



For Lease

6777 New Calhoun Highway

Floyd County, Rome, GA 30161

108,000 SF Available

Northwest submarket

Building features

Total building s.f.:	180,000 s.f.
Total available s.f.:	108,000 s.f.
Office s.f.:	BTS
Building dimensions:	500'L x 350'D
Column spacing:	50' x 50' with 60' speed bay
Configuration:	Rear load
Exterior walls:	Tilt wall
Clear height:	32'
Roof:	45 mil TPO pitched to front and rear
Floor slab:	6" with reinforcement at speed bay
Fire protection:	K-17 ESFR
Electrical:	800 amp with 2,000 amp capacity
Dock doors:	17- 9' x 10' (with 3 mechanical pit levelers @ 35,000 lbs installed and 4 available for install)
Drive-in door:	1 - 14' x 16'
Auto parking:	64 spaces
Trailer parking:	24 stalls
Lighting:	LED at 25FC on motion sensors
Warehouse fans:	2 HVLS fans installed

Tax incentives

Floyd County is a Tier 2 county and the property is located in a Less Developed Census Tract (LDCT). \$3,500 tax credit per new job created in Georgia for up to five years. The tax credit is initially applied towards any Georgia income taxes due, then to any payroll taxes.

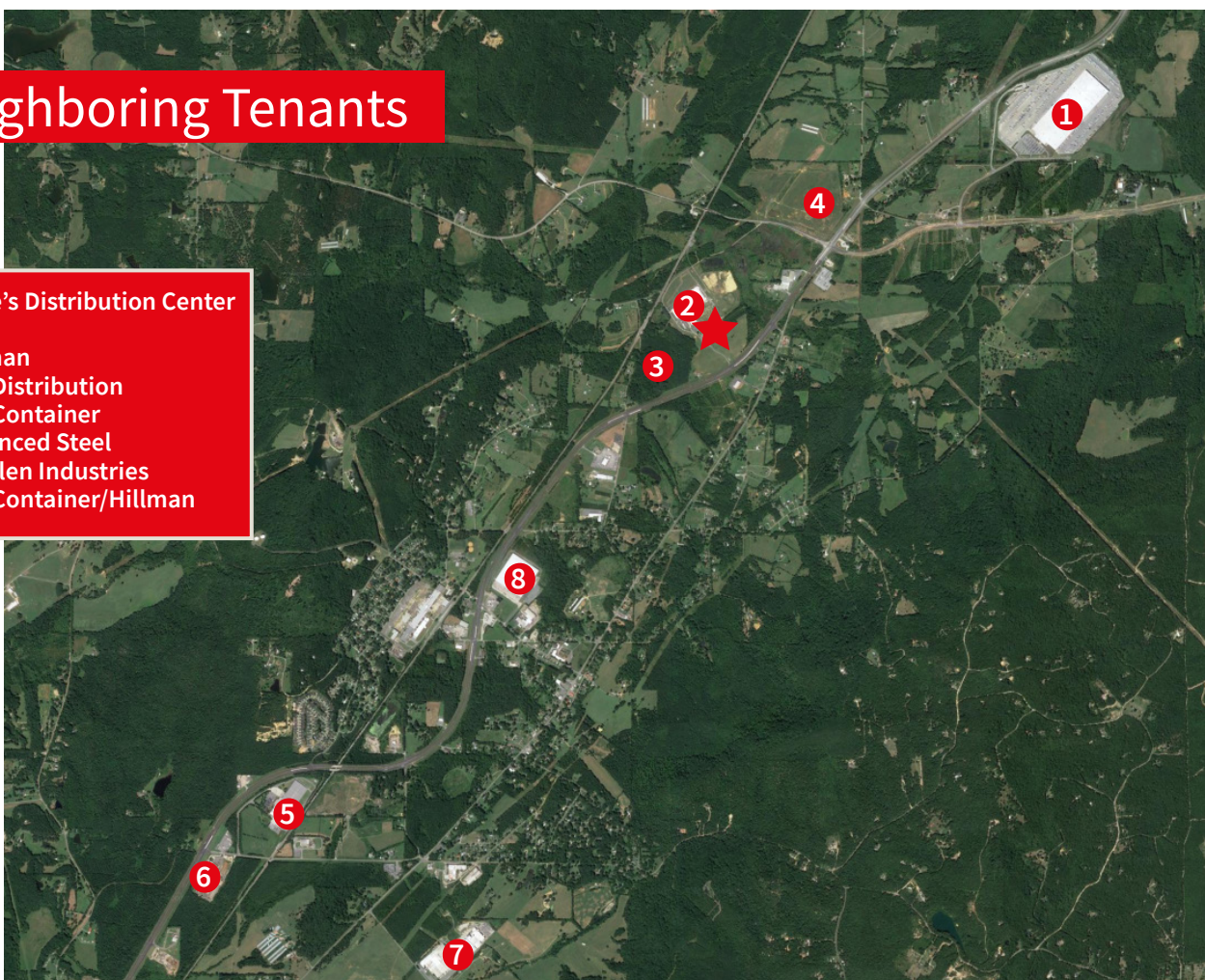


Site plan



Neighboring Tenants

- 1 Lowe's Distribution Center
- 2 Balta
- 3 Hillman
- 4 Ball Distribution
- 5 Ball Container
- 6 Advanced Steel
- 7 Marglen Industries
- 8 Ball Container/Hillman



Highway 53: 0.5 mile
Highway 140: 1 mile
Interstate 75: 10 miles



Hartsfield-Jackson Atlanta International Airport: 76 miles



Chattanooga, TN: 67 miles



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