

**BUILD TO SUIT OPPORTUNITY | LEASE OR SALE**

# **50 SPRING PLACE ROAD**

UP TO 240,000 SF LOCATED IN CARTERSVILLE, GA



## **CONTACT**

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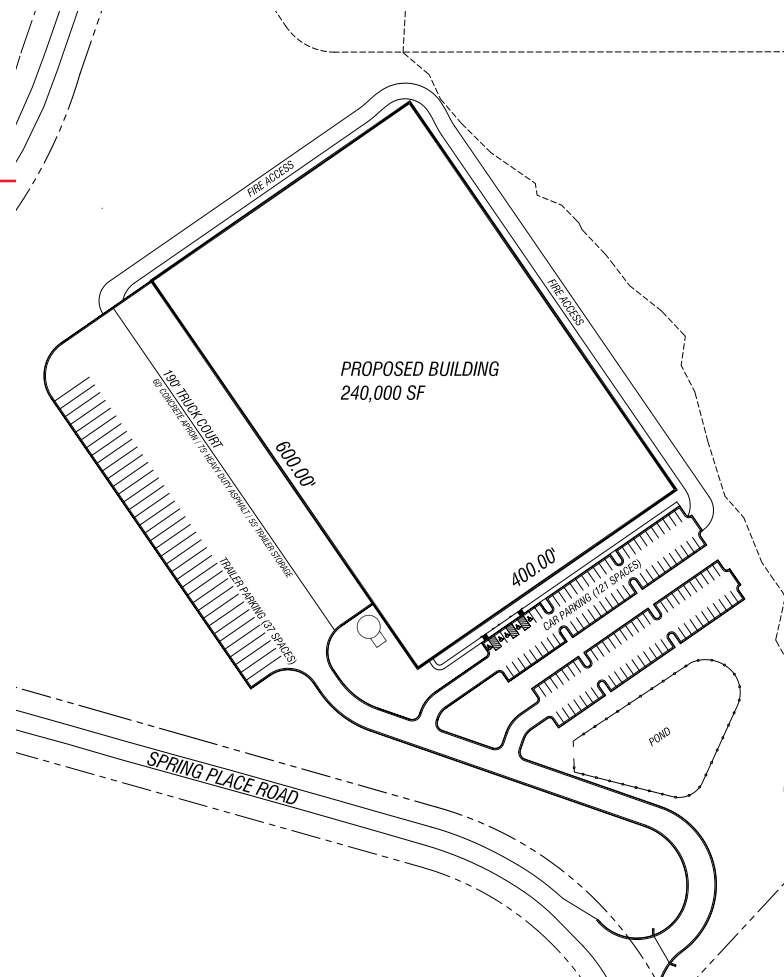
# Property Highlights

- Ideal for single tenant
- Approximately 10 months to delivery from building design and approval
- Total Acreage:  $\pm 30$  AC
- Total Building SF: 240,000 SF
- Approximately 16 AC pad ready with detention
- Ability to configure to suit
- 190' truck court
- Front load configuration



# Utilities

- Bartow County Water, 8" Main
- Bartow County Sewer, 8" Main
- Customer Choice Electricity above 900KVA (Georgia Power / Cartersville Electric)
- City of Cartersville Natural Gas - 4" Main
- Full Spectrum ATT Voice & Data (Over Fiber & Copper Cable Infrastructure)
- Bartow County Fire & Police ("Mutual Aid" Agreement)





PAD READY SITE FOR BTS - UP TO 240,000 SF



# Community Features

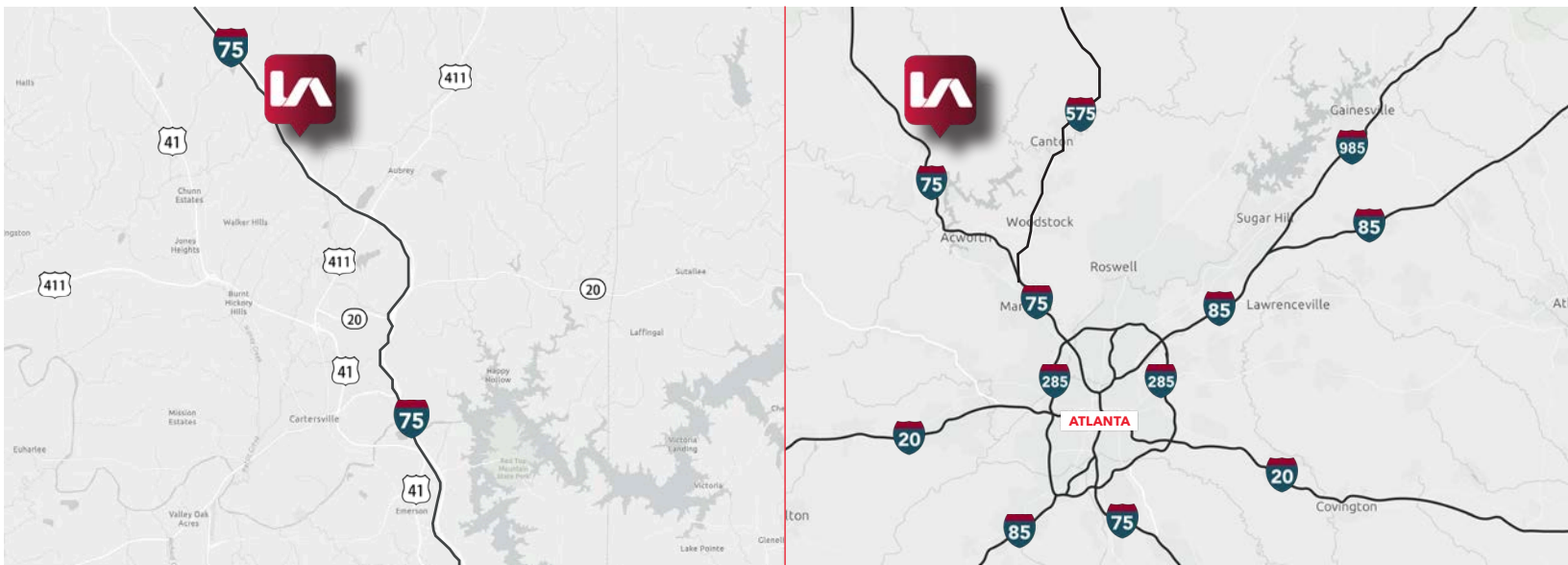


- Labor Force
  - In Excess of 800,000 within 30 Mile Commuting Distance
- Georgia Certified Work Ready Community



- Chattahoochee Technical College
- Georgia Highlands College
- Bartow College & Career Academy

## KEY DISTANCES



### Distances to:



I-75: 0.8 mi.



I-285: 38.4 mi.



Northwest Georgia Inland Port: 39.1 mi.



Hartsfield-Jackson ATL Int'l Airport: 60.9 mi.



Chattanooga, TN: 69.4 mi.



Port of Savannah: 289 mi.

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