

# ALLATOONA

BUSINESS CENTER

944,132 TOTAL SF



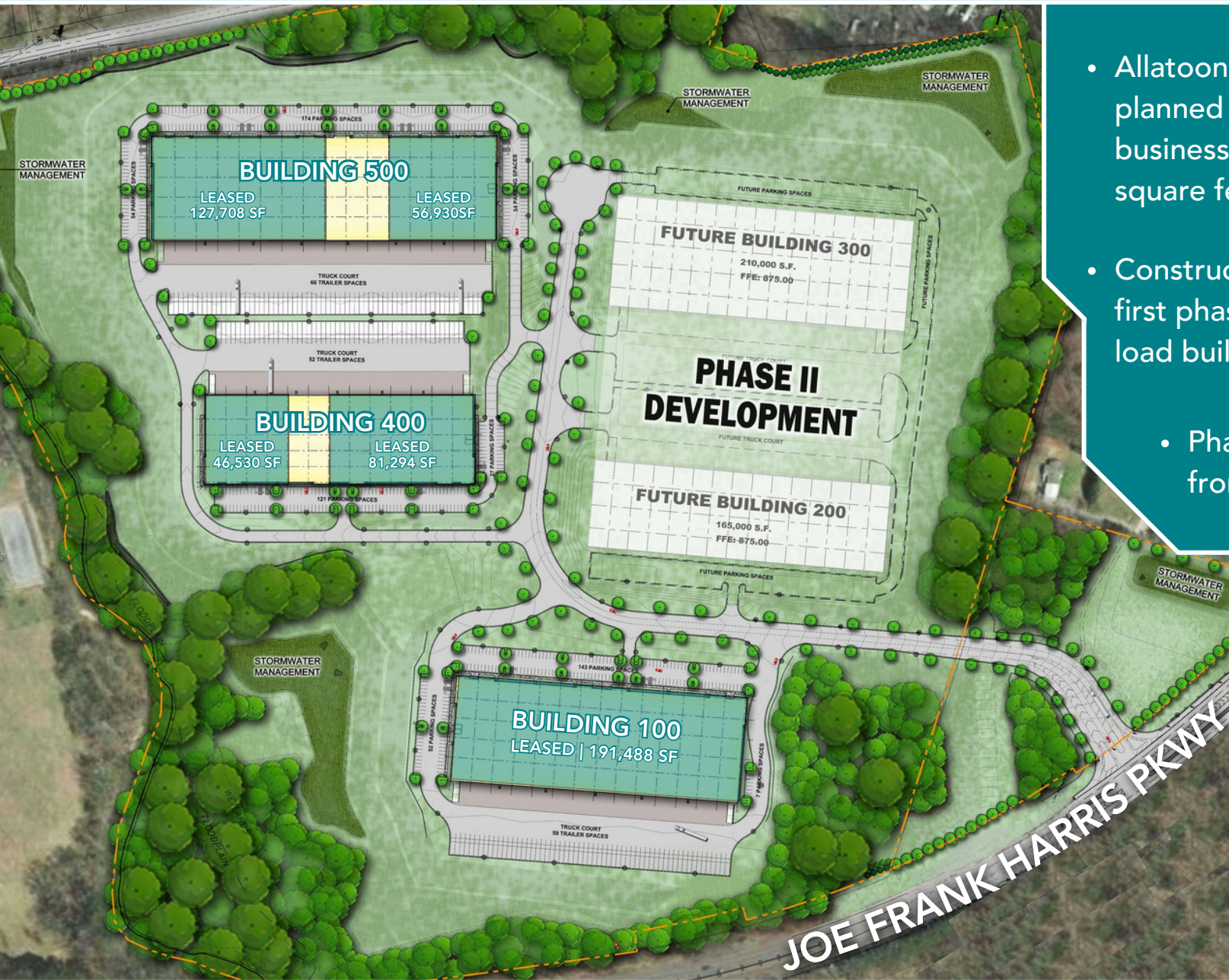
Phase I | 3 Buildings  
**65,222 SF Available**

**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

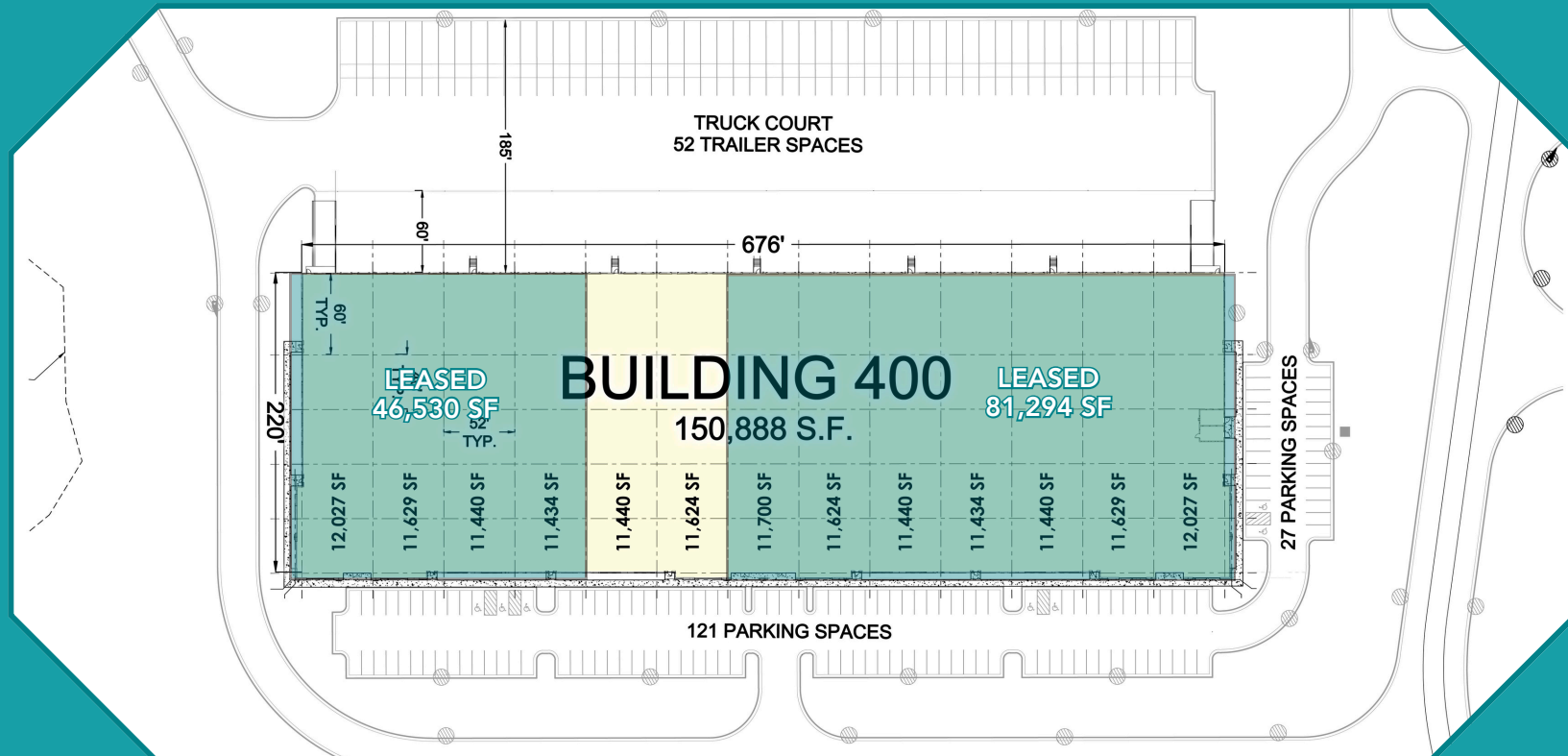
# BUILDING 400

# 150,888 TOTAL SF



## PROPERTY DETAILS

TOTAL BUILDING SF	150,888 SF	DOCK HIGH DOORS	7 (9' x 10')	SLAB	7"
TOTAL AVAILABLE SF	23,064 SF	TRUCK COURT	185' Deep	SPRINKLERS	ESFR
CLEAR HEIGHT	32'	AUTO PARKS	23 spaces	WINDOWS	Clerestory
COLUMN SPACING	52' x 40'	TRAILER PARKS	8 spaces	DISTANCE TO I-75	2.7 Miles
BUILDING DIMENSIONS	220' x 676'				





# BUILDING 500

226,796 TOTAL SF

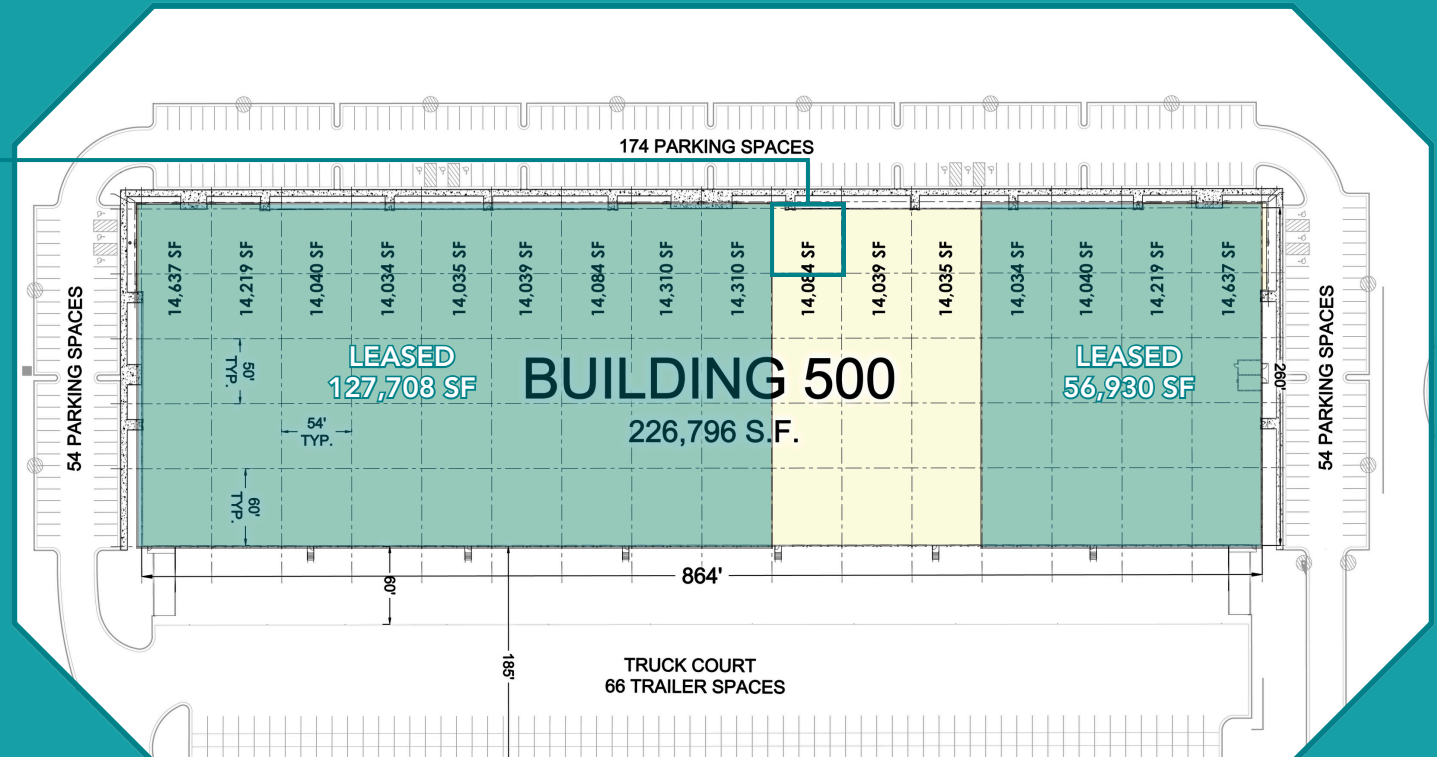
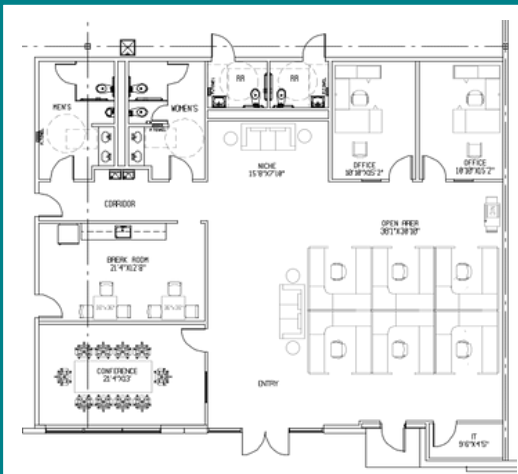


## PROPERTY DETAILS

TOTAL BUILDING SF	226,796 SF	BUILDING DIMENSIONS	260' x 864'	SLAB	7"
TOTAL AVAILABLE SF	42,158 SF	DOCK HIGH DOORS	10 (9' x 10')	SPRINKLERS	ESFR
OFFICE SF	2,962 SF	TRUCK COURT	185' Deep	WINDOWS	Clerestory
CLEAR HEIGHT	32'	AUTO PARKS	42 spaces	DISTANCE TO I-75	2.7 Miles
COLUMN SPACING	54' x 50'	TRAILER PARKS	14 spaces		

## BUILDING 500

Spec Office  
2,962 SF





# LOCATION



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



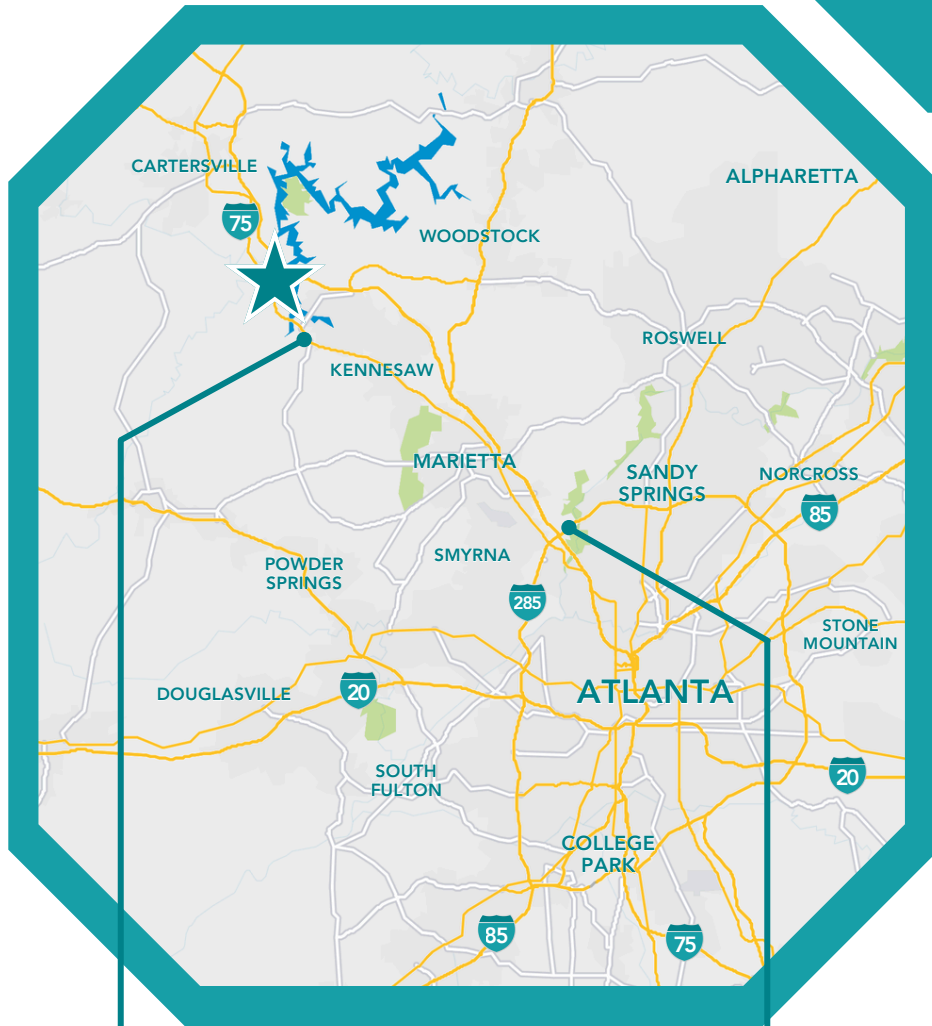
Appalachian Regional Port.....54.8 miles

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

65,222 SF AVAILABLE

# ALLATOONA

## BUSINESS CENTER

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