



FOR LEASE

Class-A Industrial Park

Availabilities:

BUILDING 100 100% LEASED

BUILDING 200 108,771 SF

BUILDING 300 204,041 SF

1343, 1345 & 1347
Cass-White Road
White, Georgia 30184

CASS-WHITE LOGISTICS CENTER



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BUILDING 100
1343 Cass-White Road
793,563 SF Total

LEASED

BUILDING 200
1345 Cass-White Road
217,542 SF Total

AVAILABLE
108,771 SF

LEASED

BUILDING 300
1347 Cass-White Road
204,041 SF Total

AVAILABLE
204,041 SF

FUTURE
EXPANSION

ABOUT THIS PROPERTY

Located 45 minutes north of Atlanta in Bartow County, Cass-White Logistics Center is a Class A industrial park featuring state-of-the-art building specifications, first-generation spec offices and ample trailer storage. With superior access to one of the state's largest interstates (I-75) and a readily available labor pool, this property is a prime location for light manufacturing, warehouse/distribution and service operations.

BUILDING 200

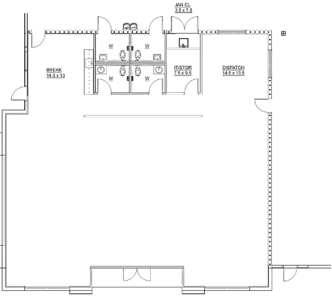
- 217,542 SF total building
- 108,771 SF total available**
 - 3,260 SF spec office**
- 32' minimum clear height
- 56' x 52' column spacing
- 60' speed bays
- 320' building depth
- Rear-load configuration
- 185' truck court depth
- 17 dock doors and 1 drive-in door
- 5 40k lb. mechanical pit levelers
- 5 dock lights
- 61 auto spaces
- 25 trailer spaces
- LED warehouse lighting
 - 30 FC at 30" A.F.F.
- 1 1/2 air changes per hour

BUILDING 300

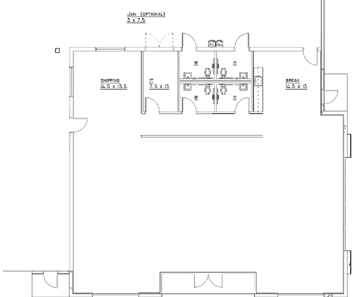
- 204,041 SF total building
- 204,041 SF total available**
 - 3,040 SF spec office**
- 32' minimum clear height
- 56' x 48' column spacing
- 60' speed bays
- 300' building depth
- Rear-load configuration
- Rear-load configuration
- 185' truck court depth
- 34 dock doors and 2 drive-in doors
- 10 40k lb. mechanical pit levelers
- 10 dock lights
- 121 auto spaces
- 50 trailer spaces
- LED warehouse lighting
 - 30 FC at 30" A.F.F.
- 1 1/2 air changes per hour



**BUILDING 200
3,260 SF Spec Office**



**BUILDING 300
3,040 SF Spec Office**



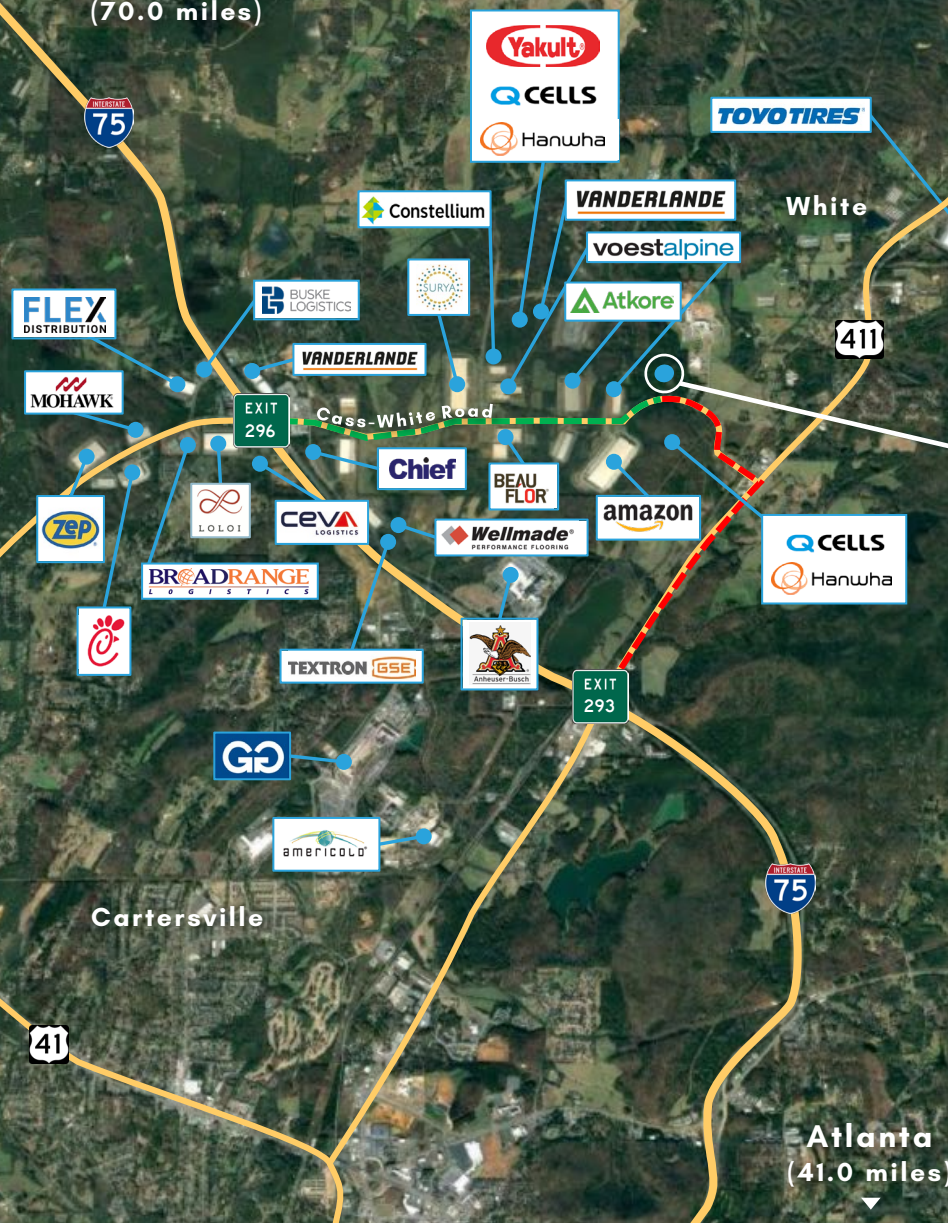
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Chattanooga
(70.0 miles)

**NW ATLANTA
SUBMARKET**



Southeast City	Distance
Atlanta, GA	41.0 miles
Chattanooga, TN	70.0 miles
Nashville, TN	203 miles
Huntsville, AL	133 miles
Birmingham, AL	150 miles
Knoxville, TN	167 miles
Macon, GA	133 miles
Augusta, GA	195 miles
Greenville, SC	182 miles
Charlotte, NC	281 miles



Drive Times to Nearby Exits

- I-75 (Exit 296) via Cass White Road
2.5 miles | 6 minutes
- I-75 (Exit 293) via Cass White Road & US 411
2.8 miles | 4 minutes



Interstate 75: 2.5 miles
Interstate 575: 27.2 miles
Interstate 20: 52.4 miles
Interstate 285: 39.8 miles



CSX / Fairburn: 67 miles
CSX / Hulsey: 51 miles
NFS / Inman: 46 miles
NFS / Austell: 37 miles



Hartsfield-Jackson
International Airport: 59.2 miles



Port of Savannah: 298 miles
Port of Brunswick: 361 miles
Port of Charleston: 348 miles
App. Regional Port: 47 miles

Atlanta
(41.0 miles)