NOW AVAILABLE

Georgia North Logistics Center
300 International Parkway • Adairsville, GA

Class A Speculative Industrial Development with convenient access to I-75
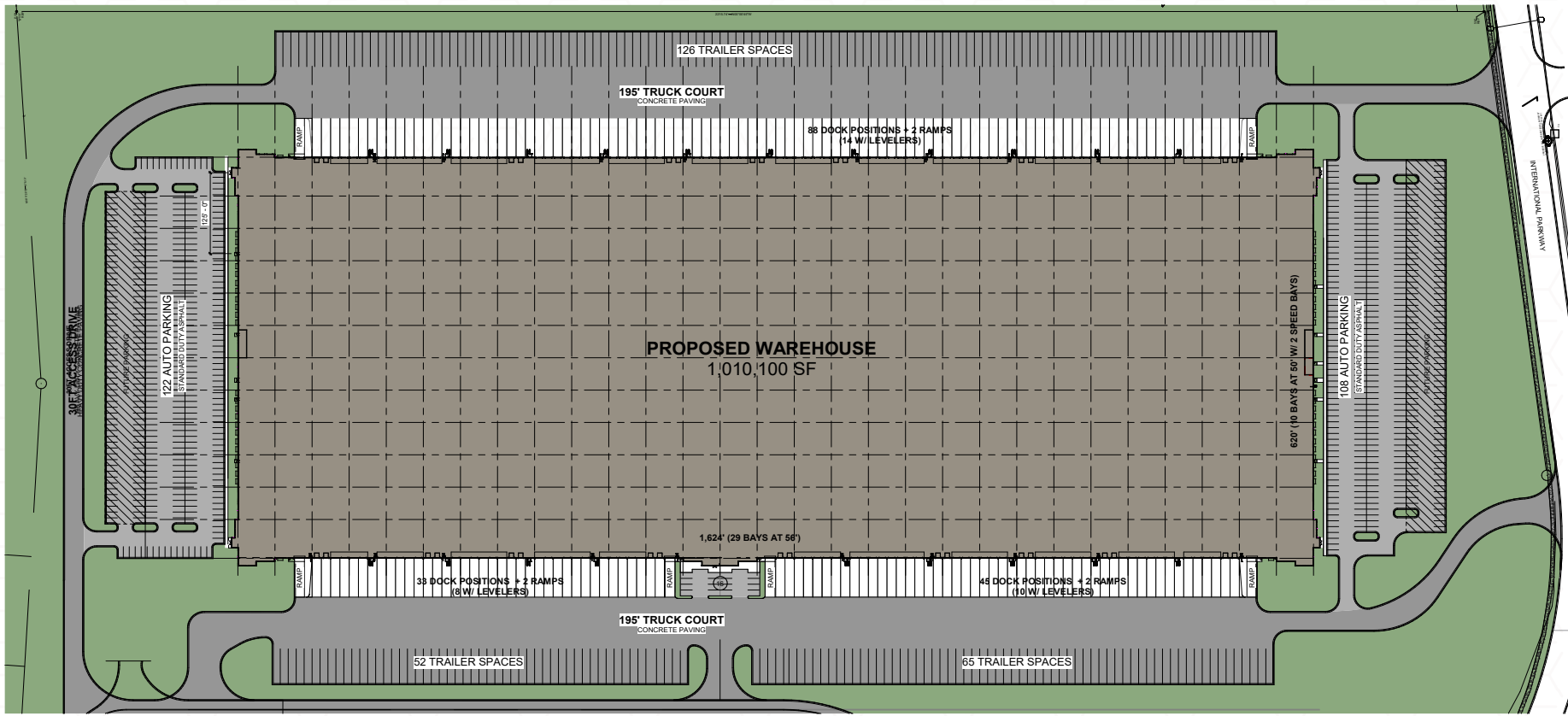

» 3.3MM SF Industrial Park

» 1,010,100 SF - Building 3 scheduled for delivery in Q1 2023

» Less than 2 miles to I-75 (frontage on I-75; exit 306)

» Excellent Labor Pool

» 100% Freeport Tax Exemption

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opportunity into value

- » **Total square footage** — 1,010,100 s.f.
- » **Building dimensions** — 620' width x 1,624' length
- » **Column spacing** — 50' x 56' bays, columns painted safety yellow
- » **Speed bay depth** — 60' bays at dock walls
- » **Clear height** — 40' clear minimum
- » **Truck court** — Fully concrete. 195' deep from edge of building to back of 6" curb
- » **Dock configuration** — Cross-dock
- » **Dock high doors** — 166 (9' x 10') non-insulated dock doors with vision panels. 36 equipped with 40K hydraulic levelers
- » **Drive-in doors** — 6 (13' x 14'SS); 2 KOs East Wall
- » **Roof** — 45 Mil TPO with R-22 single layer insulation
- » **Auto parking** — 505 spaces
- » **Trailer parking** — 243 (12' x 60') storage spaces
- » **Office square footage** — BTS
- » **Walls** — Painted white
- » **Deck** — Shop primed white

- » **Floors** — 7" Concrete slab (4,000 psi)
- » **Interior lighting** — 4' LED 36 K lumen high bay fixtures with motion sensors
- » **Exterior lighting** — Wall packs and decorative poles to achieve 1.5 FC minimum
- » **Sprinkler system** — ESFR fire suppression system
- » **Fire extinguishers** — 1 per every 9,000 square feet
- » **Ventilation** — 28 rooftop mounted exhaust fans
- » **Electricity providers** — Georgia Power
- » **Gas provider** — City of Adairsville
- » **Water provider** — City of Adairsville
- » **Fiber provider** — AT&T
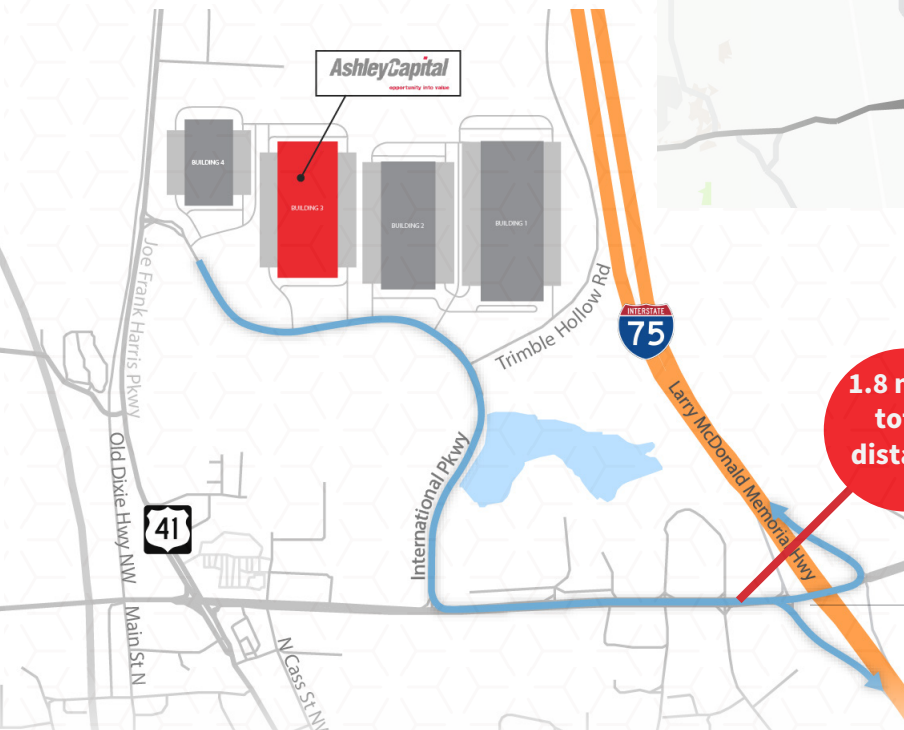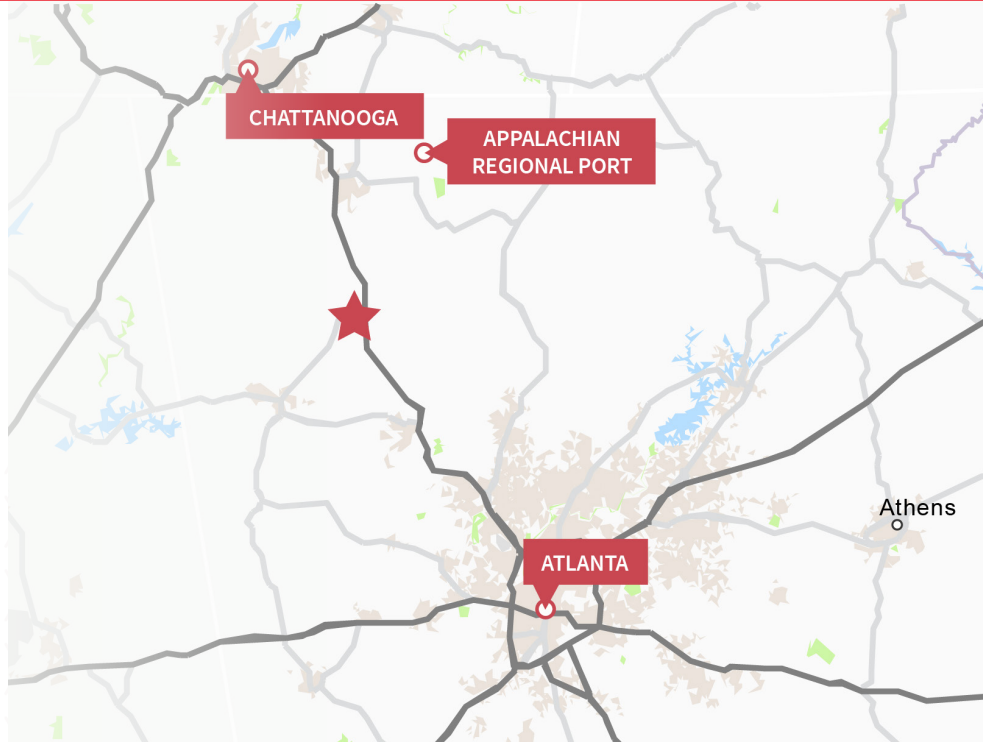- » **Future loop road** — Graded with storm in place

LOCATION & KEY DISTANCES

Interstate 75 | **1.8 miles**

Hartsfield Jackson International Airport | **68 miles**

Appalachian
Regional Airport | **41 miles**

CHATTANOOGA

APPALACHIAN REGIONAL PORT

ATLANTA

Athens

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BUILDING 4

BUILDING 3

BUILDING 2

BUILDING 1

Joe Frank Harris Pkwy

Old Dixie Hwy NW

Main St N

N Cass St NW

41

International Pkwy

Trimble Hollow Rd

INTERSTATE 75

Larry McDonald Memorial Hwy

1.8 miles total distance

Chattanooga | **54 miles**

Atlanta | **56 miles**

Port of Savannah | **311 miles**

Port of Charleston | **368 miles**

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