



FOR SALE OR LEASE | Freestanding Industrial Facility

8,000 SF of flexible industrial space on a 5.0 acre parcel, featuring outstanding highway visibility and a spacious, secure yard in the dynamic I-75 North corridor

55 Cut Off Road, Adairsville, GA 30103

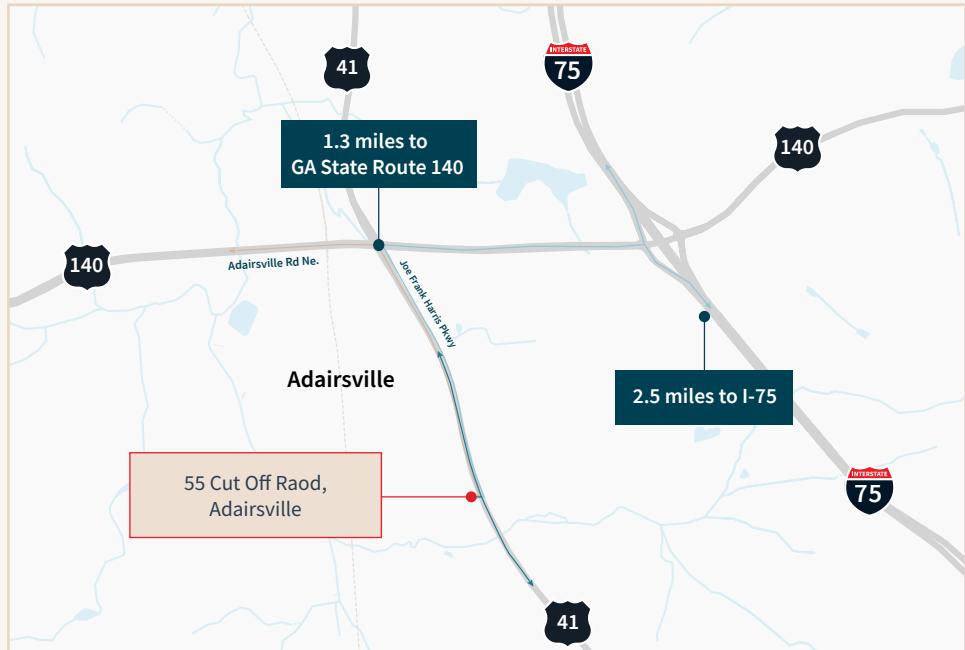


Property Overview & Building Features

Highlights

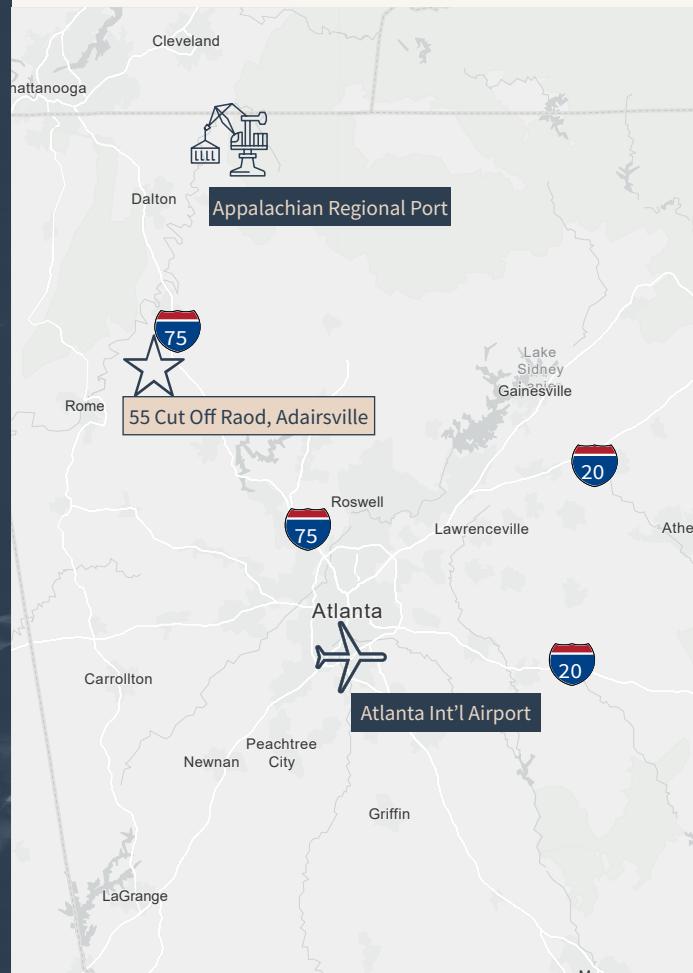
- Located in the I-75 North corridor
- Fenced lot with camera system
- Ideal for fleet parking or yard storage
- Air conditioning
- Security system
- Yard lighting
- Front office (reception area, private office, restrooms)
- Warehouse restrooms
- Warehouse breakroom
- Expansion potential

Address	55 Cut Off Road, Adairsville, GA 30103
Total Building Area	8,000 SF
Warehouse/Shop Area	6,900 SF (including breakroom)
Office/Support Area	1,100 SF (reception, private office, restrooms)
Land Area	5.0 Acres
Zoning	C-2, General Business
Year Built	1991
Ceiling Height	14' at center
Loading	3 Drive-ins (10')
Parking	14 striped spaces (expandable)
Utilities	<ul style="list-style-type: none">* Water: City of Adairsville* Sewer: City of Adairsville* Gas: Natural Gas

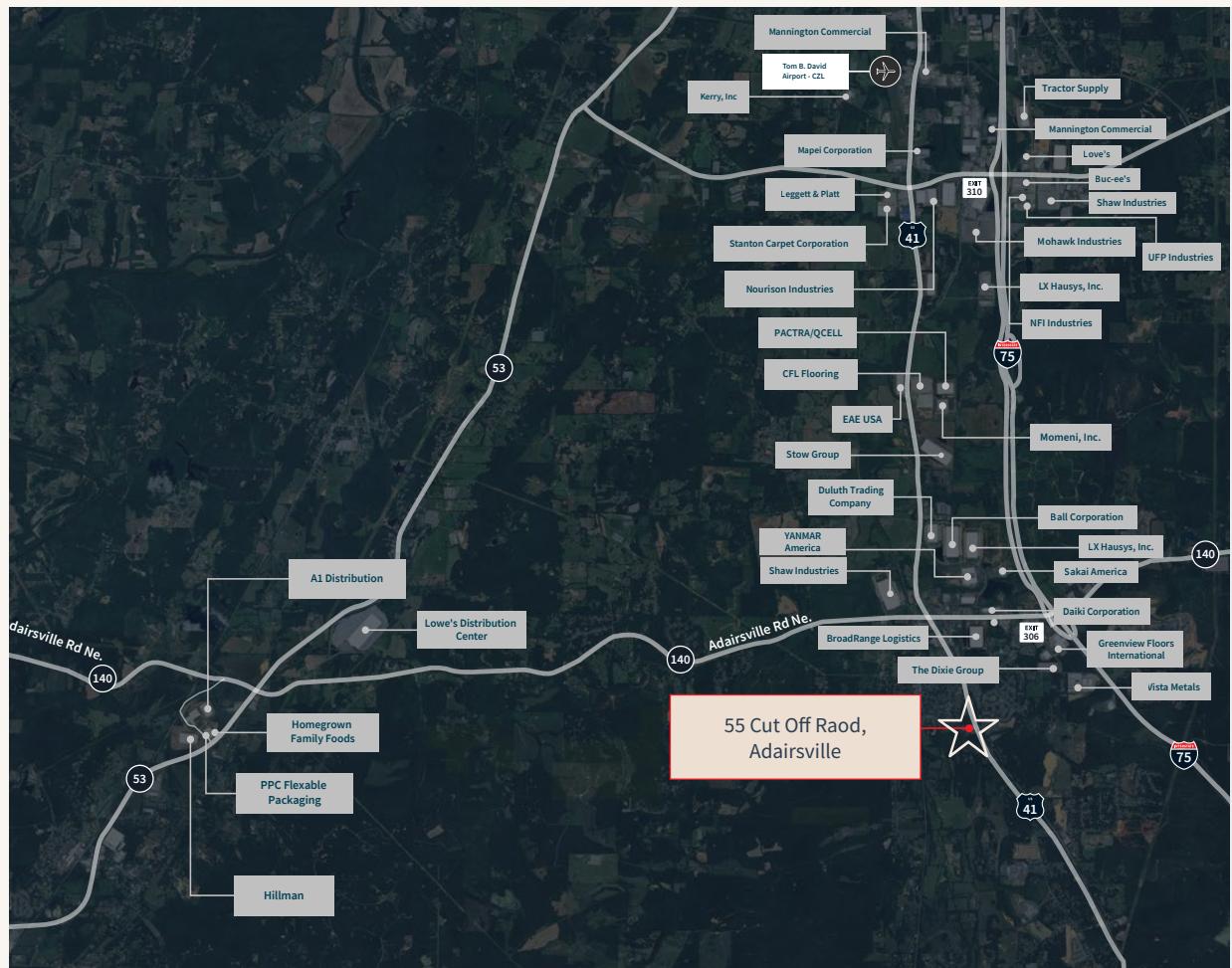


A Key Location

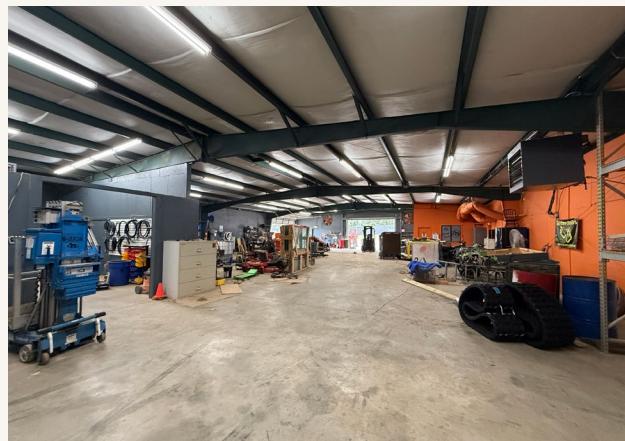
Neighboring Tenants



Destination	Distance
Hwy 41	Direct frontage/prime front
To Hwy 140	1 mile
To Interstate 75	2 miles
Atlanta	56 miles
Chattanooga	54 miles
Appalachian Regional Port	41 miles
Hartsfield-Jackson Int'l Airport	68 miles



Move-in Q1 2026



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