



**BARTOW
COUNTY'S
PREMIER
INDUSTRIAL PARK**

**DELIVERY
Q2 2024**



Representative Rendering

Cartersville Ranch Logistics Center

CASSVILLE WHITE ROAD, WHITE, GA
418,040 SF Available

Building 4

www.idilogistics.com



AVAILABLE

418,040 square feet

CLEAR HEIGHT: 36' Clear

DIMENSIONS: 430'D x 972'W

TRUCK COURT: 130'/185'

DOCK DOORS: 104 Dock Doors (9' x 10')
4 Drive-In Doors (14' x 16')

CAR PARKING: 193 Auto Spaces

TRAILER PARKING: 127 Trailer Stalls

COLUMN SPACING: 50'D x 54'W

STAGING BAY: 60'D x 54'W / 70'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

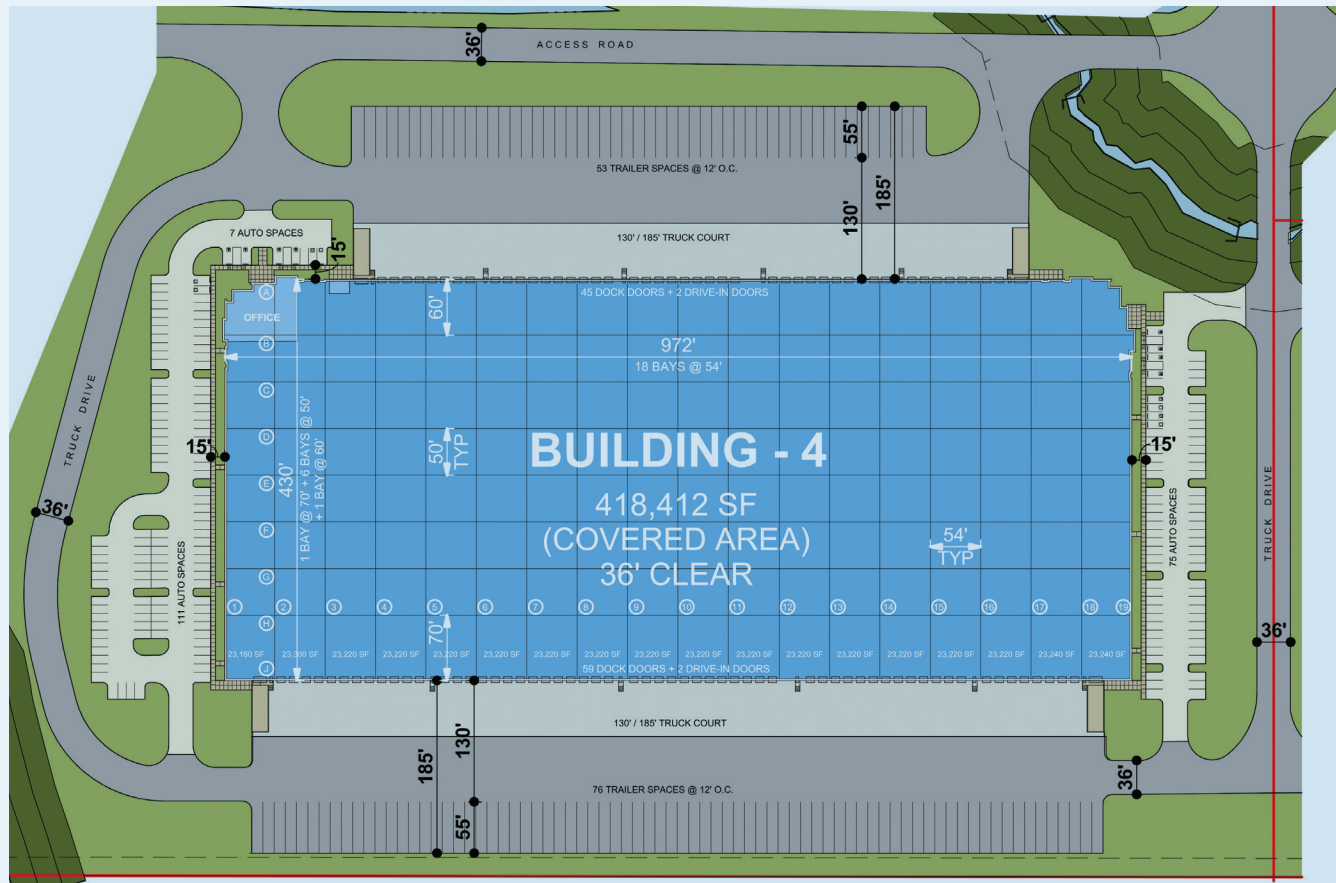
ROOF SYSTEM: 60 mil, mechanically fastened,
white TPO roof system, R-20
insulation in two layers with 20-
year warranty

HEATING, VENTILATING, AND
AIR CONDITIONING: 4 Trane RTUs for spec office;
4 Greenheck MAUs for
warehouse

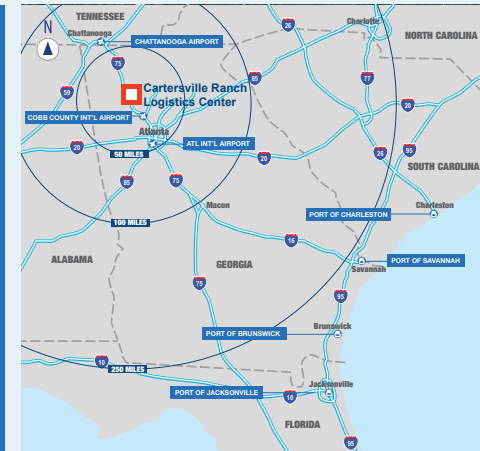
WAREHOUSE LIGHTING: 529 Fixtures; 36,000 lumen LED
high bay lights, chain mounted
with occupancy sensors; 5'
fixture whips; 30 FC @ 3' AFF

FLOOR SYSTEM: 6" Ductilcrete™

ZONING: Light Industrial



Cartersville Ranch Logistics Center is a state-of-the-art industrial park located 45 minutes north of Atlanta in Bartow County. This 164-acre master-planned park boasts best-in-class design specifications with ample auto and trailer parking. 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.



COMMERCIAL REAL ESTATE SERVICES

Billy Snowden, SIOR

+1.770.354.5981

bsnowden@lee-associates.com

Connor Winkler

+1.318.393.8248

cwinkler@lee-associates.com

Willie Candler

+1.770.881.1368

wcandler@lee-associates.com

Nick Faber

+1.404.479.1642

nick.faber@idilogistics.com

