



H&H Realty, LLC
GLOBAL REAL ESTATE

Cooper's Crossing FOR LEASE

14 & 16 Spring Place Road |
Cartersville, GA

Coming in Q4 2025!

16 SPR
9,000 SF

14 SPR
6,000 SF



KEY SURROUNDING BUSINESS & DISTANCES

2 Free Standing Buildings | Cartersville, GA



KEY DISTANCES

- 45 minutes northwest of Atlanta
- 59 minutes from Hartsfield-Jackson International Airport
- 75 minutes from Chattanooga, TN
- 2 hours from Birmingham, AL
- 2.5 hours from Greenville, SC
- 4.5 hours from Charlotte, NC
- 5 hours from Savannah, GA Port
- 2 hours to Kia Motors Manufacturing
- 3.25 hours to BMW Manufacturing
- 1 hour to Volkswagen Chattanooga Plant
- 3 hours to Hyundai Manufacturing Factory
- 1.4 hours to Mercedes/Daimler

KEY SURROUNDING BUSINESSES

- | | |
|---|--|
| ➤ Anheuser-Busch | ➤ Beauflor |
| ➤ Coastline Automotive Components | ➤ IC Biomedical |
| ➤ Surya Rug | ➤ Wellmade (Busch Dr) |
| ➤ Constellium Automotive Structures North America | ➤ Textron (Busch Dr) |
| ➤ Loloi | ➤ ASTA America |
| ➤ ZEP | ➤ Georgia Department of Transportation District 6 Headquarters |
| ➤ Chick-fil A Supply | ➤ Dornier Medtech |
| ➤ Mohawk Distribution | ➤ Economic Development |
| ➤ Voestalpine Automotive | |

SITE PLAN

Prime Lease | Cartersville, GA

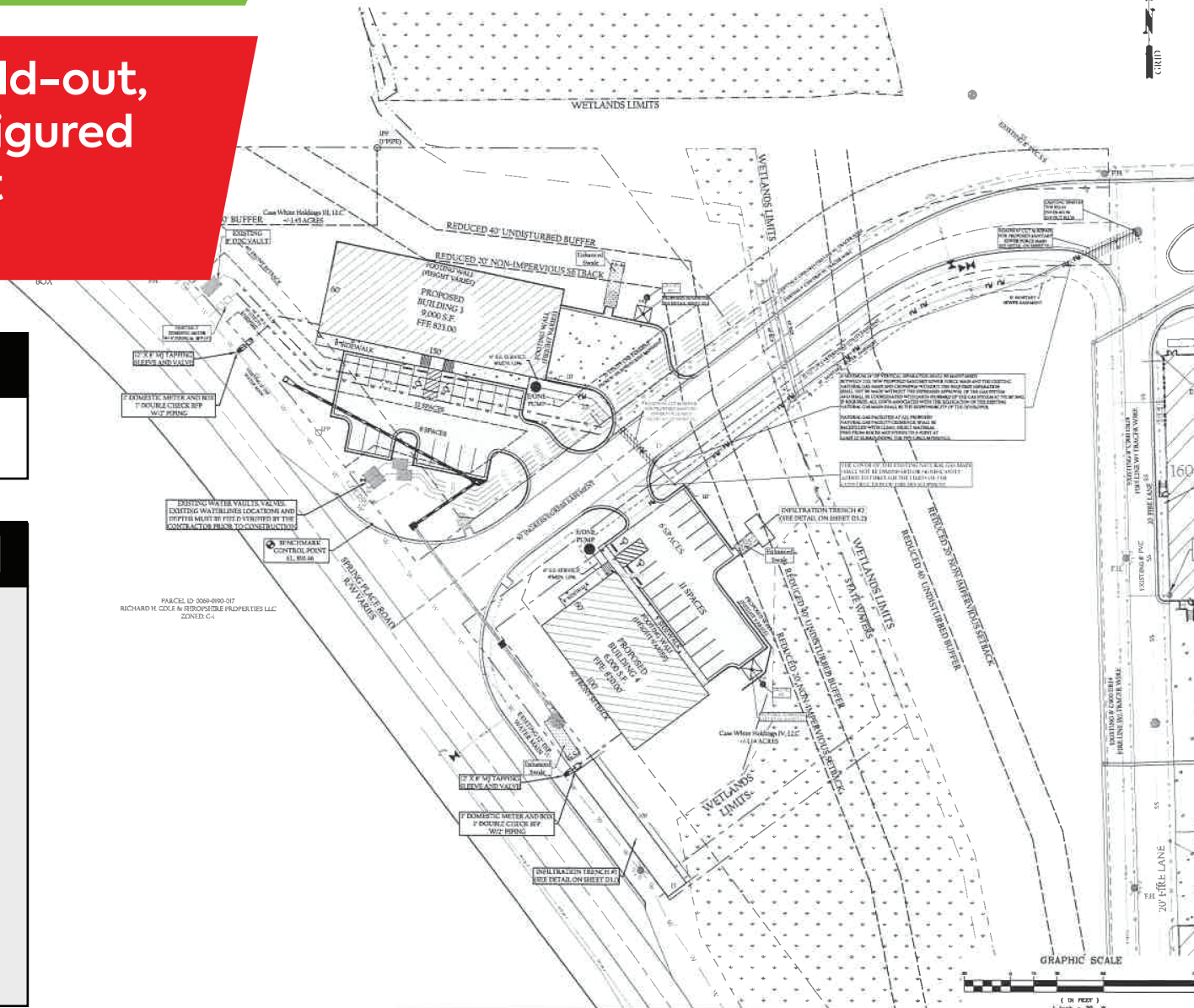
If leased prior to build-out, interior can be configured according to tenant requirements

LEASE RATE

- Rental Rate: \$15.00/SF NNN
- OPEX: \$2.00/SF

DEVELOPMENT INFORMATION

- Metal building with brick exterior
- Hanging heaters
- Insulated walls
- 16 Spring Place Road:
 - 9,000 SF building
 - 2 dock high doors
 - 1 ramp with roll up door
 - 900 SF of office space
- 14 Spring Place Road:
 - 6,000 SF building
 - 2 drive in doors
 - 860 SF Office Space



Disclaimer

Occupancy contingent upon existing zoning.

This marketing flyer contains selected information pertaining to the property but does not purport to be all-inclusive or to contain all of the information that a prospective tenant may require. This property flyer is subject to prior sale, lease, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current landlord. Each prospective tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of leasing the property described herein.

2024 SUMMARY	1 MILE	3 MILE	10 MILE
Population:	278	5,814	89,651
Households:	99	2,142	33,276
Average Household Size:	2.8	2.7	2.6
Owner Occupied Housing Units:	93	1,909	25,803
Renter Occupied Housing Units:	22	616	13,573
Median Age:	43.1	41.4	39.6
Median Household Income:	\$72,856	\$86,308	\$74,346
Average Household Income:	\$98,845	\$95,789	\$85,533