

# CARTERSVILLE INDUSTRIAL

7 Swisher Dr, Cartersville, GA



## GREAT LOCATION

Easy Access to US-41 and  
I-75; 40 Miles to  
Downtown Atlanta



## L-I ZONING

Light Industrial:  
Distribution, Warehouse,  
Processing

**LEASING FLYER**



**UNIT 7A**  
**±30,000 SF**

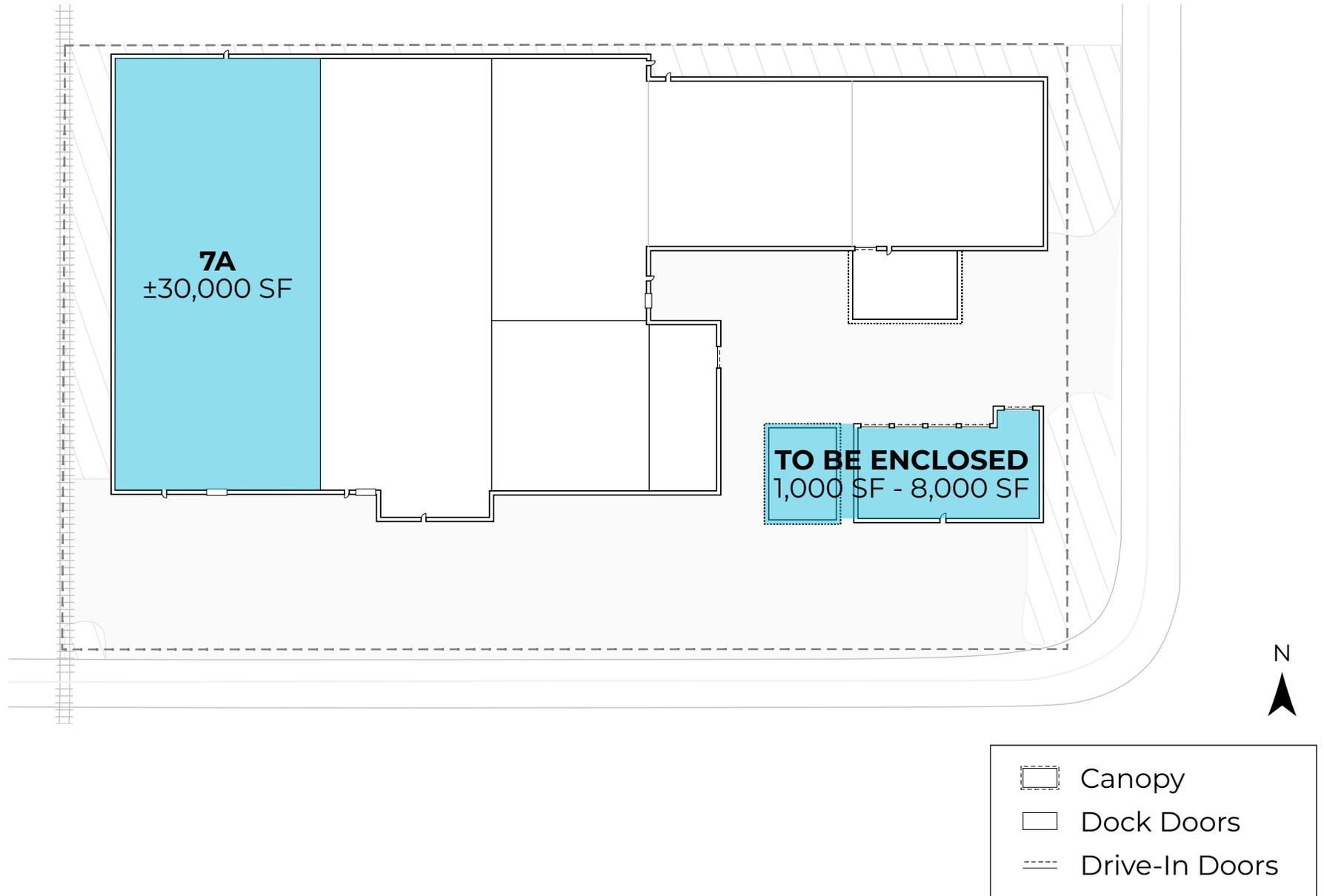


**AMPLE DRIVE-IN**  
**STORAGE SPACE**  
**1K - 8K SF**

**S ERWIN ST**

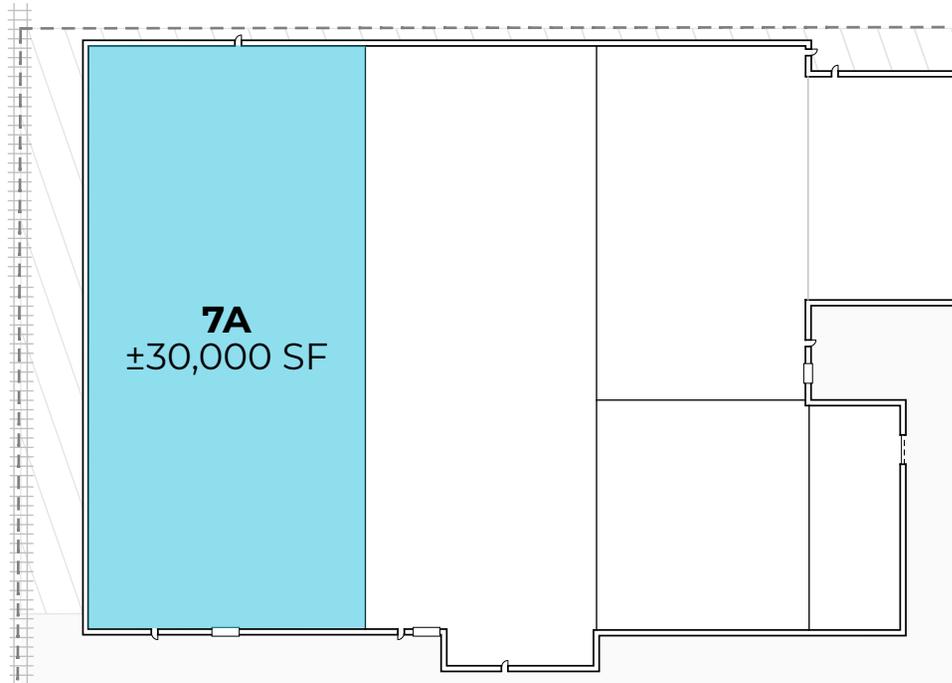
**SWISHER DR**

# AVAILABLE SPACE



Sketch is a rough estimation and not to scale.

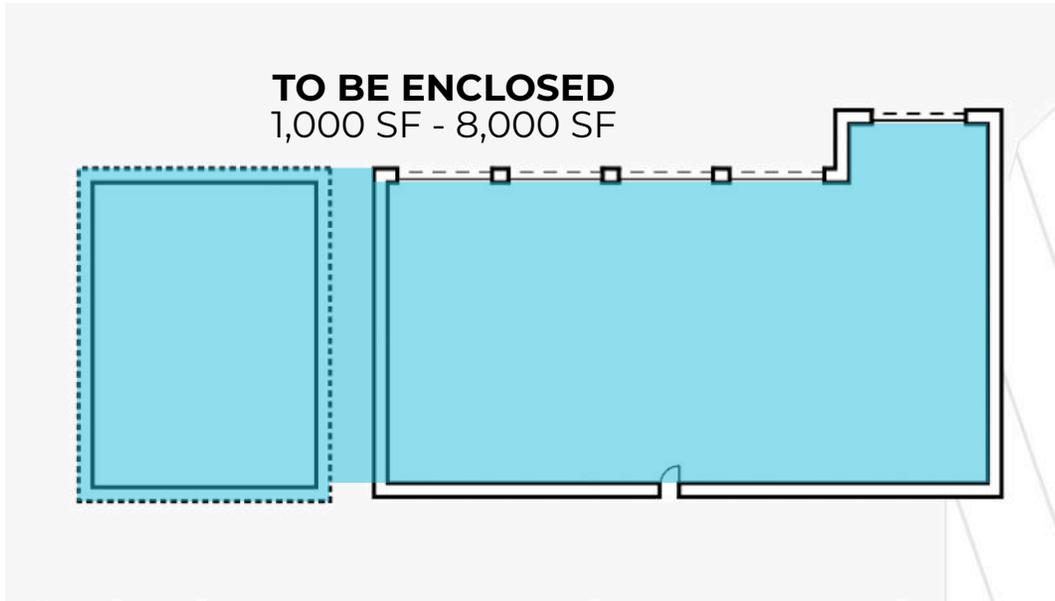
# AVAILABLE SPACE



<b>BUILDING</b>	7A
<b>SIZE</b>	± 30,000 Sqft.
<b>DOCK DOORS</b>	1
<b>NOTES</b>	- 6 Levelers

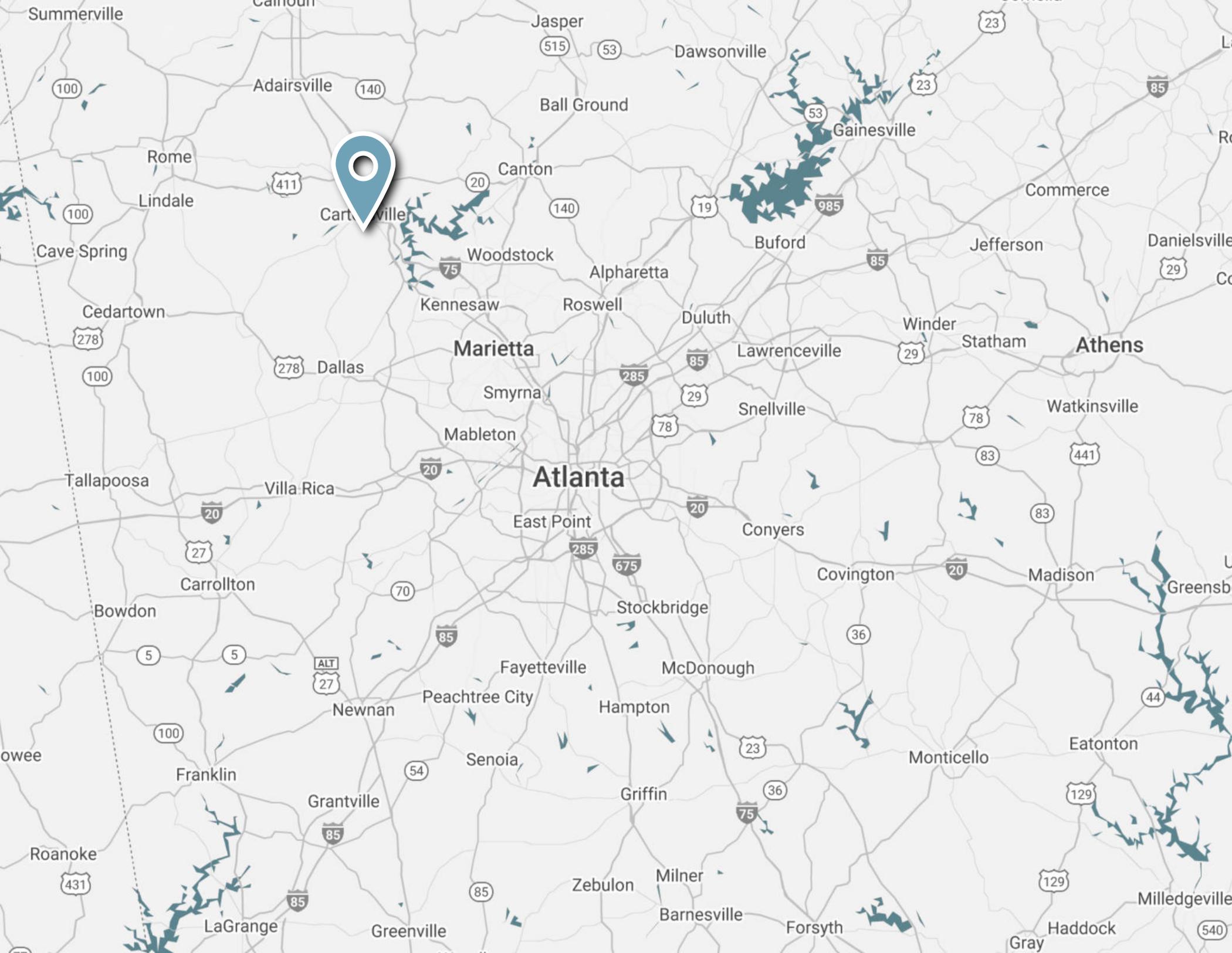
Sketch is a rough estimation and not to scale.

# AVAILABLE SPACE



<b>BUILDING</b>	Out Building
<b>SIZE</b>	± 1,000 - 8,000 Sqft.
<b>ROLL-UP DOORS</b>	5
<b>NOTES</b>	- Divisible space, existing canopy to be enclosed

Sketch is a rough estimation and not to scale.



Atlanta

Marietta

Athens

Canton

Woodstock

Roswell

Duluth

Buford

Gainesville

Kennesaw

Lawrenceville

Winder

Statham

Watkinsville

Mableton

Snellville

78

83

441

Tallapoosa

Villa Rica

East Point

Conyers

Covington

Madison

Greensboro

Carrollton

70

Stockbridge

36

Bowdon

5

5

ALT 27

85

Fayetteville

McDonough

Hampton

Peachtree City

Hampton

44

Lawrenceville

100

Franklin

Grantville

54

Senoia

Griffin

23

36

Monticello

129

Eatonton

Roanoke

431

LaGrange

85

Greenville

85

Zebulon

Milner

Barnesville

Forsyth

Gray

Haddock

Milledgeville

540





**Brad Peters**

[bpeters@ipausa.com](mailto:bpeters@ipausa.com)

858-209-4329

*DRE#02025155*