



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	2,000 SF
<b>AVAILABLE SF:</b>	2,000 SF
<b>LOT SIZE:</b>	12 Acres
<b>YEAR BUILT:</b>	1960
<b>RENOVATED:</b>	2025
<b>ZONING:</b>	C1CU
<b>MARKET:</b>	Cartersville
<b>SUBMARKET:</b>	Adairsville
<b>APN:</b>	0046-0044-012

## PROPERTY OVERVIEW

Now available for lease is a 2,000 square foot office/retail building to be renovated to suit tenant needs upon lease execution. The building will be situated on a 1 to 5-acre parcel offering secured outside storage, making this a unique opportunity for businesses requiring both indoor and outdoor operational space.

Landlord will renovate the existing building to the requested specifications of the tenant. Time needed for renovation will be 90-120 days. Landlord will also grade/gravel +/- 1 to 5 acres for a secured storage/parking lot upon agreed lease terms.

Strategically located along Joe Frank Harris Parkway (U.S. Highway 41), a major commercial corridor in Cartersville, Georgia, the site boasts high visibility, strong traffic counts, and convenient access to I-75, just minutes away.

## PROPERTY HIGHLIGHTS

- Fenced Outside Storage
- Secured Parking Lot
- VPD 11,700
- 2,000/SF Building

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