY as one property. 1189 JFH PKWY is one (1) of three (3) buildings located on this property.)

Utilities: Utilities on site

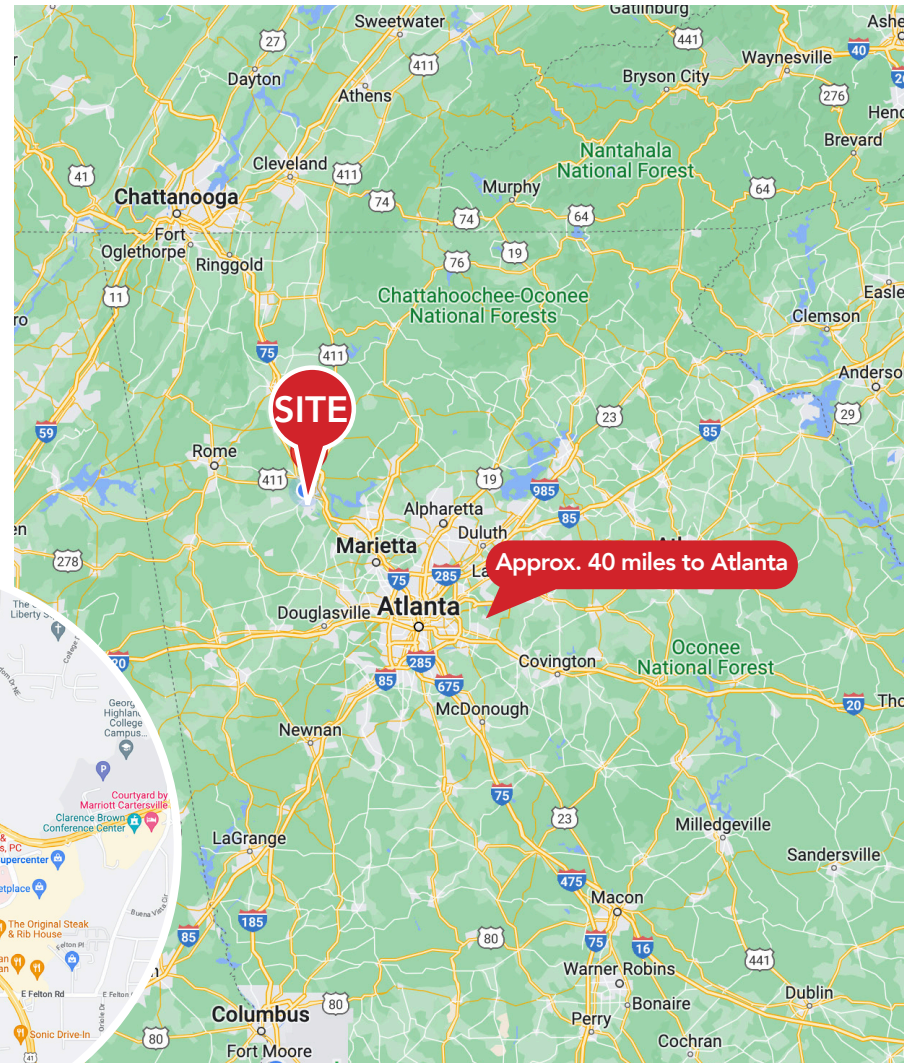
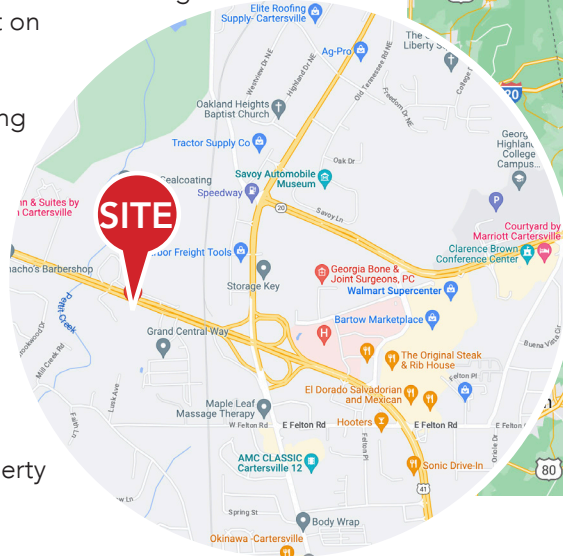
Traffic Counts: 42,722 JFH Pkwy. AADT per GA DOT

Lease Price: \$12.00 sq ft NNN (OPEX = \$0.97/sq ft)

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the lease of the subject property. Development contingent on appropriate zoning and/or rezoning for intended use.

This marketing flyer contains selected information pertaining to the property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

This property flyer is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current owner/seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property described herein.



DEMOGRAPHICS

1189 Joe Frank Harris Pkwy.

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Total Population:	4,336	32,961	57,427
2029 Population:	4,704	36,038	62,809
Population Growth 2024-2029:	1.70%	1.90%	1.90%
Average Age:	38.10	36.60	37.90

HOUSEHOLDS

2024 Total Households:	1,801	12,574	21,554
HH Growth 2024-2029:	1.60%	1.80%	1.80%
Median Household Inc.:	\$67,881	\$61,525	\$68,362
Average Household Size:	2.30	2.50	2.60

