

INTERNATIONAL COMMERCE CENTER II

FOR SALE OR LEASE

204 Salem Road SW, Calhoun, GA 30701

UP TO 1,008,000 SF



[MARKETING VIDEO](#)

DELIVERING Q4 2027

Premier Access to I-75

Developed by:



STRATEGIC
REAL ESTATE PARTNERS, LLC

Leased by:



BrannenGoddard
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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204 SALEM ROAD SW, CALHOUN, GA 30701



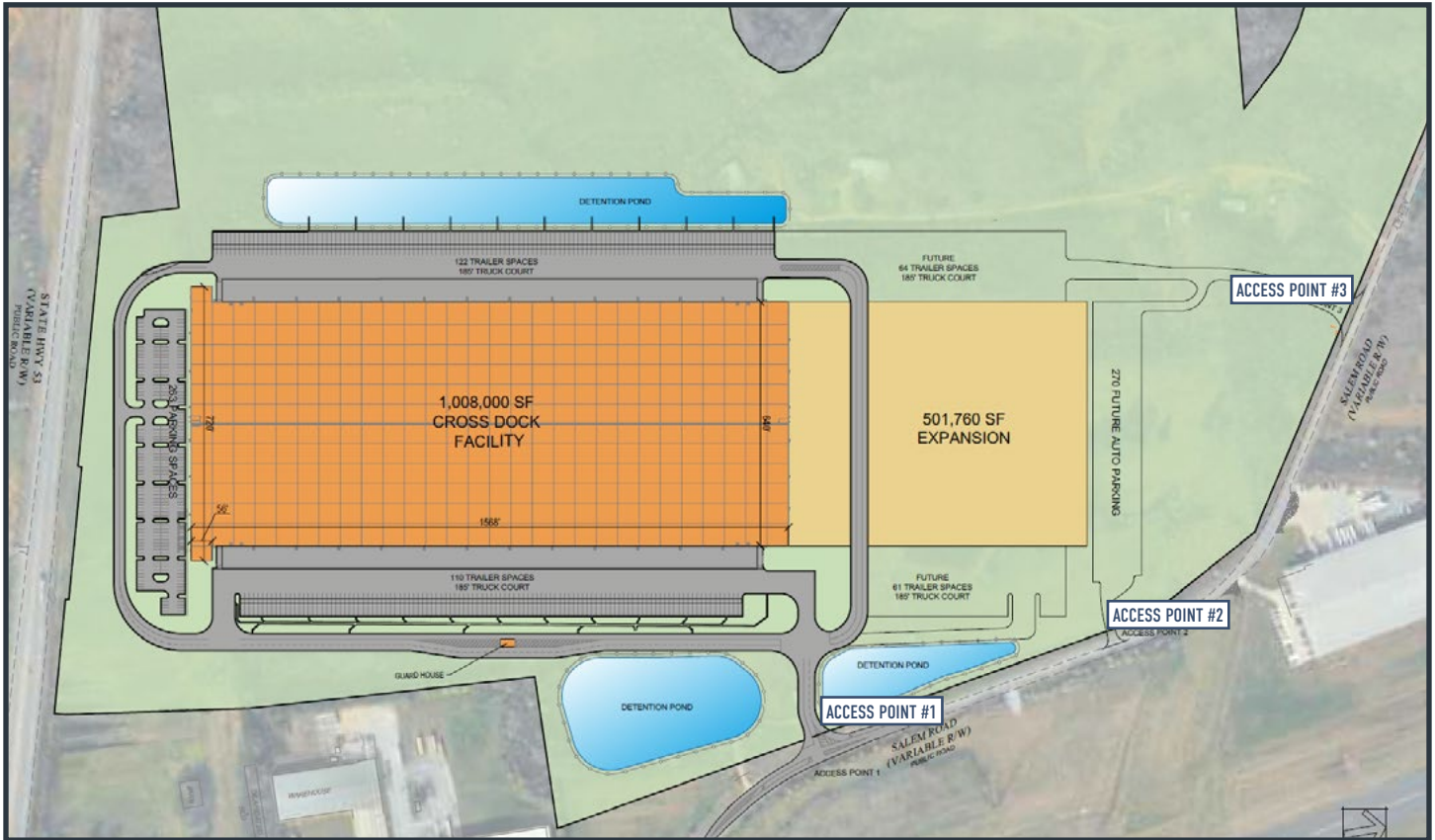
BASE BUILDING SPECS

Square Footage	1,008,000 SF
Configuration	Cross dock
Slab Thickness	8" thick, 4,000 psi slab
Column Spacing	56' wide x 52' deep with 60' speed bays
Clear Height	40' clear minimum
Dock High Doors	190 (9' x 10') dock high doors
Drive-In Doors	4 (14' x 16') ramped, drive-in doors
Truck Court Depth	190' with dual access & full circulation
Auto Parking	213 auto spaces with expansion capability
Trailer Storage	232 trailer spaces with expansion capability
Electrical	10 MW immediately 20 MW within 30 days 40 MW within 12 months
Sprinkler	ESFR sprinkler system



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EXPANSION BUILDING SPECS

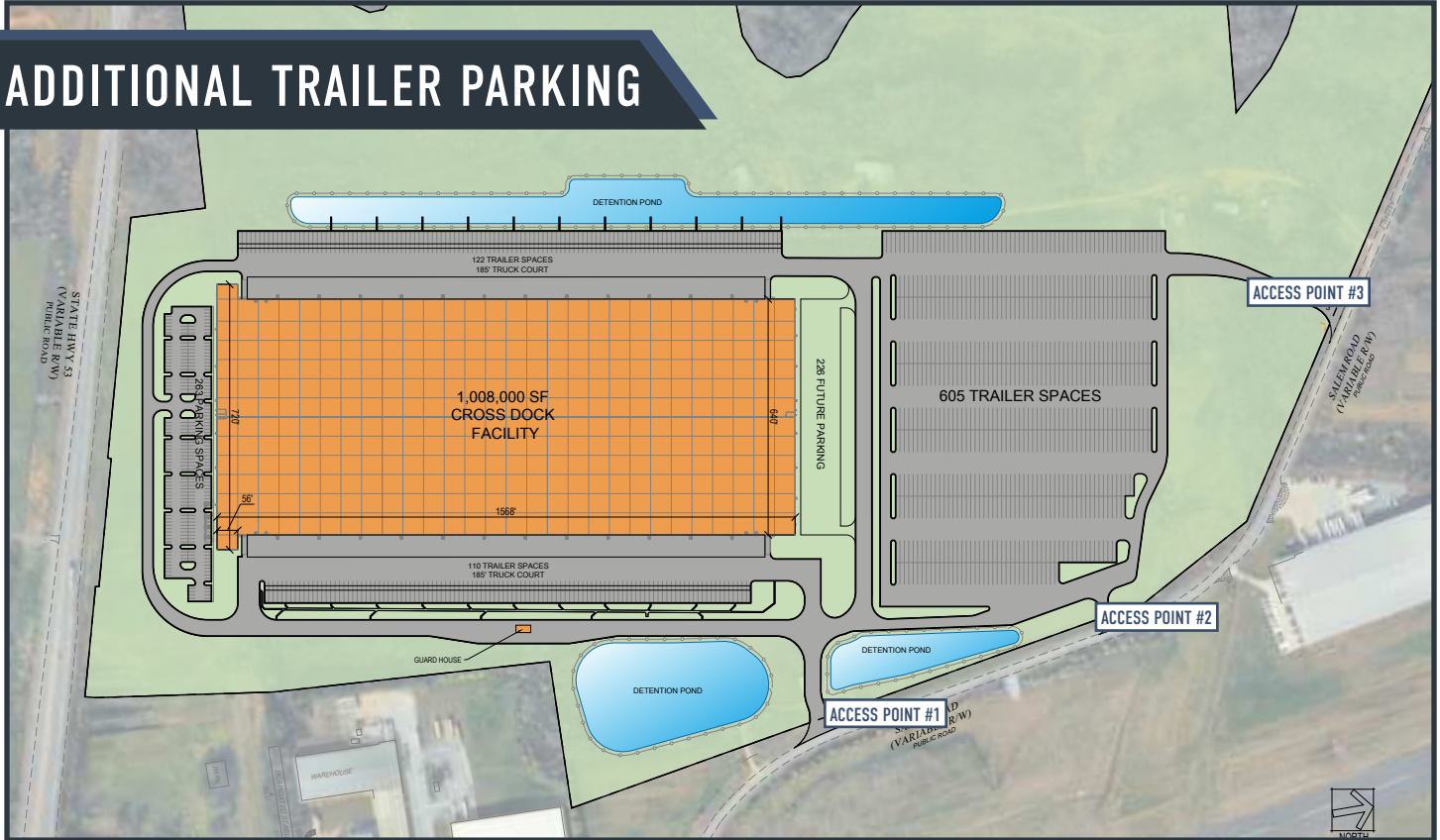
Square Footage	501,760 SF
Configuration	Cross dock
Slab Thickness	8" thick, 4,000 psi slab
Column Spacing	56' wide x 52' deep with 60' speed bays
Clear Height	40' clear minimum
Dock High Doors	94 (9' x 10') dock high doors
Drive-In Doors	2 (14' x 16') ramped, drive-in doors
Truck Court Depth	185' with dual access & full circulation
Auto Parking	270 auto spaces
Trailer Storage	125 trailer spaces



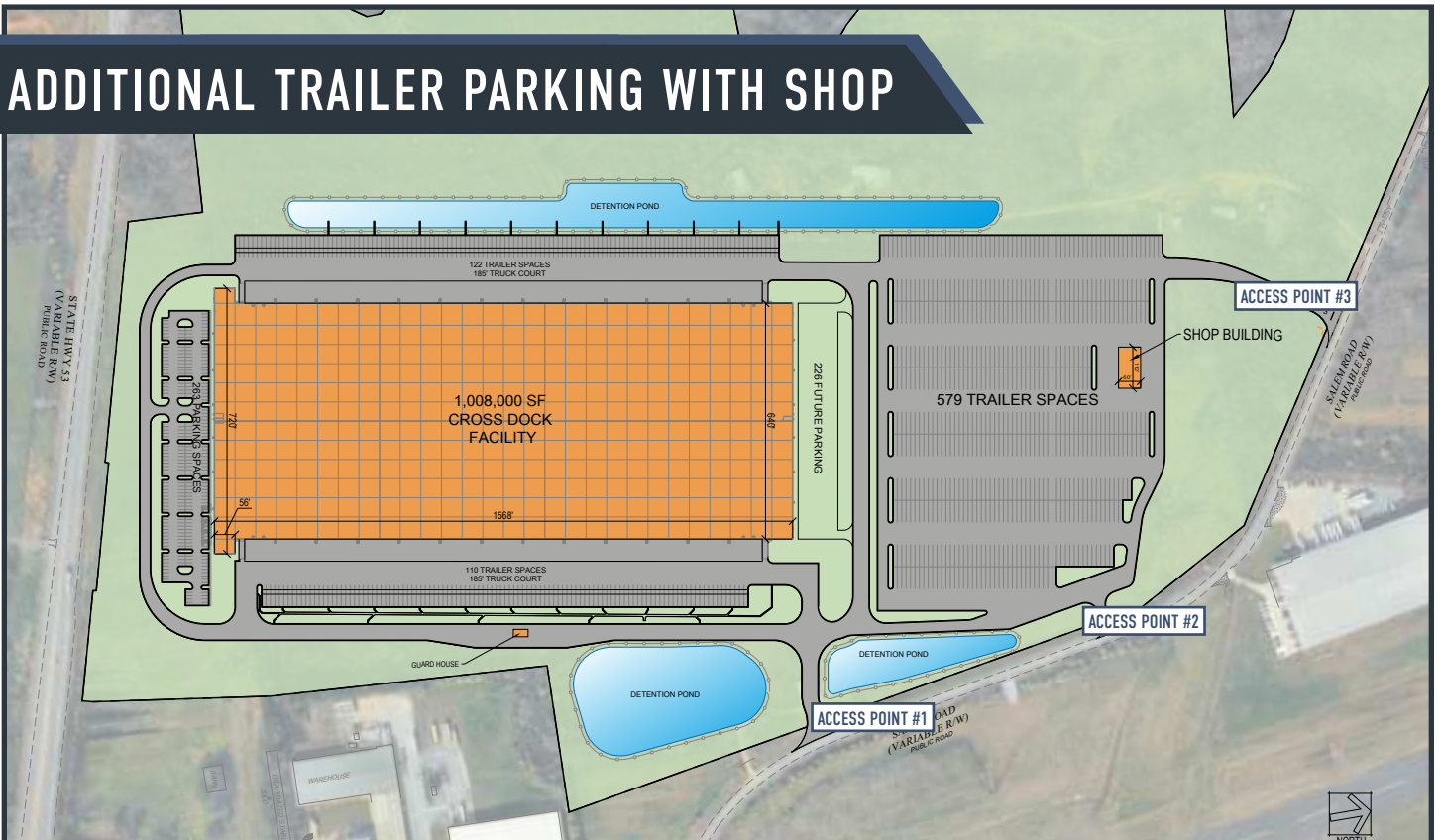
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ADDITIONAL TRAILER PARKING



ADDITIONAL TRAILER PARKING WITH SHOP



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INDUSTRIAL NEIGHBORS MAP



JR Wright

404.836.4841

jrwright@strategicrepartners.com

www.strategicrepartners.com

John Gosnell

404.563.0608

jgosnell@strategicrepartners.com

www.strategicrepartners.com

Nathan Anderson

404.812.4000

nanderson@naibg.com

www.naibg.com