



±50,000-265,200 SF
OVERFLOW/SHORT TERM DEALS AVAILABLE

731 CASSVILLE WHITE ROAD
CARTERSVILLE, GEORGIA 30121



**CARTERSVILLE
BUSINESS PARK**

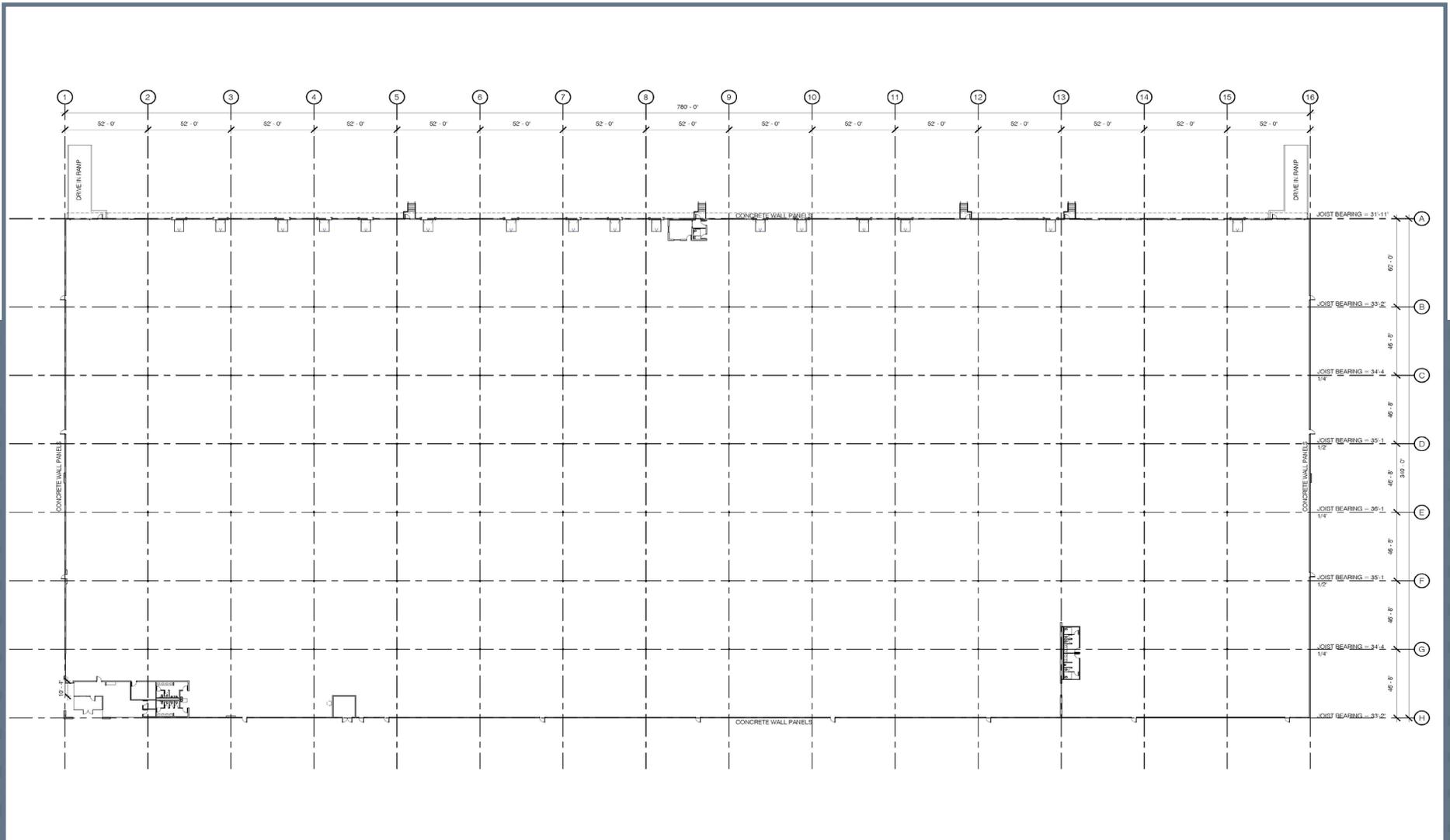
BUILDING SPECIFICATIONS

Spec Type	Spec Details
Building Size	265,200 SF
Total Land Area	34.0 Acres
Office	2,000 SF
Year Built	2016
Column Spacing	46'x52' (60' Loading Bay)
Clear Height	30'
Dock Loading Drive-In Doors	24 - 8'x10' Dock High Doors 2 - 12'x4' Ramp Doors
Sprinkler	ESFR
Car Parking	53 Existing Spaces (Future expansion up to 295 total spaces)
Trailer Parking	61 Off-Dock Spaces
Floor Slab	7" Concrete Slab

Spec Type	Spec Details
Building Dimensions	340' D x 780' L
Building Construction	Tilt-up Concrete Panel Walls
Roof	22 Gauge Metal Roof Deck with 3.6" Rigid Insulation & a White Reinforced TPO Roof System
Truck Court	185' (60' Concrete, 125' Heavy Duty Asphalt)
Warehouse Lighting	T5 Fluorescent
Utilities	Bartow County Water & Sewer, City of Cartersville Natural Gas, Full Spectrum AT&T Voice & Data, Bartow County Fire & Police
Electric	Customer Choice Electricity above 900KVA (Georgia Power / Cartersville Electric)
Transportation	0.5 miles to I-75, 36 miles to I-285, 44 miles to I-85, 45 miles to I-20, 55 miles to Hartsfield Jackson International Airport
Rate / OpEx	\$4.95 psf NNN + \$1.15 OpEx
Sublease Term	Through April 2029

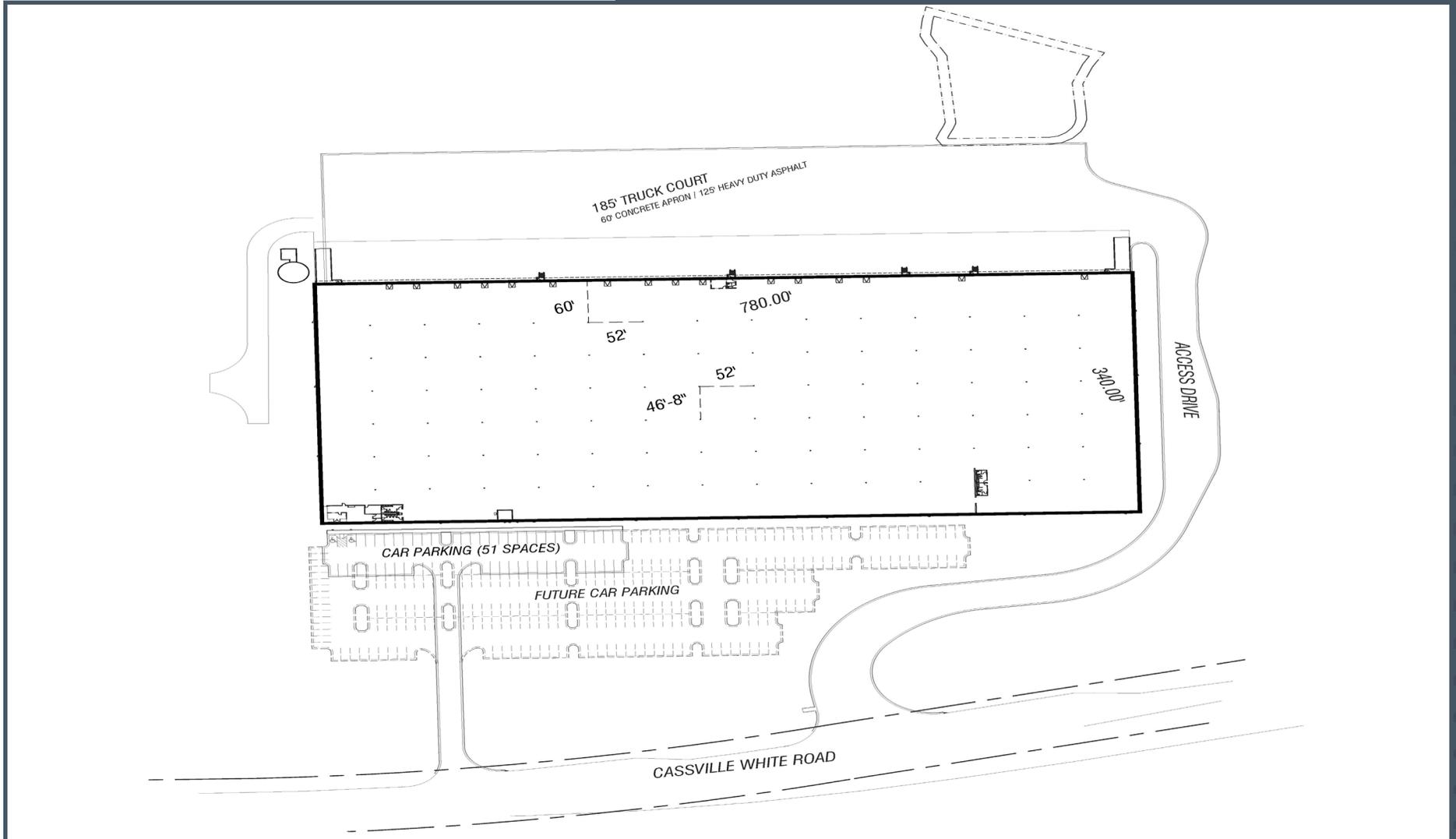
FLOOR PLAN

265,200 SF

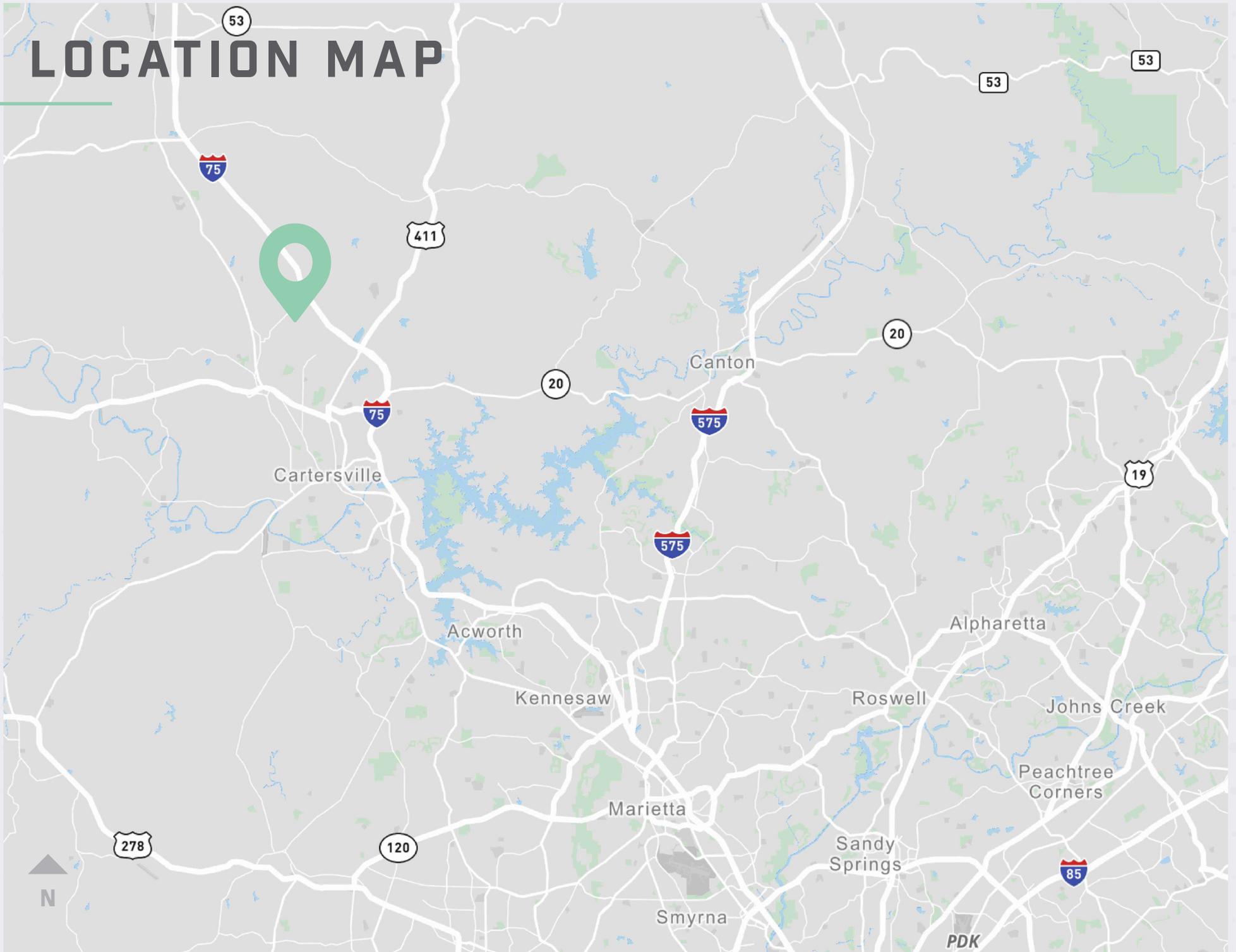


SITE PLAN

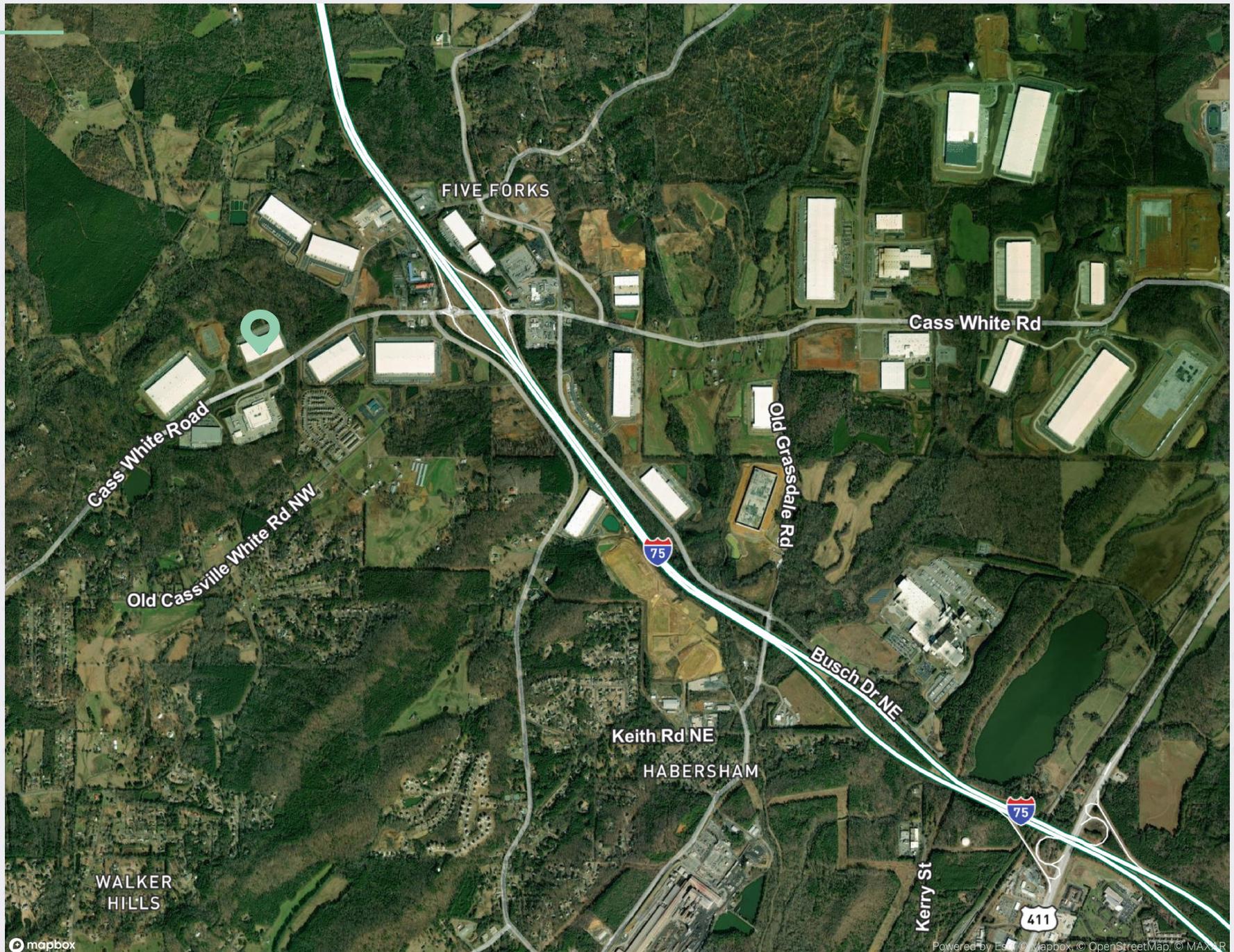
34.0 Acres



LOCATION MAP



AERIAL MAP





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CARTERSVILLE, GEORGIA 30121

CARTERSVILLE BUSINESS PARK

265,200 SF
SPACE FOR SUBLEASE

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