



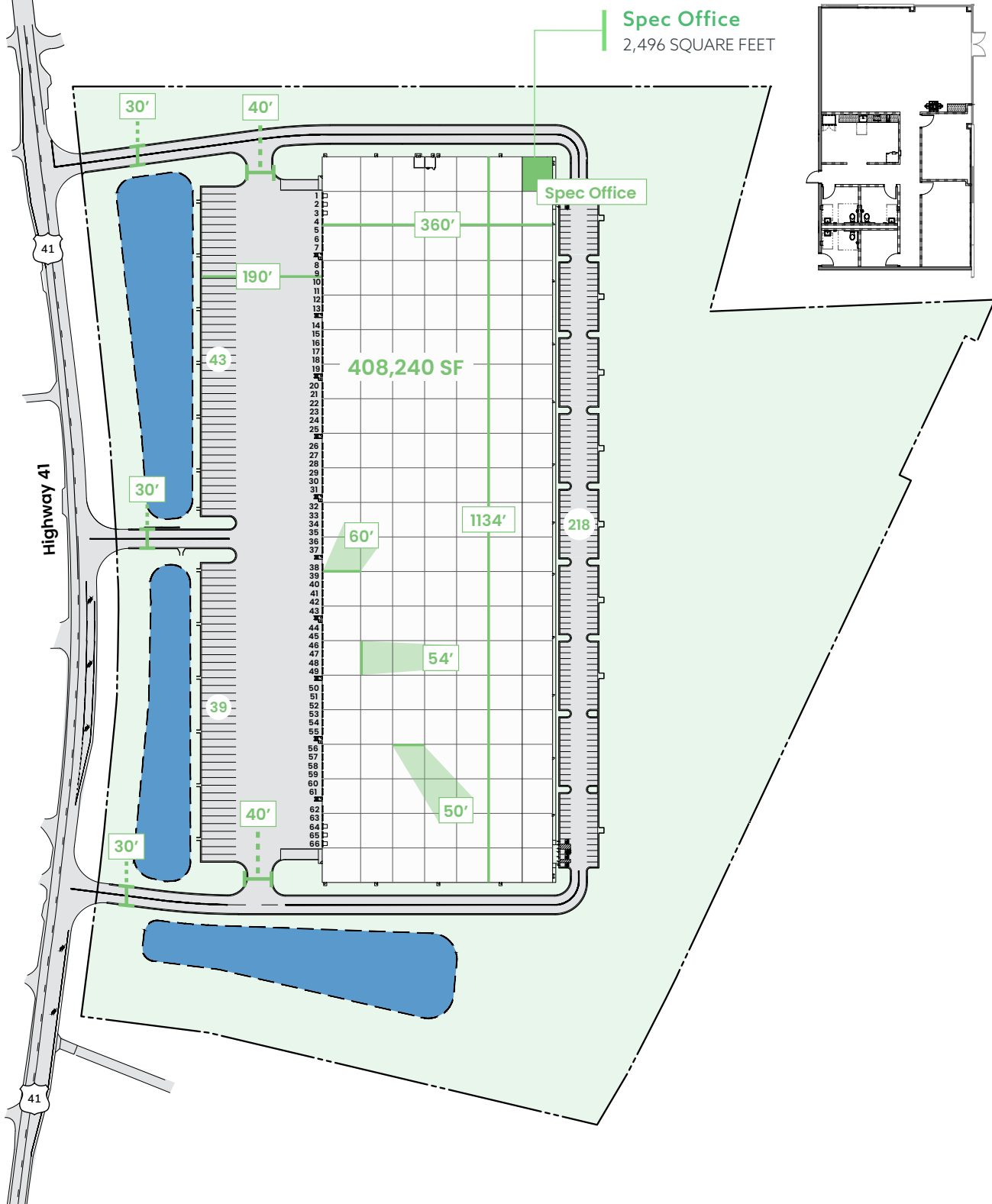
# ADAIRSVILLE LOGISTICS CENTER



  
STREAM







**408,240**

*Square Feet*

**Northwest**

*Submarket • Atlanta*

**Heavy Industrial**

*Zoning*

**2,000 Amps**

*of power currently servicing the building with ability to upgrade to **7MW** of power.*



<b>ADDRESS</b>	3048 US HWY 41 CALHOUN, GA 30701
<b>SIZE</b>	408,240 SQUARE FEET
<b>CONFIGURATION</b>	REAR-LOAD
<b>CLEAR HEIGHT</b>	36'
<b>LOADING</b>	66 DOCK HIGH 2 DRIVE-IN RAMPS
<b>OFFICE</b>	2,496 SQUARE FEET
<b>LIGHTING</b>	MOTION SENSING LED
<b>SPRINKLER</b>	ESFR
<b>POWER</b>	3 PHASE, 2,000 AMPS, 1,500 KVA TRANSFORMER ON-SITE ABILITY TO UPGRADE TO 7MW
<b>COLUMN SPACING</b>	54' W X 50' D WITH 60' SPEED BAY
<b>SLAB</b>	7", 4,000 PSI SLAB WITH 6" AGGREGATE BASE
<b>TRUCK COURT DEPTH</b>	190'
<b>TRAILER STORAGE</b>	82 TRAILER STALLS
<b>AUTO PARKING</b>	218 SPACES
<b>ZONING</b>	HEAVY INDUSTRIAL







**3 MINUTES**  
1.8 MILES

EXIT 310

UNION GROVE ROAD

UNION GROVE CHURCH ROAD

53

INTERSTATE  
75

41

140

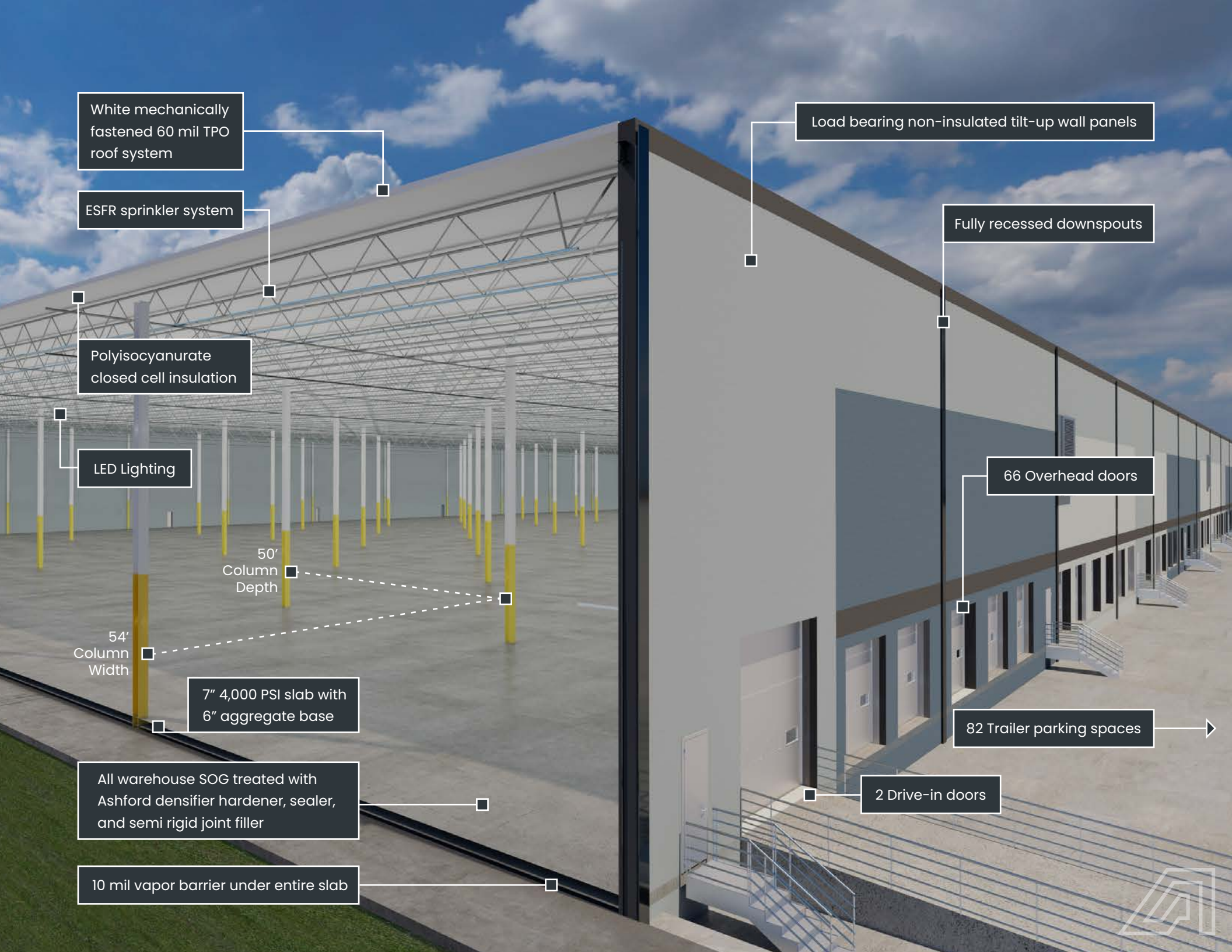
EXIT 306

**6 MINUTES**  
4.5 MILES

*Adairsville*







White mechanically fastened 60 mil TPO roof system

ESFR sprinkler system

Polyisocyanurate closed cell insulation

LED Lighting

50' Column Depth

54' Column Width

7" 4,000 PSI slab with 6" aggregate base

All warehouse SOG treated with Ashford densifier hardener, sealer, and semi rigid joint filler

10 mil vapor barrier under entire slab

Load bearing non-insulated tilt-up wall panels

Fully recessed downspouts

66 Overhead doors

82 Trailer parking spaces

2 Drive-in doors



# TO & FROM



The property offers direct access to I-75 North, the largest trucking corridor in Georgia. To the South, this interstate offers access straight to I-16 and the Port of Savannah. To the North, this corridor runs through Chattanooga on to the Midwest.



The immediate surrounding municipalities of Marietta, Kennesaw, Acworth, Cartersville, Calhoun, and Dalton provide strong employment pools for both highly skilled labor for manufacturing/R&D and broad population markets for warehouse workers.



Two turn access to two exits along I-75 N with distribution proximity to Dalton, the carpet capital of the world, and Atlanta, the largest MSA in the Southeast.

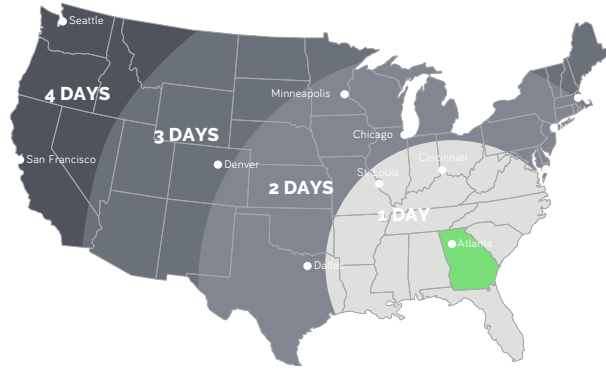


The Appalachian Regional Port proximate to I-75 N provides direct CSX rail service for containers to/from the Port of Savannah. With 50,000 container capacity today and plans to double over the next 10 years, the ARP provides an additional efficient freight capability for users in the submarket that offsets 700 truck miles per container.

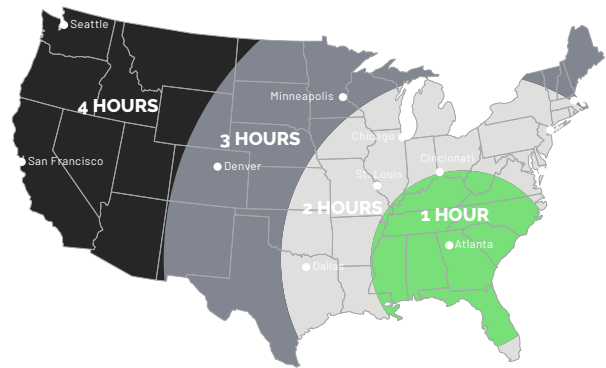


# DRIVE TIME MAPS

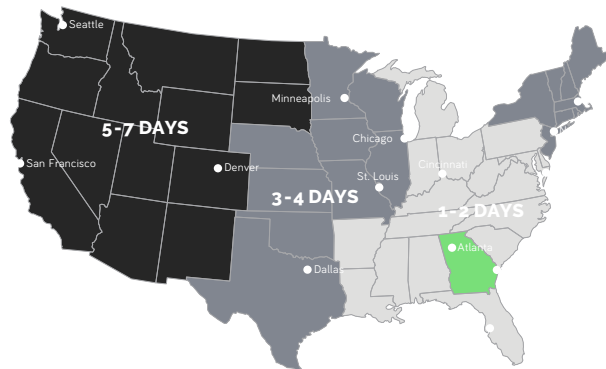
Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.



**TRUCK TRANSIT TIMES  
FROM GEORGIA**



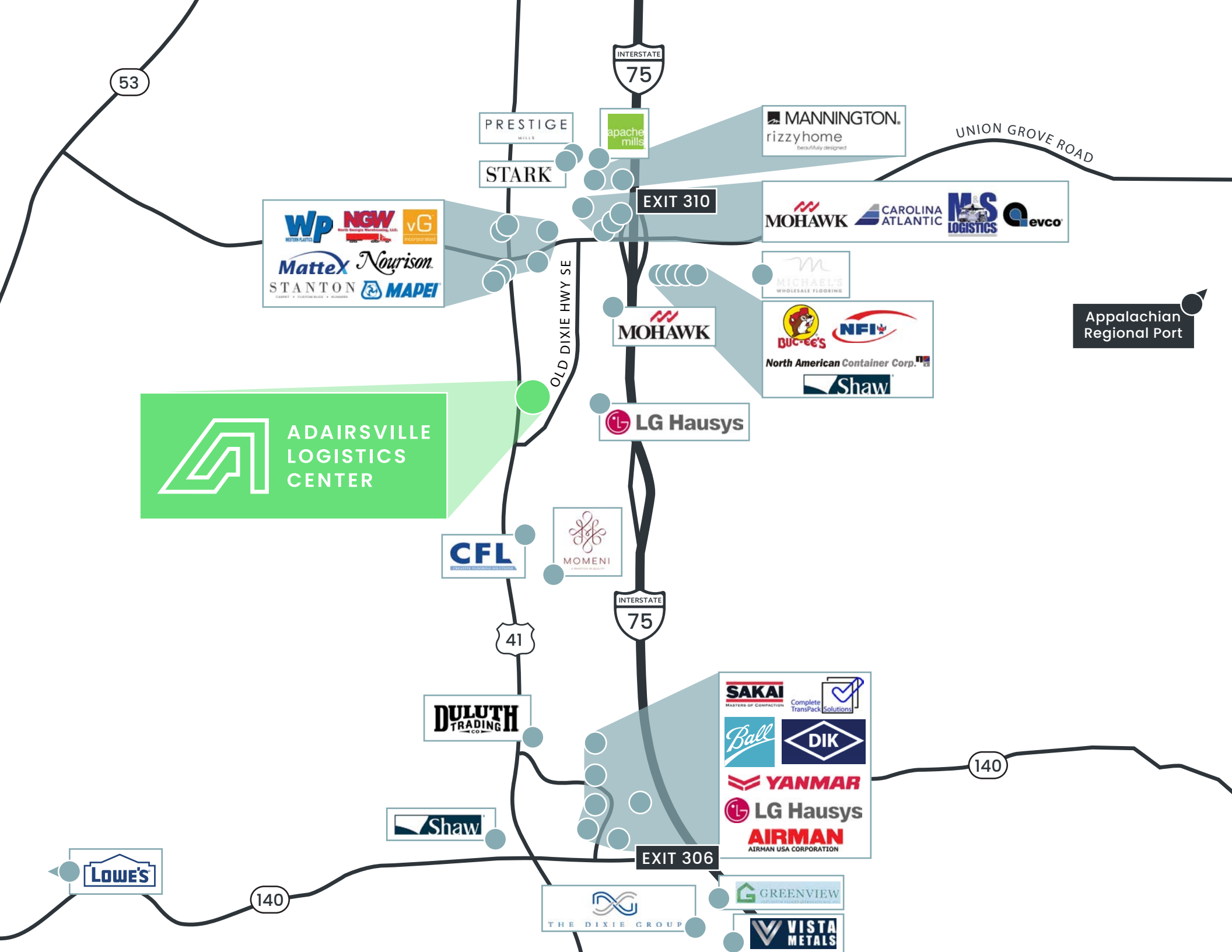
**AIR TRANSIT TIMES  
FROM GEORGIA**



**RAIL TRANSIT TIMES  
FROM GEORGIA**

LOCATION	DISTANCE
<b>SOUTHEAST REGIONAL ACCESS</b>	
I-75 Access (Exit 310)	1.9 Miles
I-75 Access (Exit 306)	4.3 Miles
Dalton, GA	25.4 Miles
Appalachian Regional Airport	39.6 Miles
Interstate 285	40.4 Miles

LOCATION	DISTANCE
<b>SOUTHEAST REGIONAL ACCESS</b>	
Chattanooga, TN	56.2 Miles
Interstate 20	60.4 Miles
Interstate 85	64.3 Miles
Nashville, TN	188 Miles
Port of Savannah	313 Miles







Gordon County is strategically located on I-75 in northwest Georgia, 45 minutes from both Atlanta and Chattanooga, TN. This enviable location has attracted and continues to attract commercial and industrial enterprises such as major carpet and floor covering manufacturers, food processors, heavy machinery assembly companies, and distribution firms.

Gordon County and the surrounding area offer a vast array of quality-of-life resources including civil war historic sites, state parks, quality health care, excellent public and higher educational opportunities, a cultural arts center, a regional outlet mall, and the nearby fast pace urban life of Georgia's capital city of Atlanta.

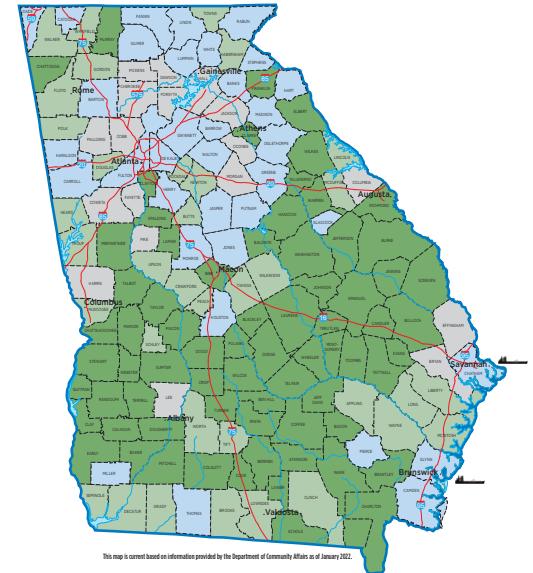
Source: <https://gordoncounty.org/about-us/>

# TAX INCENTIVES

## GORDON COUNTY

Gordon County provides numerous tax incentives to new businesses within the municipality to include:

- Freeport Exemption: The County has now approved Freeport Exemption at 100% for warehousing inventory providing significant savings for distribution users.
- Job Tax Credit: Gordon County is in a Tier 2 Job Tax Credit Zone, which provides businesses with a 100% tax credit at \$3,000 per job (minimum 10 jobs created). This incentive provides significantly more tax savings than the neighboring Bartow County at a 50% tax credit at \$1,750 per job (minimum 15 jobs created).



TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500 per job	10 years
2	\$3,000*	10	100% of tax liability	10 years
3	\$1,750*	15	50% of tax liability	10 years
4	\$1,250*	25	50% of tax liability	10 years





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