



# CORE5 COMMERCE CENTRE AT 75

800 Cassville White Road SE, Cartersville, Georgia 30121

**376,980 SF Available for Lease Q4 2021**

**NAI** Brannen Goddard

LEASING AGENT



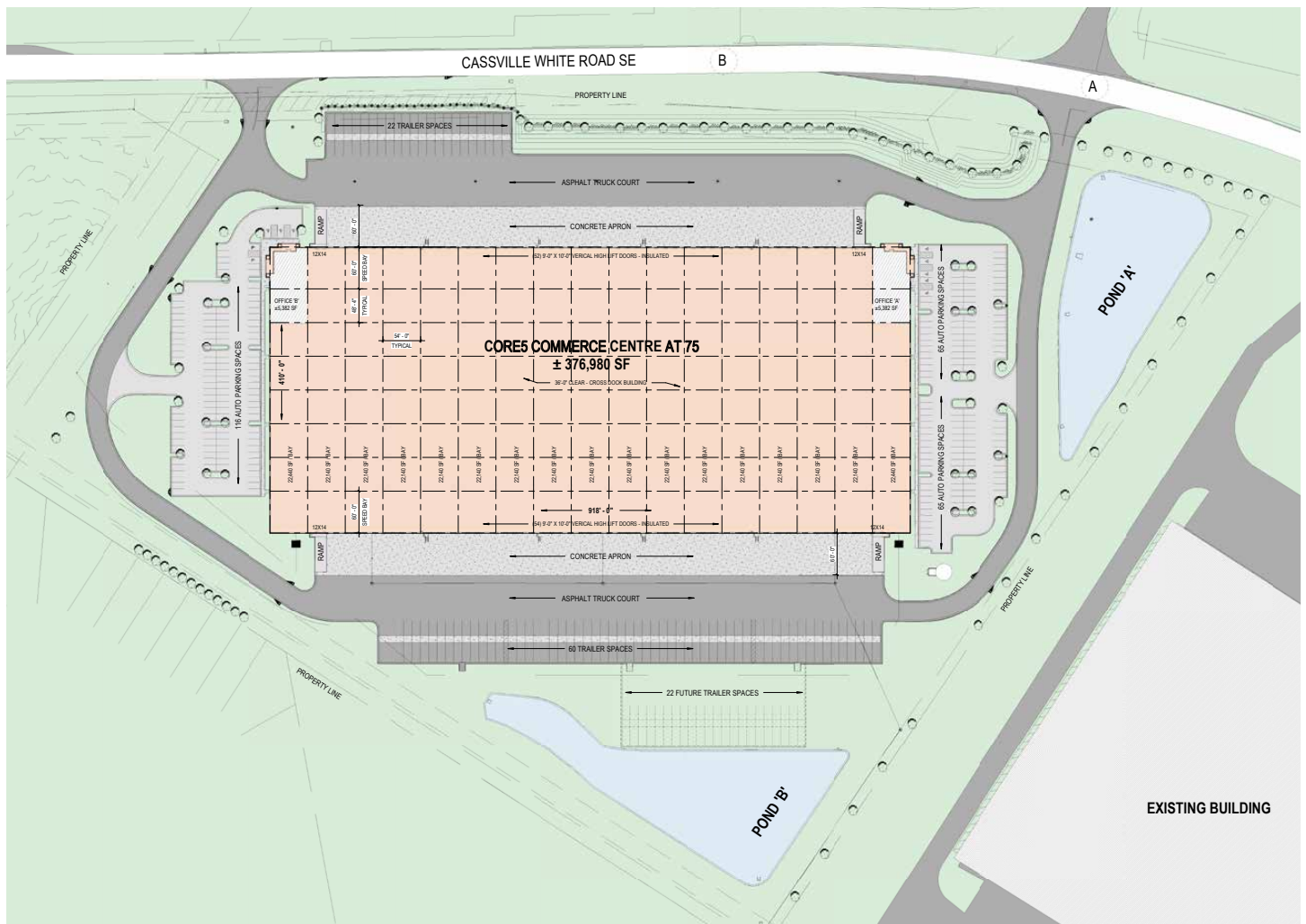
DEVELOPER

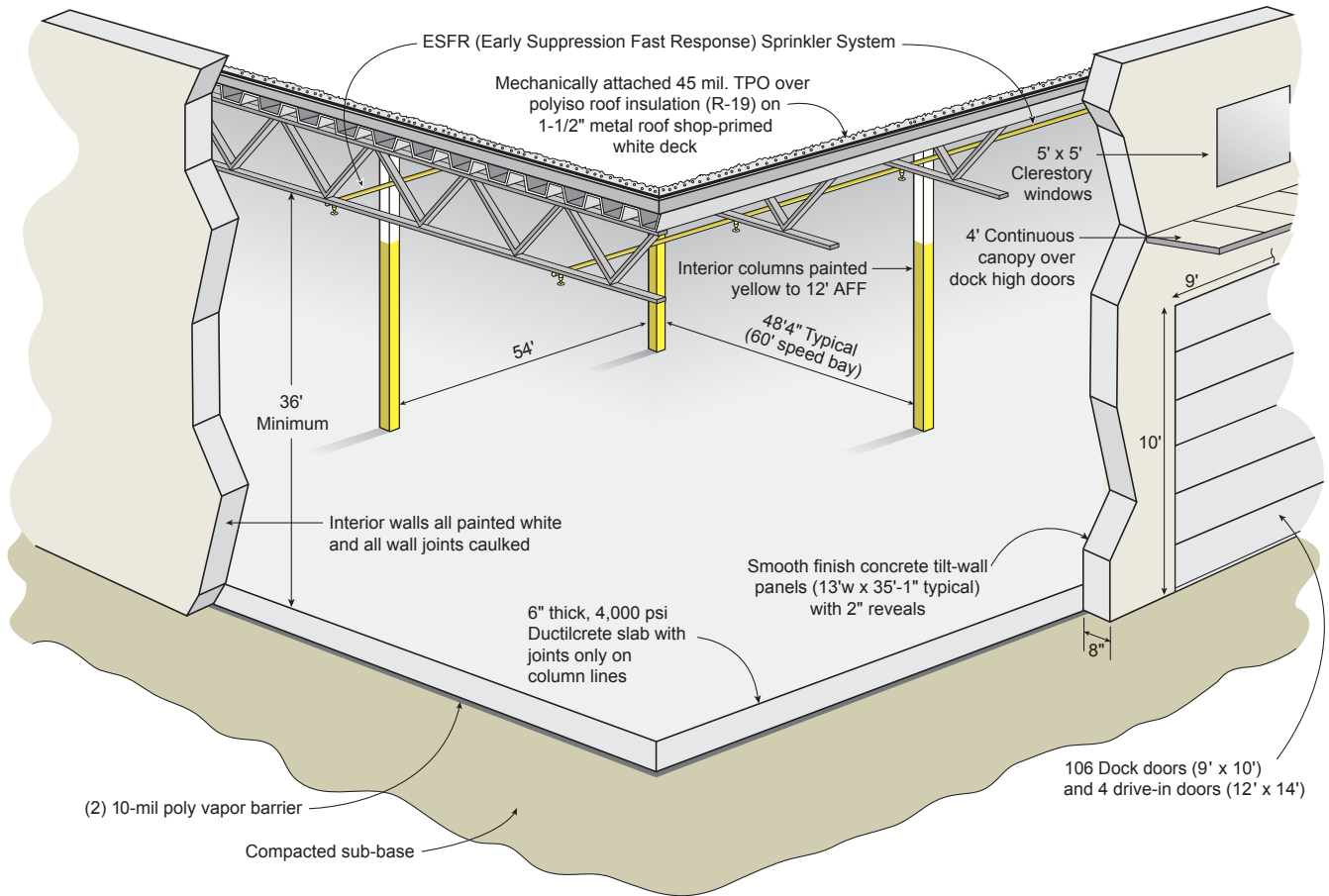
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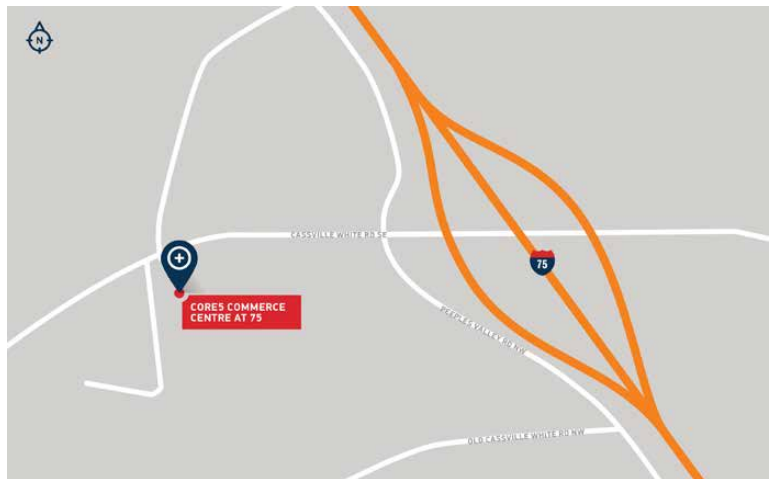
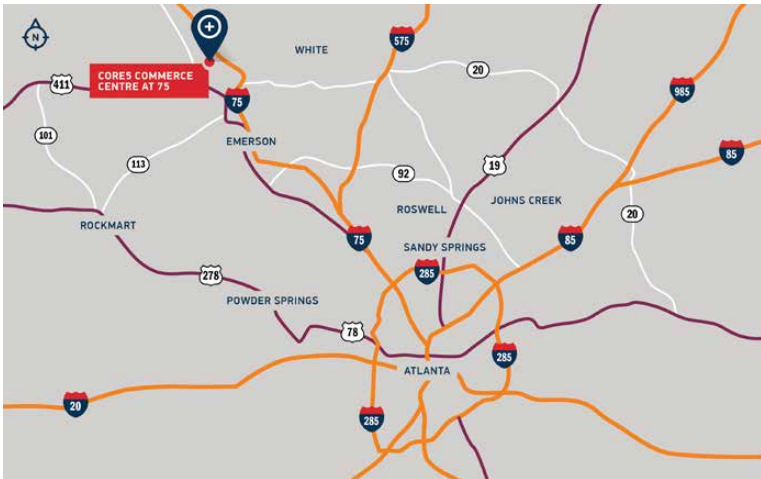
Core5 Commerce Centre at 75 is located less than a half mile from I-75 in the heart of the Northwest industrial submarket. With immediate access to I-75 and less than 50 miles to the Appalachian Regional Port (Inland Port) which provides direct rail service to the Port of Savannah, Core5 Commerce Centre at 75 is ideal for local, regional and national distribution. Bartow County is home to over 140 manufacturers and one of the strongest labor markets in Georgia with a population of more than 1 million people within a 45 minute drive.





## BUILDING SPECIFICATIONS

<b>Square Footage</b>	376,980 SF (410' x 918')
<b>Site Area</b>	31.6 acres
<b>Configuration</b>	Cross dock
<b>Slab Thickness</b>	6" thick, 4,000 psi Ductilcrete slab with joints only on column lines
<b>Column Spacing</b>	54' wide x 48'4" deep with 60' loading bays
<b>Clear Height</b>	36' clear minimum
<b>Dock High Doors</b>	106 (9' x 10') insulated dock high doors
<b>Drive-In Doors</b>	4 (12' x 14') ramped, drive-in doors
<b>Truck Court Depth</b>	130' - 185' deep
<b>Auto Parking</b>	246 auto spaces
<b>Trailer Storage</b>	82 trailer storage locations (expandable to 104)
<b>Electrical</b>	277/480 volt, 3 phase
<b>Sprinkler</b>	ESFR sprinkler system



**DAYS TRUCK DRIVE TO/FROM ATLANTA**



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Vice President Investments

**Austin Brannen**  
Director

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