



# 306,378 SF

460 Joe Frank Harris Pkwy SE, Emerson, GA 30137



LAKEPOINT  
**75**  
COMMERCE

**DENTON SHAMBURGER**  
Senior VP Industrial  
dshamburger@lpc.com  
404.266.7611

**COLIN BEECHAM**  
Vice President  
cbeecham@lpc.com  
404.990.4169

**Lincoln**



### Offering Summary

Lease Rate:	Negotiable
Building Size:	306,378 SF
Available SF:	305,000 SF
Lot Size:	56.1 Acres
Year Built:	2023
Zoning:	M1

### Property Overview

50,000 SF warehouse and distribution center with outdoor amenity areas.

### Location Overview

Located less than 1 mile from the an I-75 diamond interchange.

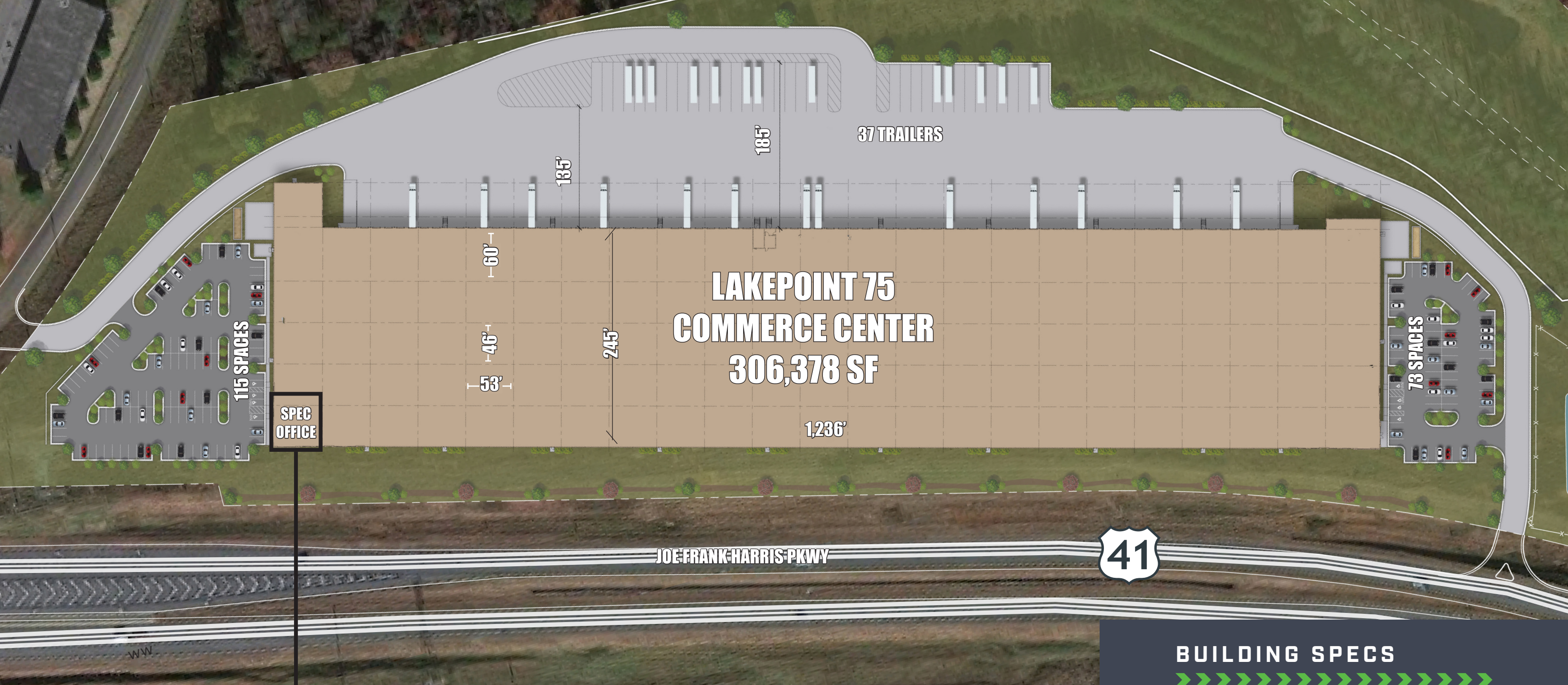
### Property Highlights

- Brand new front load industrial warehouse facility
- Outdoor tenant amenity space
- LED motion censored lighting
- 3,482 SF of office space
- 67 dock high with 2 drive in doors
- 3,000 AMP electrical service

**Denton Shamburger**    **Colin Beecham**  
 404.863.1716            770.356.6226  
 dshamburger@lpc.com    cbeecham@lpc.com

**Lincoln**





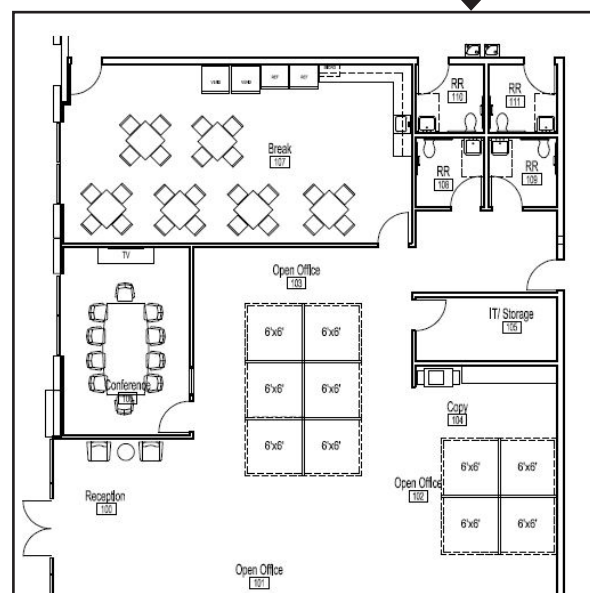
**LAKEPOINT 75  
COMMERCE CENTER  
306,378 SF**

**SPEC  
OFFICE**

**JOE FRANK HARRIS PKWY**



**BUILDING SPECS**



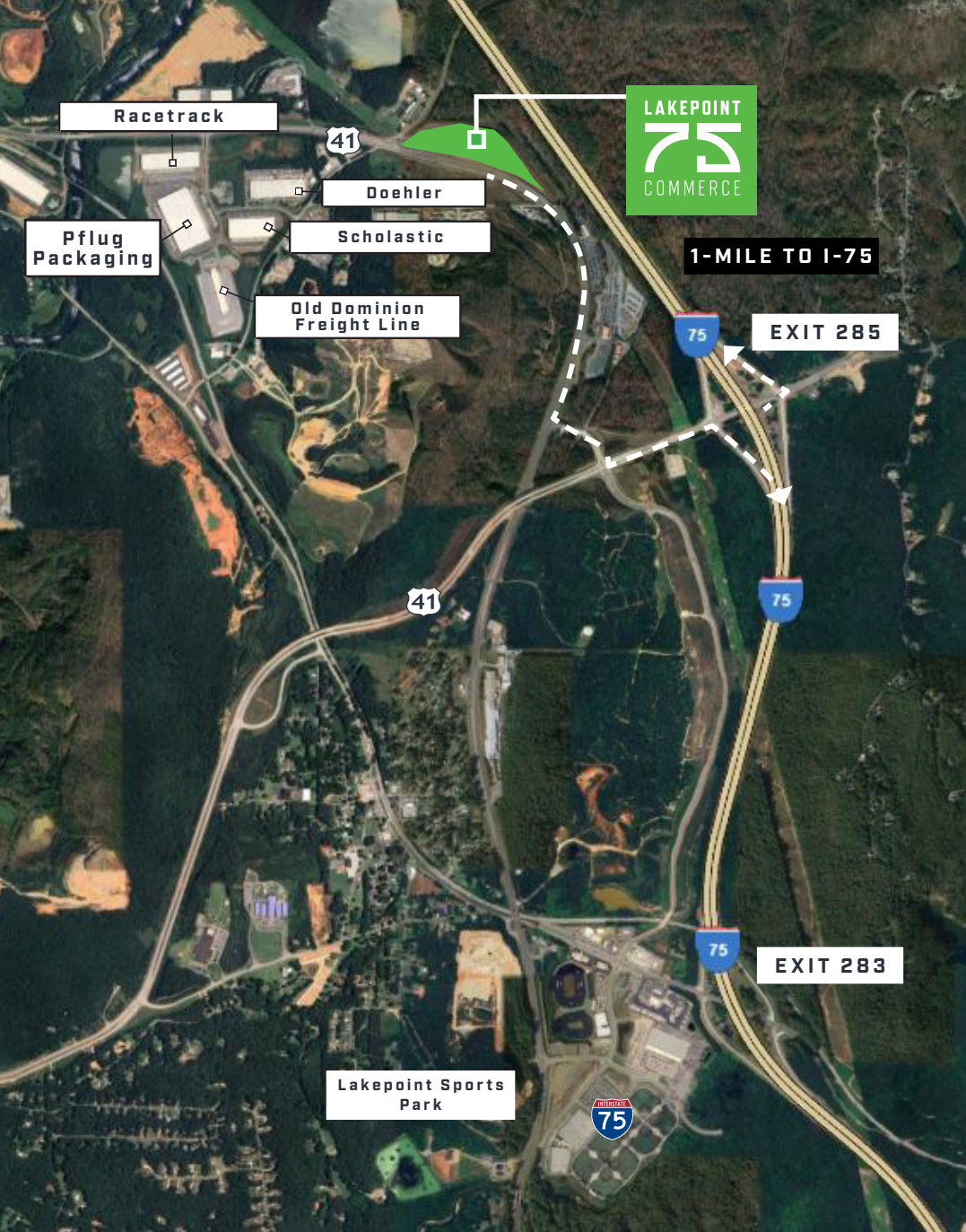
SIZE:	306,378 SF
LOCATION:	1.5 Miles to I-75 and 2 miles to Downtown Cartersville
BUILDING DIMENSIONS:	<ul style="list-style-type: none"> <li>• 245' deep</li> <li>• 36' clear</li> <li>• 53' W x 46' D</li> <li>• 60' Speed Bays</li> </ul>
DOCK-HIGH & DRIVE IN DOORS:	<ul style="list-style-type: none"> <li>• 2 DI doors</li> <li>• 67 DH doors</li> </ul>

WAREHOUSE LIGHTING:	LED Motion Sensored
SPRINKLER:	ESFR
FLOOR:	7" Slab on grade with 4,000 PSI Lapidolith Floor Hardener
ROOF:	TPO Single Ply Mechanically Attached, LTTR-20
OFFICE:	3,482 SF Spec Office

POWER:	3,000 AMP Electrical Service
TRAILER STORAGE:	+/- 37 trailer storage
AUTO PARKING:	+/- 170 Auto Parking
DOCK EQUIPMENT:	15 40K LB Leveler On-Site







**LAKEPOINT**  
**75**  
**COMMERCE**

**TRAVEL DISTANCES**



- < 1 mile**  
I-75 INTERCHANGE
- 28 miles**  
I-285
- 40 miles**  
DOWNTOWN ATLANTA
- 50 miles**  
HARTSFIELD JACKSON INTERNATIONAL AIRPORT
- 75 miles**  
CHATTANOOGA, TN



**WHERE INDUSTRIAL SPACE  
MEETS NATURAL SPACE.**

**For additional information:**

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dshamburger@lpc.com  
404.266.7611

**COLIN BEECHAM**  
Vice President  
cbeecham@lpc.com  
404.990.4169

**Lincoln** **CROW HOLDINGS**  
CAPITAL