

# CARTERSVILLE BUSINESS PARK

70 Business Park Court | Cartersville, GA

±121,786 SF Available For Lease



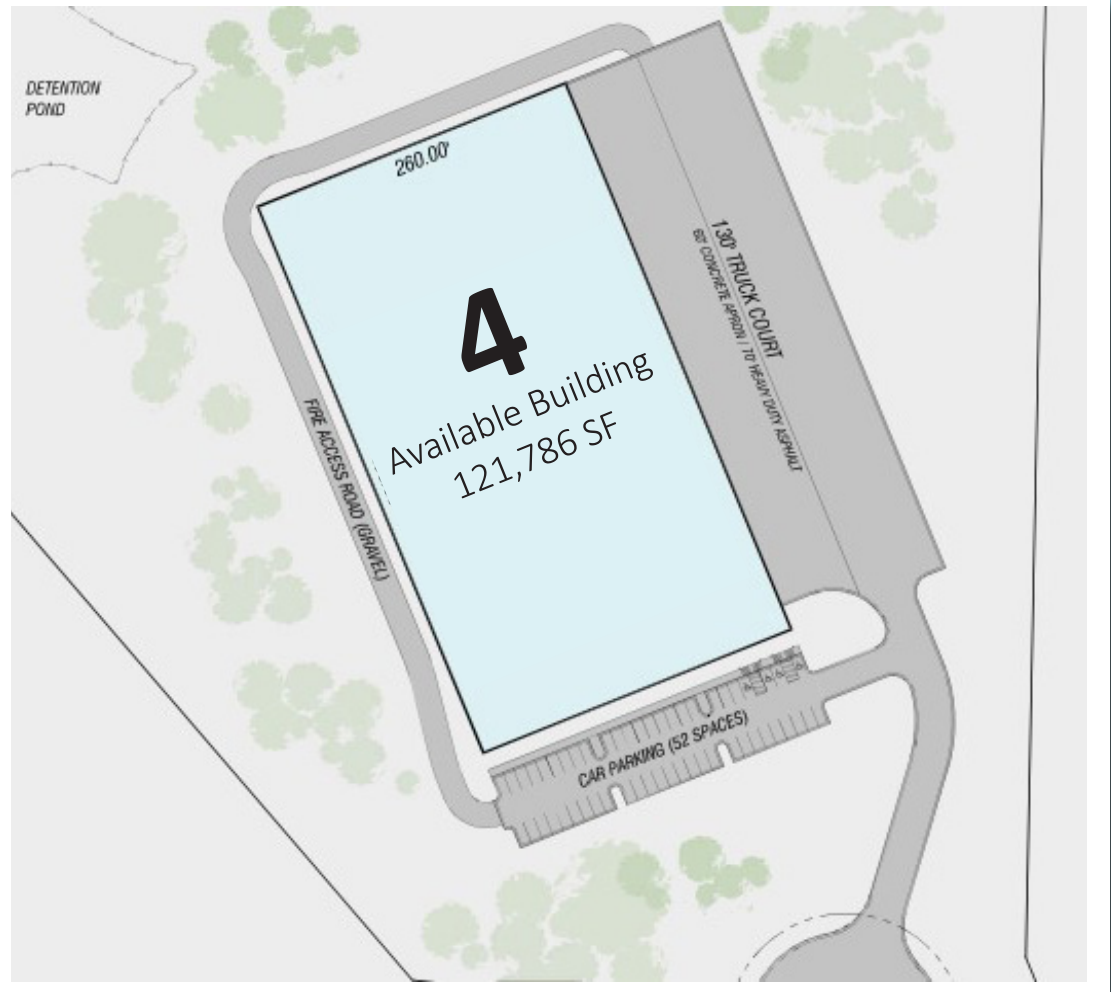
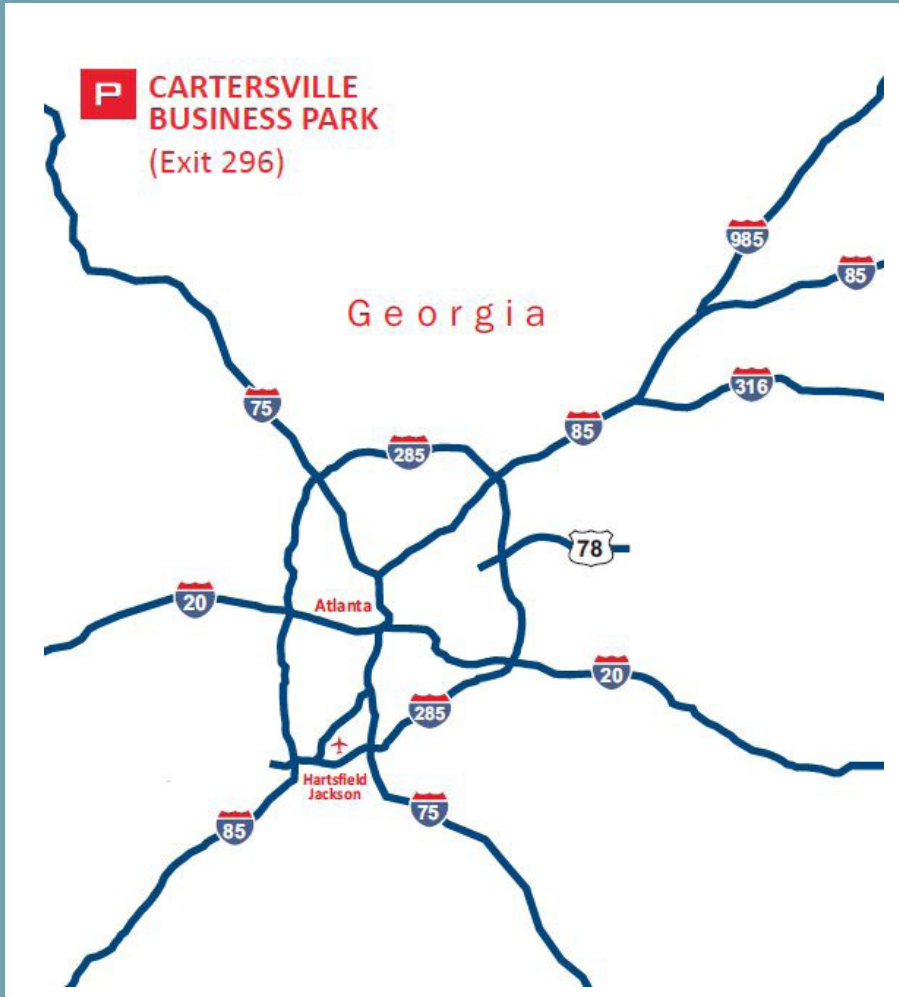
**WILSON  
HULL  
& NEAL**  
REAL ESTATE

**PATTILLO**  
INDUSTRIAL REAL ESTATE



# CARTERSVILLE BUSINESS PARK

## LOGISTICAL ADVANTAGES



### AIRPORT:

Hartsfield Jackson Airport: ±59 Miles  
Chattanooga Metro Airport: ±67 Miles



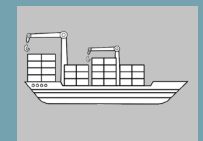
### RAIL:

Trinity Rail: 4.4 miles  
CSX Cartersville: 8.9 miles



### INTERSTATE:

To I-75: 1 mile  
To I-285: ±40 miles  
To Atlanta: ±50 miles



### PORT CITIES:

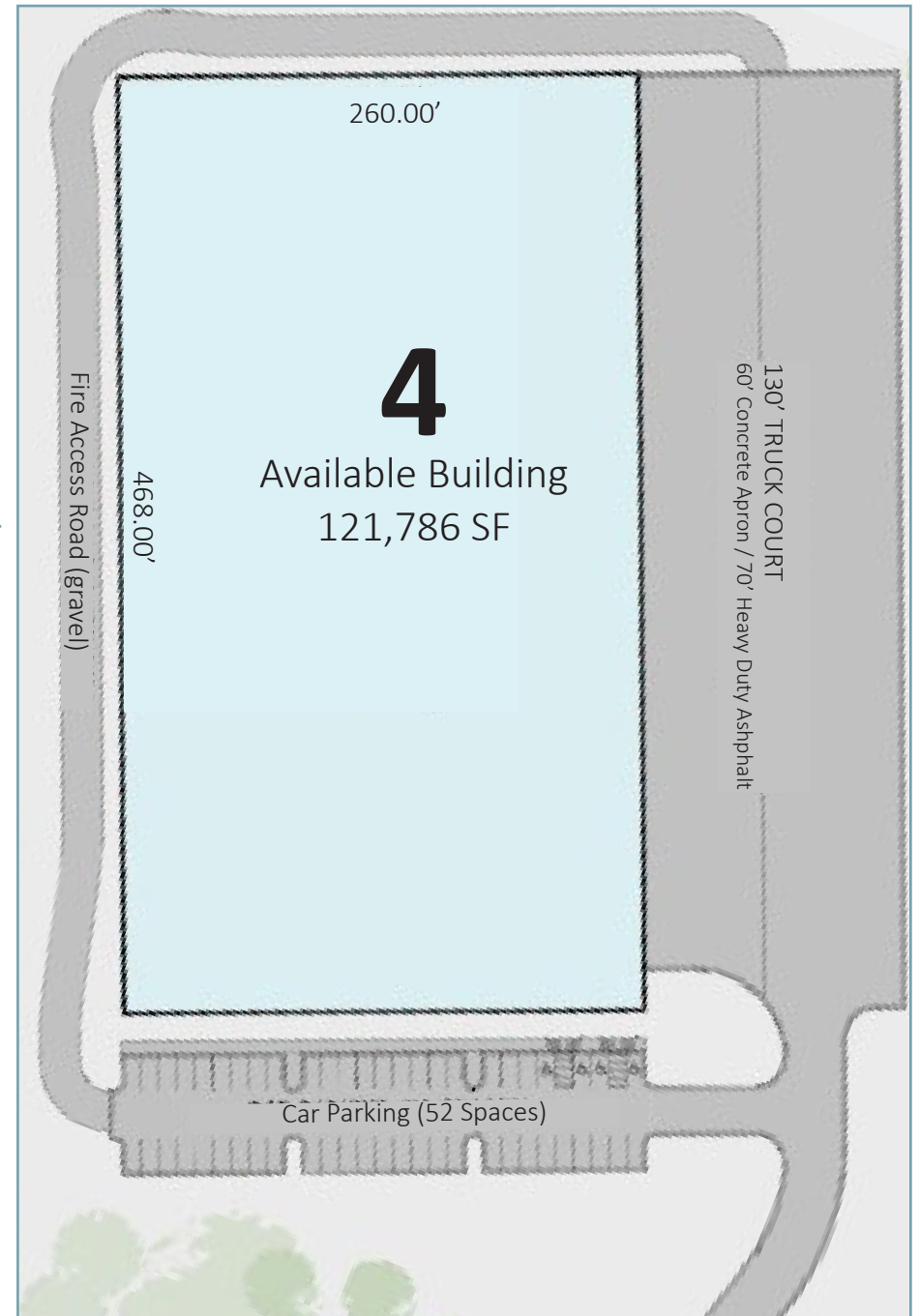
Savannah: ±299 miles  
Charleston: ±349 miles  
Jacksonville: ±381 miles

# CARTERSVILLE BUSINESS PARK

## BUILDING SPECS | SITE PLAN

### ≡ 70 Business Park Court ≡

Total SF:	121,786 SF
Office SF:	1,500 SF
Clear Height:	32'
Dock Highs:	27 (9' x 10')
Drive-Ins:	2 (12' x 14')
Sprinkler System:	ESFR
Dock Equipment:	13 - 40lb mechanical pit levelers (14 more dock levelers can be added for a total of 27 dock levelers)
Truck Court:	130' (60' concrete, 70' asphalt)
Construction:	Tilt-up Concrete Panel Walls
Column Spacing:	50' D x 52' W (60' loading bay)
Dimensions:	260' D x 468' L
Floor Slab:	7" Concrete Slab
Warehouse Lighting:	LED Fixtures at 30 FC
Car Parks:	52 Spaces
Mechanical:	To Suit
Electrical:	To Suit
Water/Sewer:	Bartow County Water 8" Main
Gas:	City of Cartersville Natural Gas 4" Main
Data:	Full Spectrum ATT Voice & Data





# CARTERSVILLE BUSINESS PARK

## TENANTS IN MARKET





# CARTERSVILLE BUSINESS PARK

## ADDITIONAL PHOTOS





# CARTERSVILLE BUSINESS PARK

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