

IOS FOR LEASE

2111 US HIGHWAY 411 NE

CARTERSVILLE, GA 30121

15,000 UP TO 50,000 SF | 12.37 ACRES



±1.0 MILE TO
INTERSTATE 75
VIA EXIT 293

LEASED

BUILD TO SUIT

411

BILLY SNOWDEN, SIOR

Executive VP / Principal

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WILLIE CANDLER

Principal

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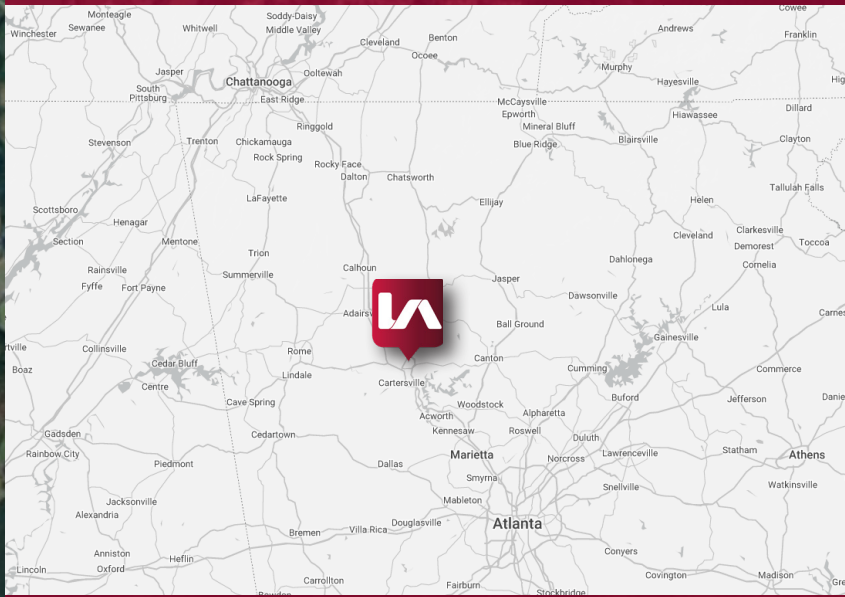
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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LOCATION OVERVIEW



DISTANCES

- Interstate 75
(1 Mile Exit 293)
- Interstate 285
(36.3 Miles)
- Chattanooga
(72.3 Miles)



LOGISTICS

- Appalachian Regional Port
(50.6 Miles)
- Austell Intermodal
(37.5 Miles)
- ATL International Airport
(57.5 Miles)
- Port of Savannah
(296 Miles)



TRUCK COUNTS

Interstate 75
22,152 avg. trucks per day

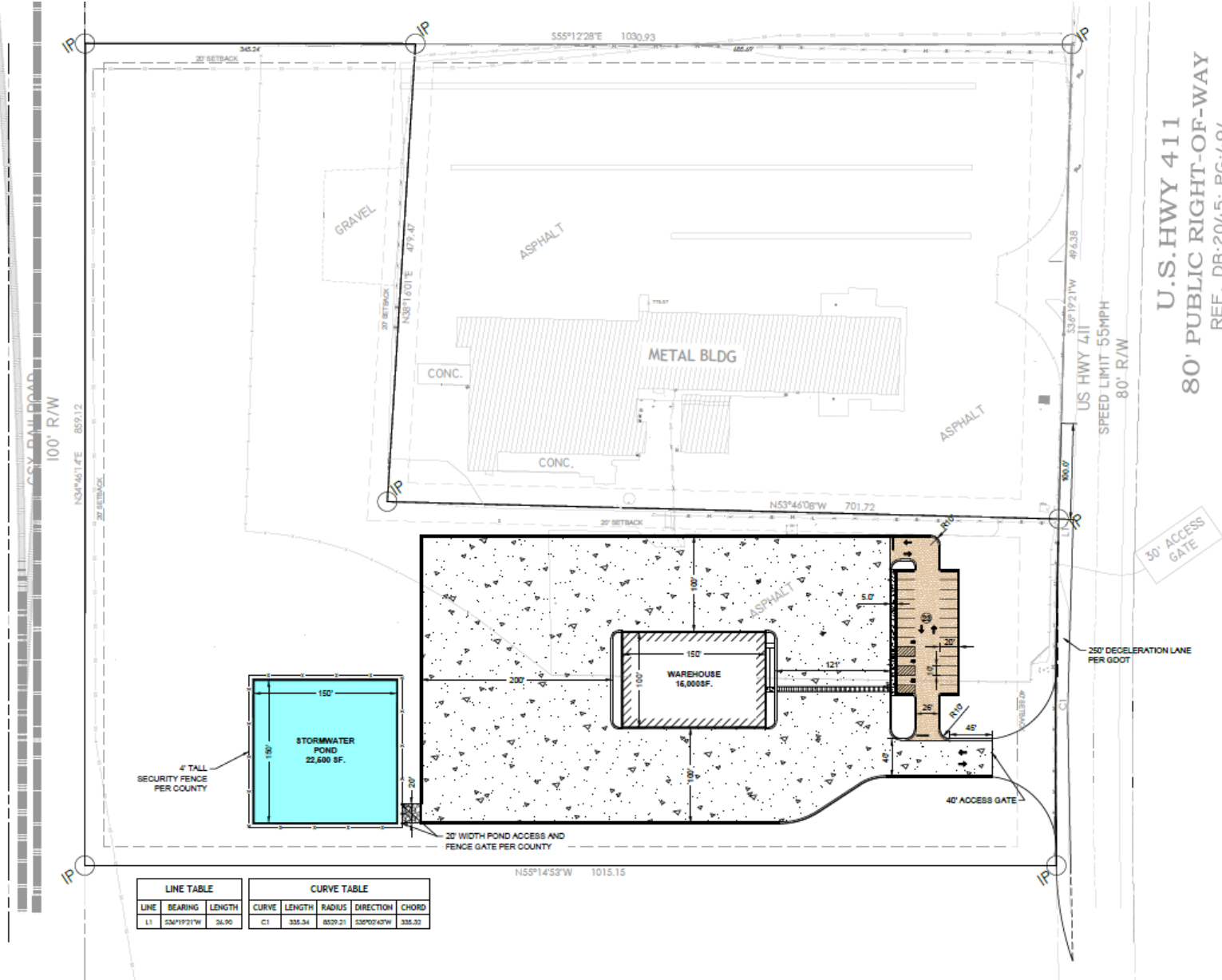


NEW MANUFACTURERS

- QCells
2,500 new jobs
- SK Battery
3,500 new jobs

CONCEPT PLAN 2

C.S.X. RAILROAD
100' PUBLIC RIGHT-OF-WAY
REF. DB:2045; PG:494



U.S. HWY 411
80' PUBLIC RIGHT-OF-WAY
REF. DB:2045; PG:494

LINE TABLE			CURVE TABLE				
LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS	DIRECTION	CHORD
L1	S3°19'21"W	26.90	C1	335.34	8079.21	S38°02'40"W	335.32

CONTACT

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