

# ALLATOONA

BUSINESS CENTER

944,132 TOTAL SF



Phase I | 3 Buildings

437,598 SF Available

TAYLOR&MATHIS

180 Joe Frank Harris Parkway SE, Cartersville, GA 30210





# ALLATOONA BUSINESS CENTER



- Allatoona Business Center is a planned five-building industrial business center totaling 944,132 square feet
- Constructed in two phases, the first phase consists of three rear-load buildings, totaling 569,132 SF
  - Phase I will serve tenants from 38,000 SF - 226,000 SF
  - Phase II is available as a build-to-suit site
  - All buildings feature 32' clear height, 185' deep truck courts, and ample auto and trailer parking

• Located 2.7 miles from I-75, 24 miles from I-285, and approximately one hour from the Appalachian Regional Port

• Heavy landscaped business park setting with many available amenities nearby



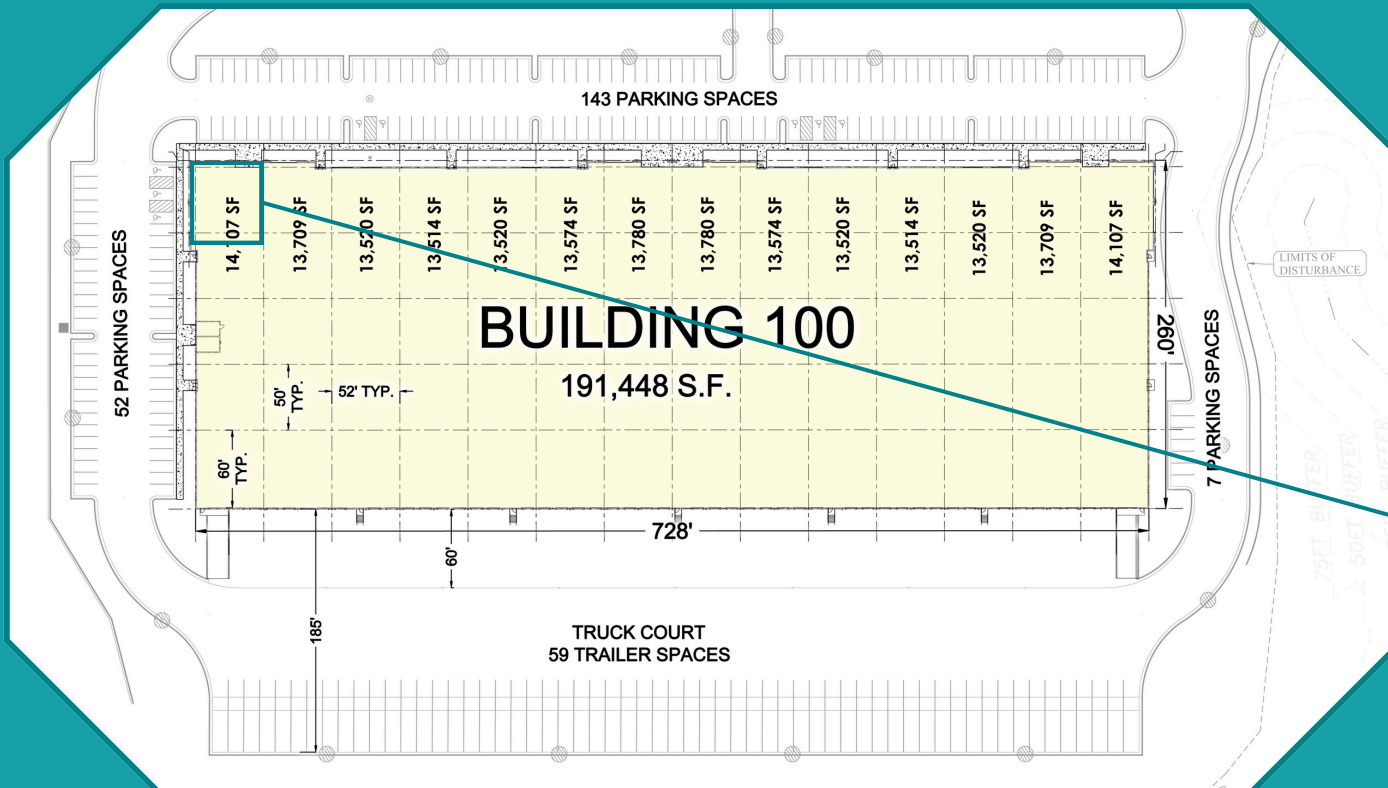
# BUILDING 100

# 191,488 TOTAL SF



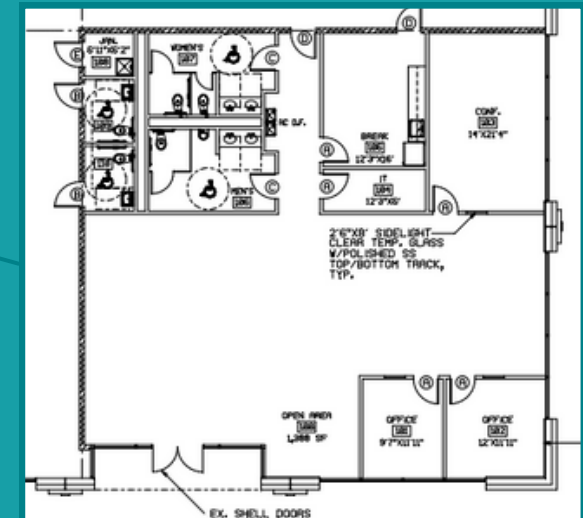
## PROPERTY DETAILS

TOTAL BUILDING SF	191,475 SF	BUILDING DIMENSIONS	260' x 728'	TRAILER PARKS	59
MINIMUM SF	40,000 SF	DOCK HIGH DOORS	47 (9' x 10')	SLAB	7"
OFFICE SF	2,970 SF	DRIVE-IN DOORS	2 (14' x 16')	SPRINKLERS	ESFR
CLEAR HEIGHT	32'	TRUCK COURT	185' Deep	WINDOWS	Clerestory
COLUMN SPACING	52' x 50'	AUTO PARKS	202	DISTANCE TO I-75	2.7 Miles



## BUILDING 100

### Spec Office 2,970 SF



# BUILDING 400

150,888 TOTAL SF

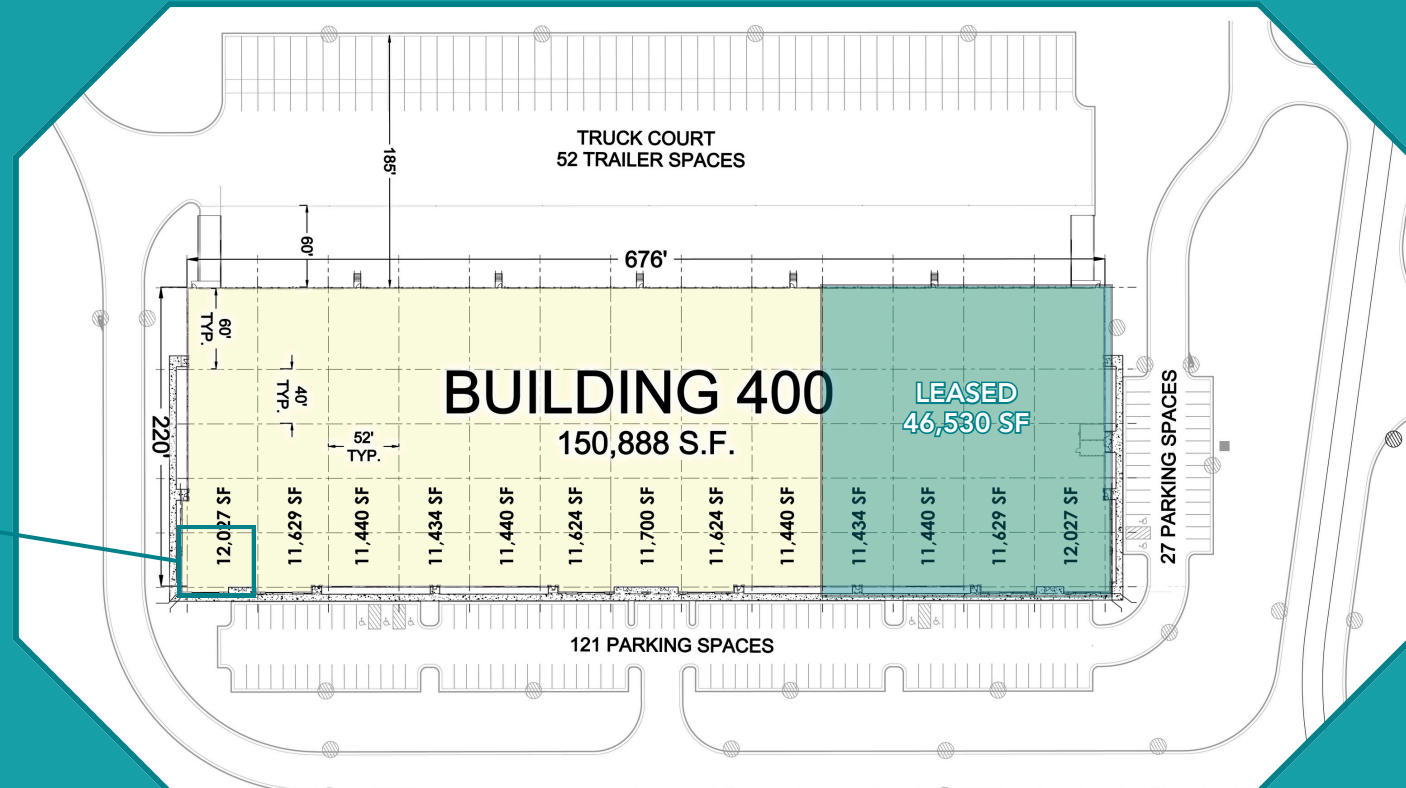
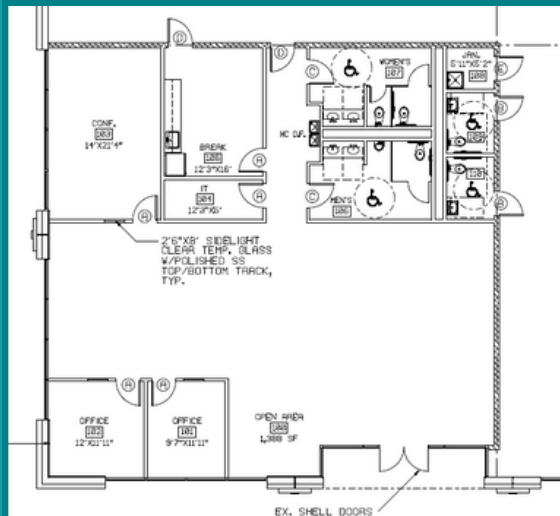


## PROPERTY DETAILS

TOTAL BUILDING SF	150,888 SF	BUILDING DIMENSIONS	220' x 676'	TRAILER PARKS	52
TOTAL AVAILABLE SF	104,358 SF	DOCK HIGH DOORS	43 (9' x 10')	SLAB	7"
OFFICE SF	2,970 SF	DRIVE-IN DOORS	2 (14' x 16')	SPRINKLERS	ESFR
CLEAR HEIGHT	32'	TRUCK COURT	185' Deep	WINDOWS	Clerestory
COLUMN SPACING	52' x 40'	AUTO PARKS	148	DISTANCE TO I-75	2.7 Miles

# BUILDING 400

Spec Office  
2,970 SF





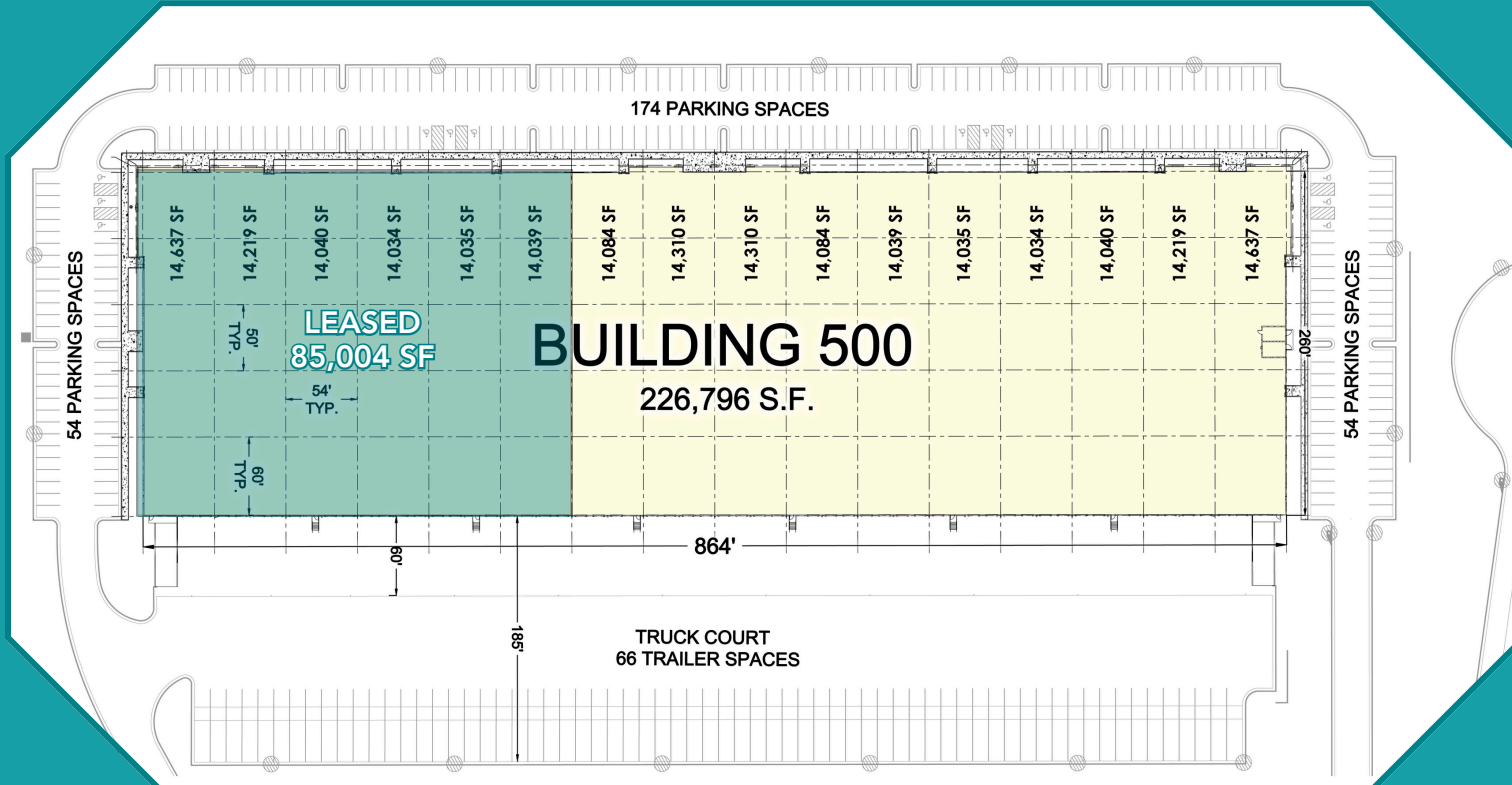
# BUILDING 500

# 226,796 TOTAL SF



## PROPERTY DETAILS

TOTAL BUILDING SF	226,796 SF	BUILDING DIMENSIONS	260' x 864'	TRAILER PARKS	66
TOTAL AVAILABLE SF	141,792 SF	DOCK HIGH DOORS	54 (9' x 10')	SLAB	7"
MINIMUM SF	39,000 SF	DRIVE-IN DOORS	2 (14' x 16')	SPRINKLERS	ESFR
CLEAR HEIGHT	32'	TRUCK COURT	185' Deep	WINDOWS	Clerestory
COLUMN SPACING	54' x 50'	AUTO PARKS	282	DISTANCE TO I-75	2.7 Miles



# LOCATION



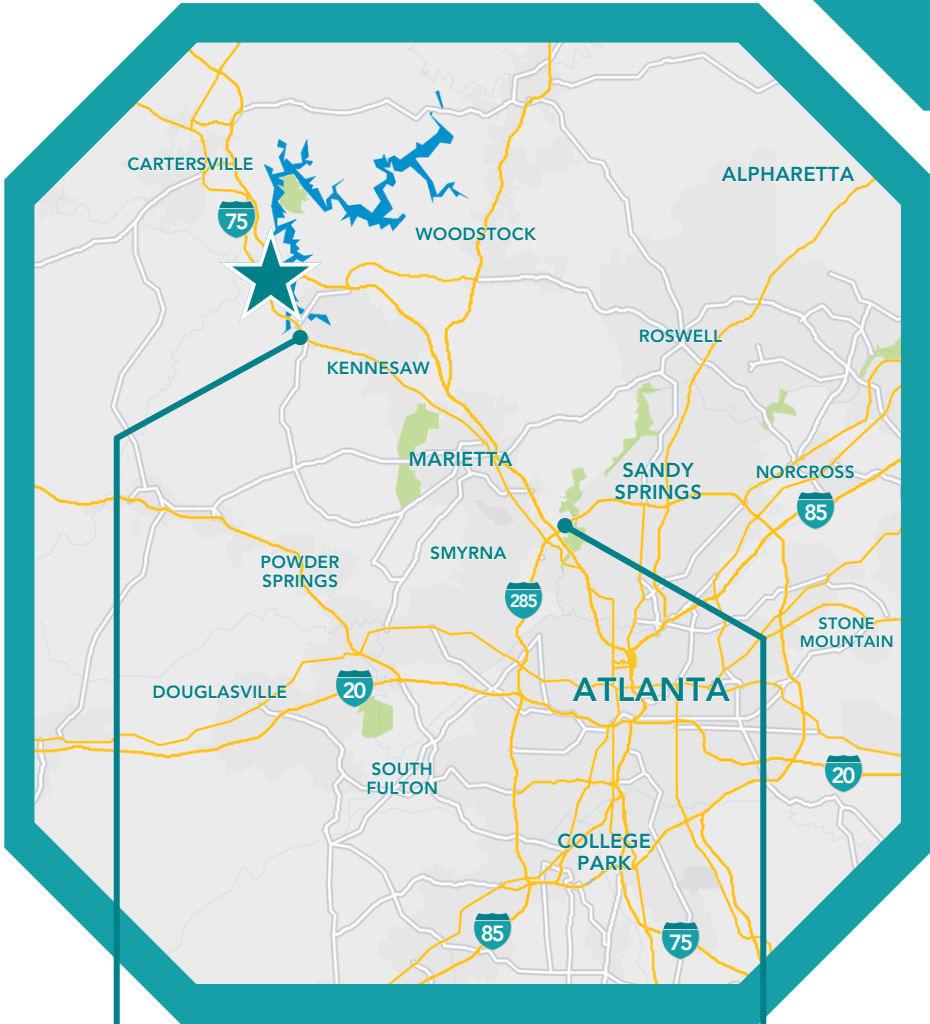
Hartsfield-Jackson Atlanta International Airport.....52.5 miles



Appalachian Regional Port.....54.8 miles  
Port of Savannah.....293 miles



Norfolk Southern Austell.....32.8 miles  
Norfolk Southern Inman.....41.8 miles



**I-75: 2.7 MILES**

**I-285: 24 MILES**





**BLDG 100**

**BLDG 400**

**BLDG 500**

PHASE I

437,598 SF AVAILABLE

# ALLATOONA

BUSINESS CENTER

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