

ALLATOONA

BUSINESS CENTER

944,132 TOTAL SF



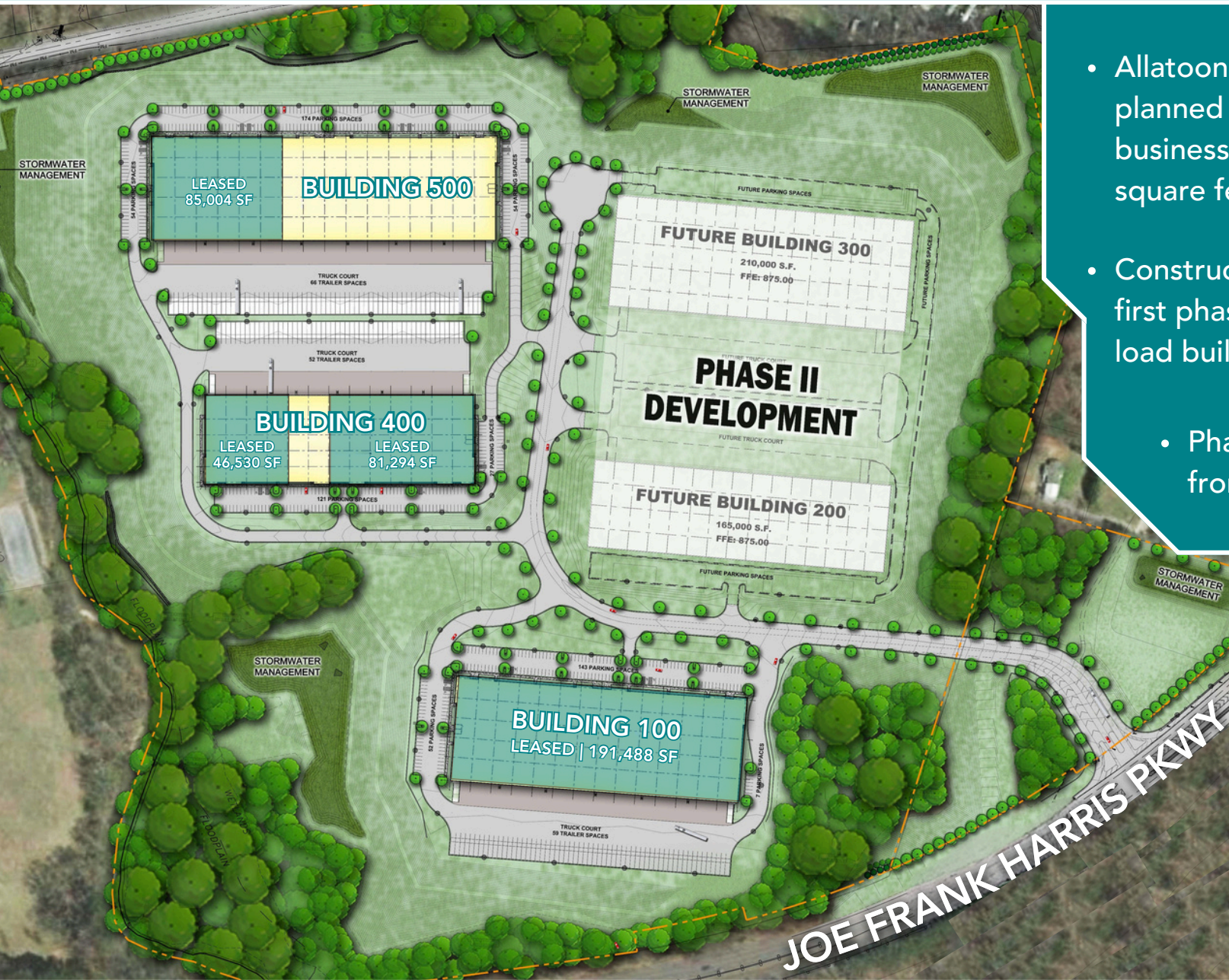
Phase I | 3 Buildings

164,816 SF Available

TAYLOR&MATHIS

180 Joe Frank Harris Parkway SE, Cartersville, GA 30120

ALLATOONA BUSINESS CENTER



- Allatoona Business Center is a planned five-building industrial business center totaling 944,132 square feet
- Constructed in two phases, the first phase consists of three rear-load buildings, totaling 569,132 SF
 - Phase I will serve tenants from 38,000 SF - 226,000 SF
- Phase II is available as a build-to-suit site
- All buildings feature 32' clear height, 185' deep truck courts, and ample auto and trailer parking

- Located 2.7 miles from I-75, 24 miles from I-285, and approximately one hour from the Appalachian Regional Port

- Heavy landscaped business park setting with many available amenities nearby

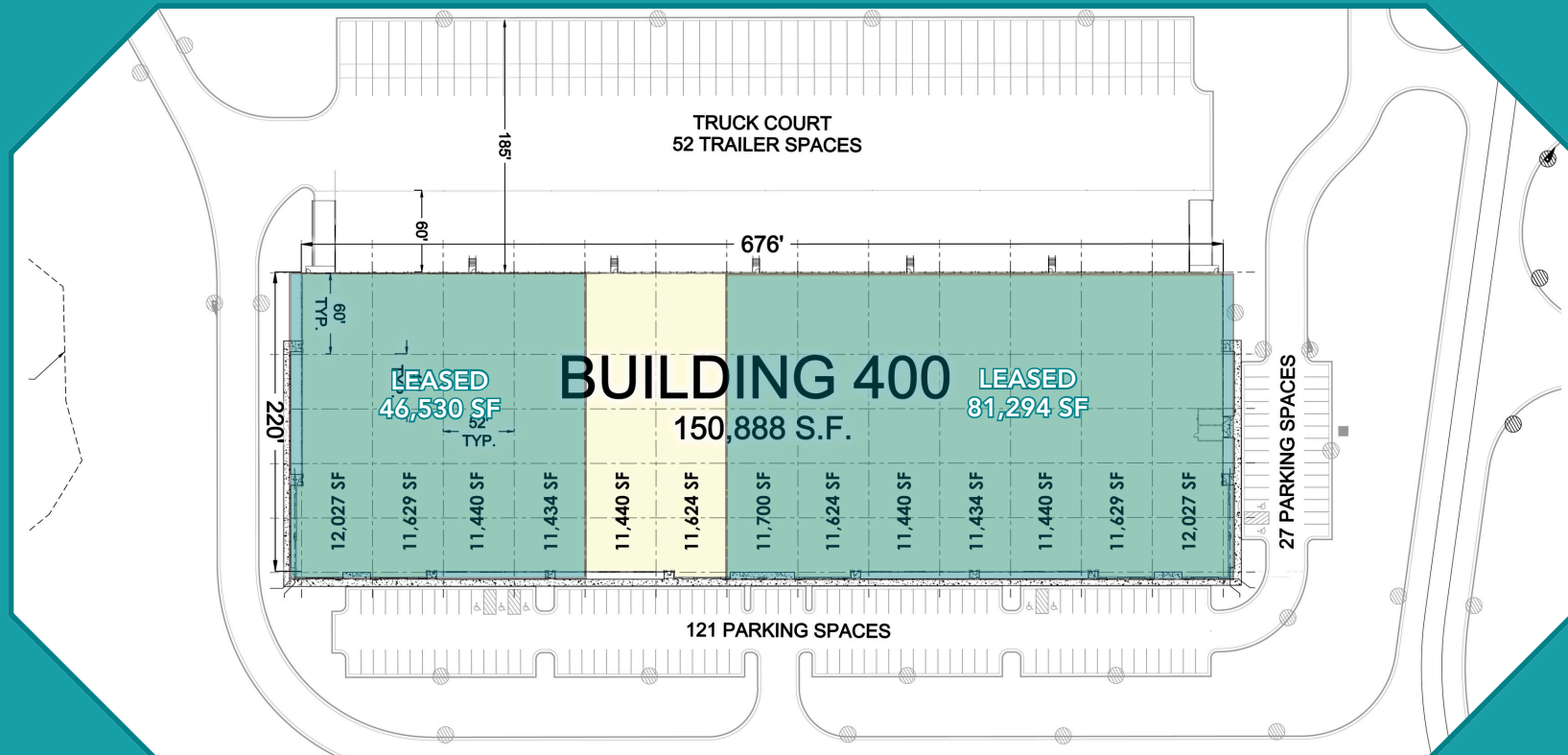
BUILDING 400

150,888 TOTAL SF



PROPERTY DETAILS

TOTAL BUILDING SF	150,888 SF	DOCK HIGH DOORS	43 (9' x 10')	SLAB	7"
TOTAL AVAILABLE SF	23,064 SF	DRIVE-IN DOORS	2 (14' x 16')	SPRINKLERS	ESFR
CLEAR HEIGHT	32'	TRUCK COURT	185' Deep	WINDOWS	Clerestory
COLUMN SPACING	52' x 40'	AUTO PARKS	148	DISTANCE TO I-75	2.7 Miles
BUILDING DIMENSIONS	220' x 676'	TRAILER PARKS	52		



BUILDING 500

226,796 TOTAL SF

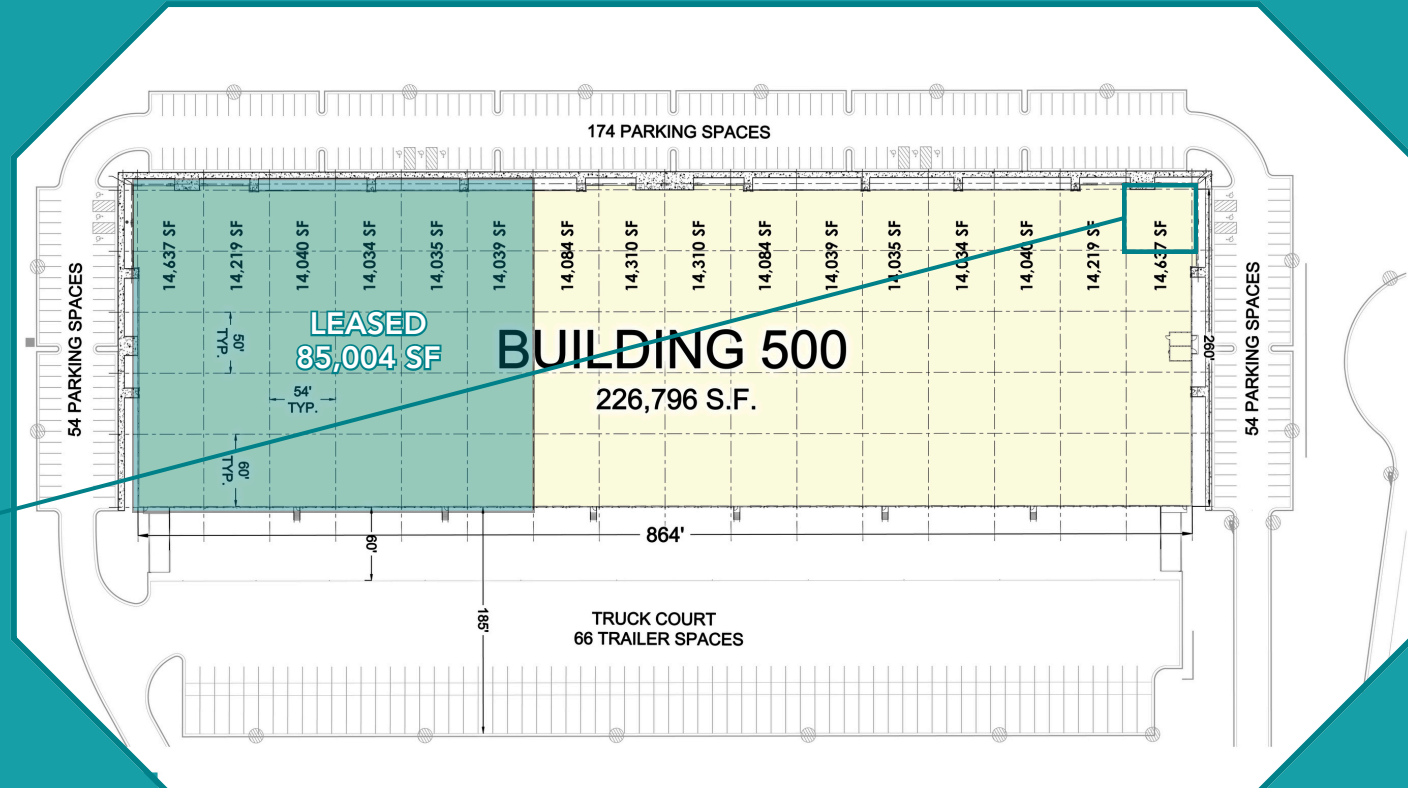
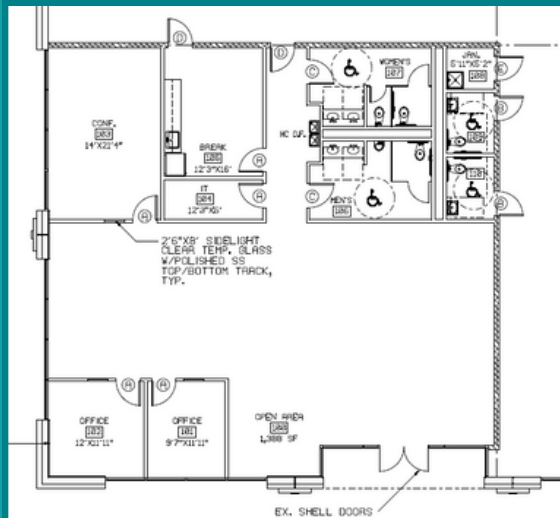


PROPERTY DETAILS

TOTAL AVAILABLE SF	141,792 SF	BUILDING DIMENSIONS	260' x 864'	TRAILER PARKS	66
MINIMUM SF	39,000 SF	DOCK HIGH DOORS	34 (9' x 10')	SLAB	7"
OFFICE SF	2,970 SF	DRIVE-IN DOORS	1 (14' x 16')	SPRINKLERS	ESFR
CLEAR HEIGHT	32'	TRUCK COURT	185' Deep	WINDOWS	Clerestory
COLUMN SPACING	54' x 50'	AUTO PARKS	282	DISTANCE TO I-75	2.7 Miles

BUILDING 500

Spec Office
2,970 SF



LOCATION



Hartsfield-Jackson Atlanta International Airport.....52.5 miles



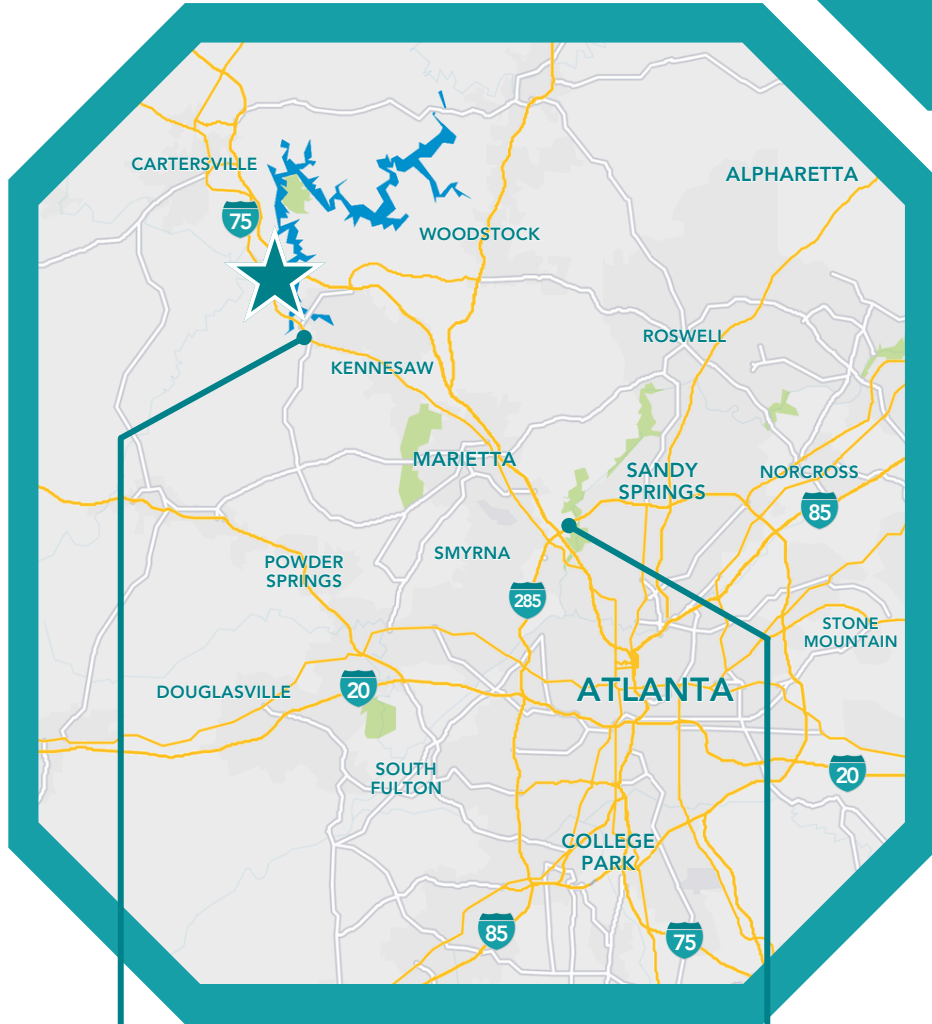
Appalachian Regional Port.....54.8 miles

Port of Savannah.....293 miles



Norfolk Southern Austell.....32.8 miles

Norfolk Southern Inman.....41.8 miles



I-75: 2.7 MILES

I-285: 24 MILES



TAYLOR&MATHIS

180 Joe Frank Harris Pkwy SE, Cartersville, GA

BLDG 100

BLDG 400

BLDG 500

PHASE I

164,816 SF AVAILABLE

ALLATOONA

BUSINESS CENTER

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