

## **765 S Erwin**

765 S Erwin St, Cartersville, GA 30120

### **Patricia Holt**

Patricia Holt Properties  
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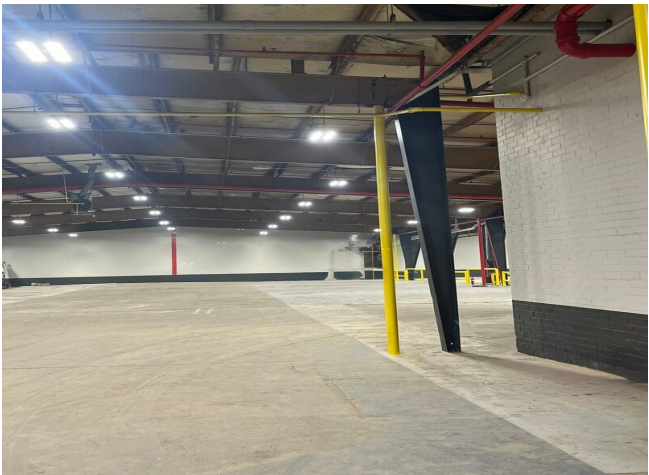
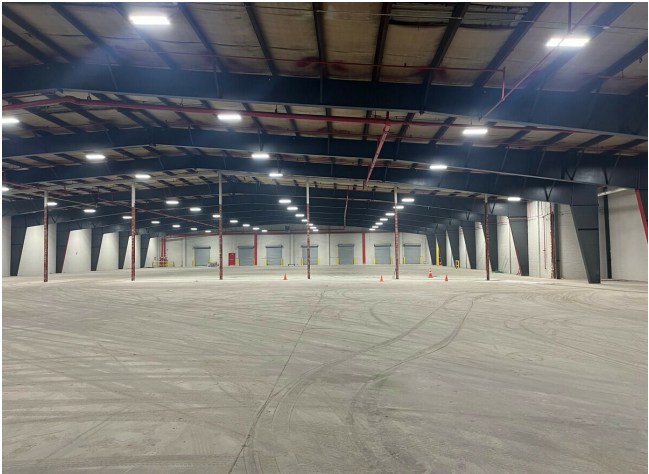


# 765 S Erwin

\$6.50 /SF/YR

765 S Erwin was completely renovated in 2025. This divisible building offers clear span spaces with a variety of ceiling heights. Easy access to Hwy 41 and Interstate 75, brand new amenities & employee parking make this a perfect choice for your Industrial or Warehousing business.

- Newly Renovated in 2025



Rental Rate:	\$6.50 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	193,541 SF
Year Built:	1962
Rental Rate Mo:	\$0.54 /SF/MO

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1st Floor

Space Available	75,000 SF
Rental Rate	\$6.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

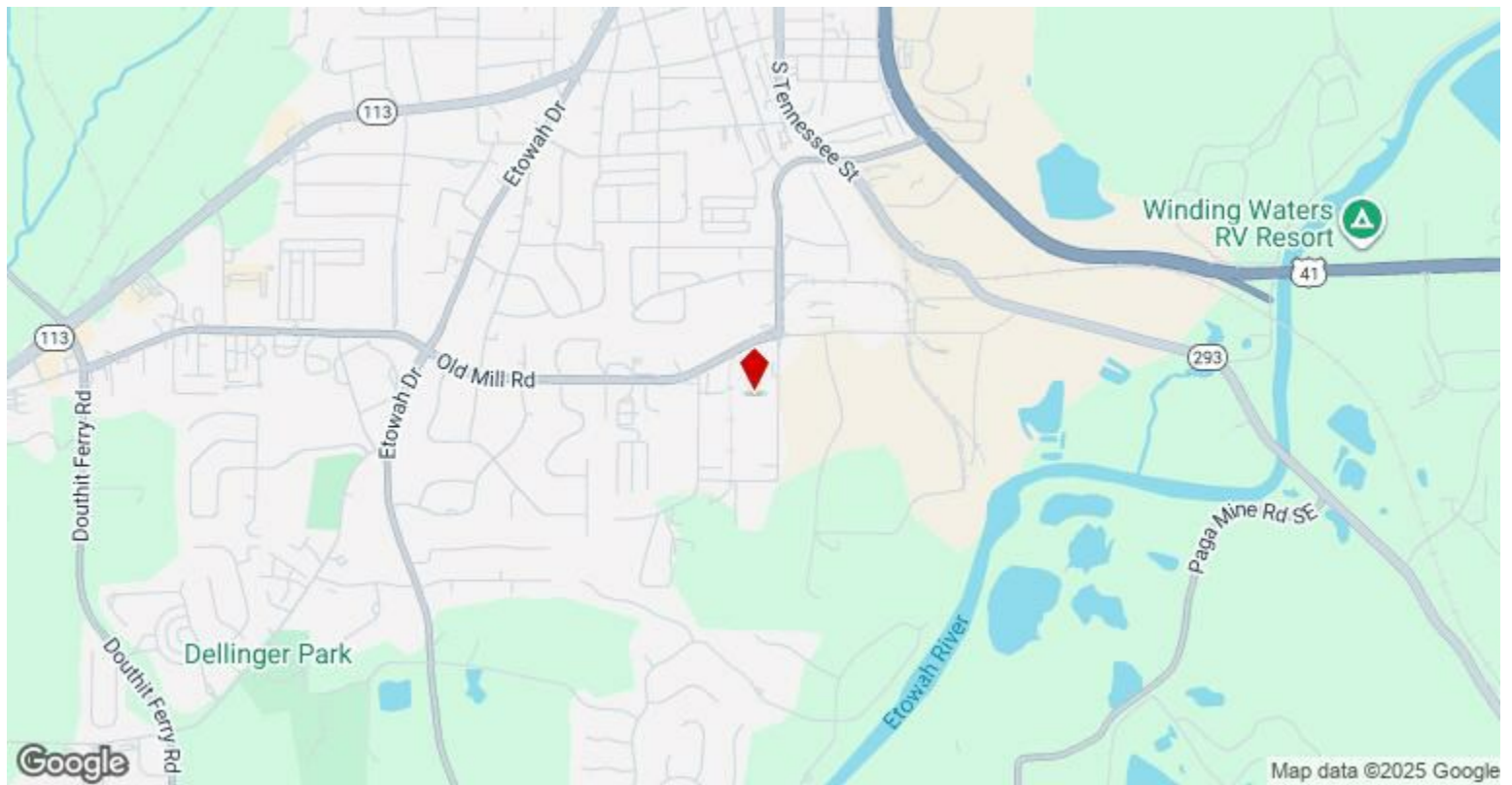
The entire building was renovated in 2025 and 100% complete. The renovations include:New TPO Roof, New interior LED lighting and exterior lighting, New office spaces and break rooms throughout the building, New restrooms throughout the building,New dock door plates and seals, Complete interior and exterior cleaning and painting.Warehouse is located in an industrial area of Cartersville with easy access to Hwy 41 and Interstate 75. This unique clear span space is a must see!

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
ATCO Rubber Products, Inc.	-	

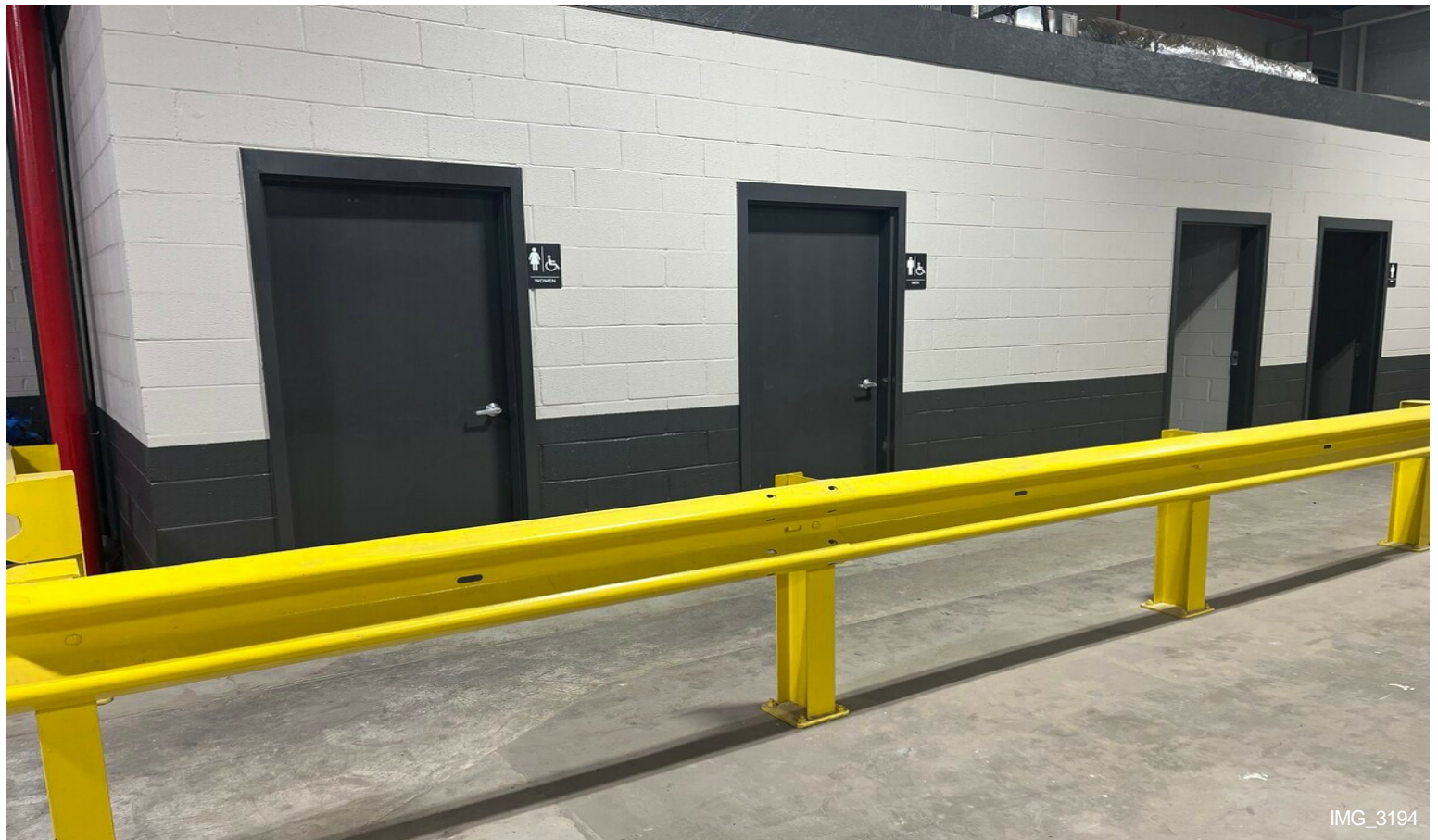


## 765 S Erwin St, Cartersville, GA 30120

This divisible building offers clear span spaces with a variety of ceiling heights. Move your business to Cartersville and be at the center of a new economic hub for less cost. Easy access to Hwy 41 and Interstate 75, brand new amenities & employee parking make this a perfect choice for your Industrial or Warehousing business.



## Property Photos





## Property Photos



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## Property Photos





Property Photos

