



BUSCH LOGISTICS PARK

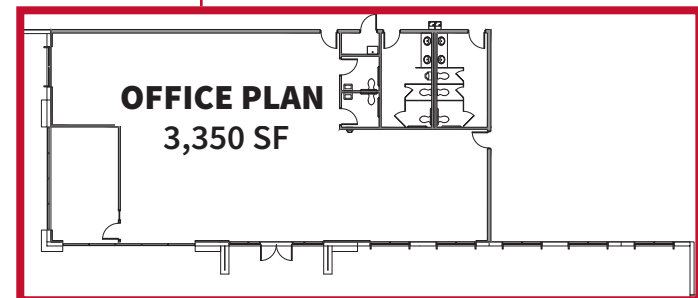
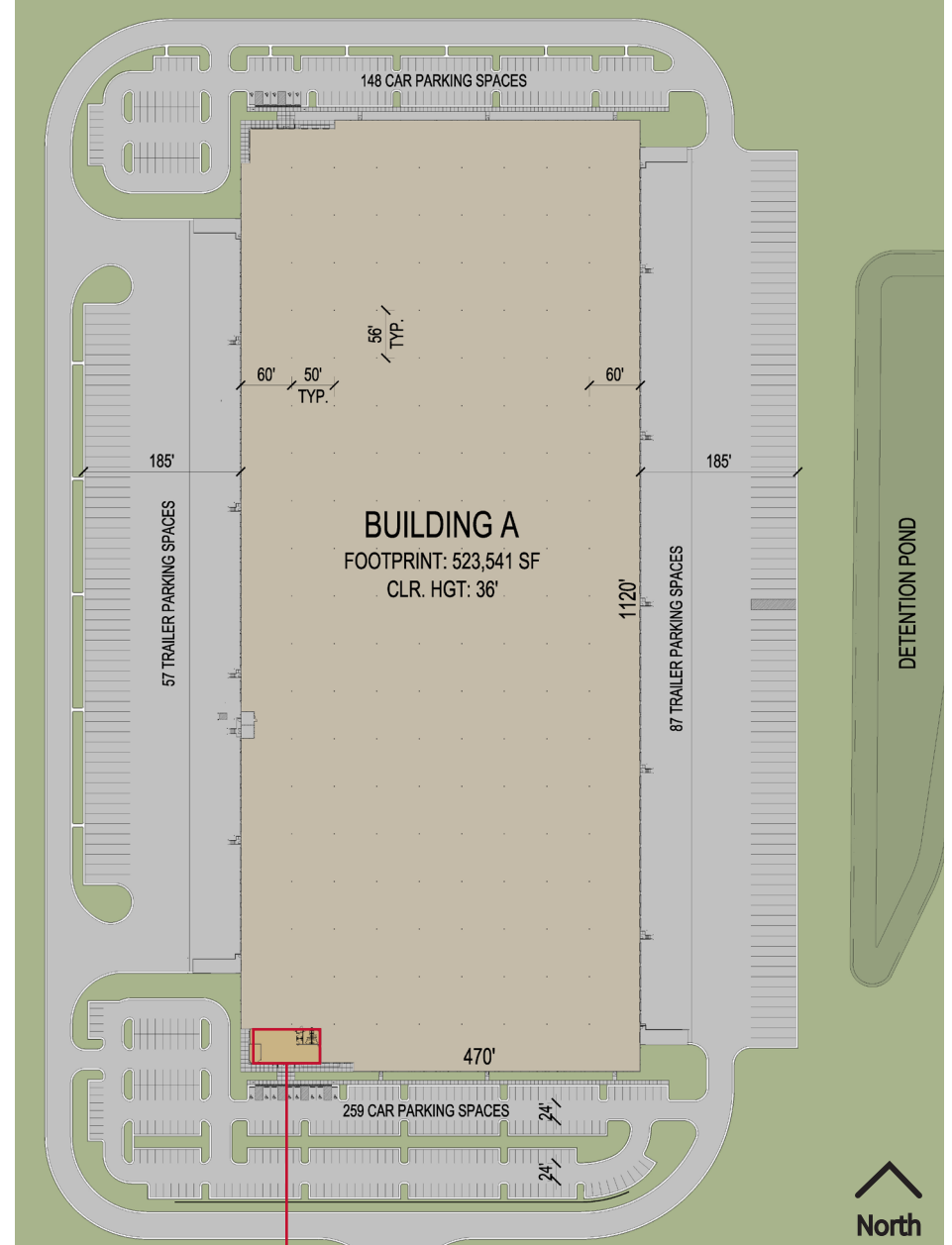
1181 Cass White Road,
Cartersville, GA

523,541 SF CROSS-DOCK FACILITY
NORTHWEST SUBMARKET

Hines |  **JLL**

BUILDING SPECIFICATIONS

TOTAL SF:	523,541 SF
CONFIGURATION:	Cross-dock
BUILDING DIMENSIONS:	470' X 1120'
COLUMN SPACING:	56' w x 50' d
LOADING BAY:	60' loading bay
CLEAR HEIGHT:	36' clear minimum
DOCK-HIGH DOORS:	120 (9' x 10')
DRIVE-IN DOORS:	4 (14' x 16')
TRUCK COURT DEPTH:	185' deep
AUTO PARKING:	407 auto spaces
TRAILER STORAGE:	143 trailer spaces
SPRINKLER:	ESFR with K-25 heads
ROOF:	60 mil, TPO mechanically fastened roof
FLOOR SLAB:	7" reinforced slab
BUILDING ELECTRICAL:	4,000 amps, 277/480 volts, 3 phase
LIGHTING:	LED





Interstate 75: 2 miles
Interstate 285: 40 miles
Interstate 20: 48 miles



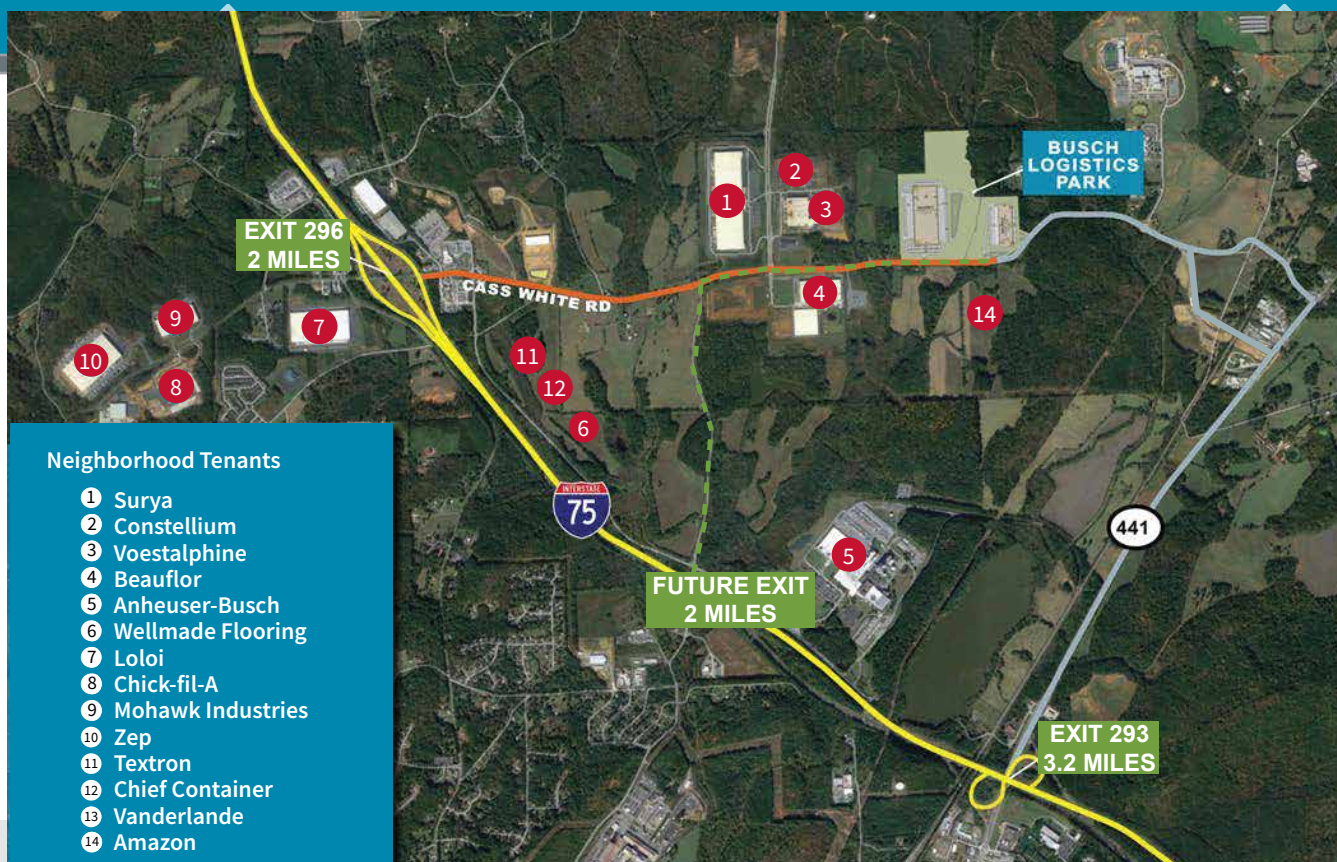
Hartsfield-Jackson Atlanta
International Airport: 60 miles
Chattanooga Airport: 68 miles



Appalachian Regional
Port: 47.5 miles
Port of Savannah: 298 miles

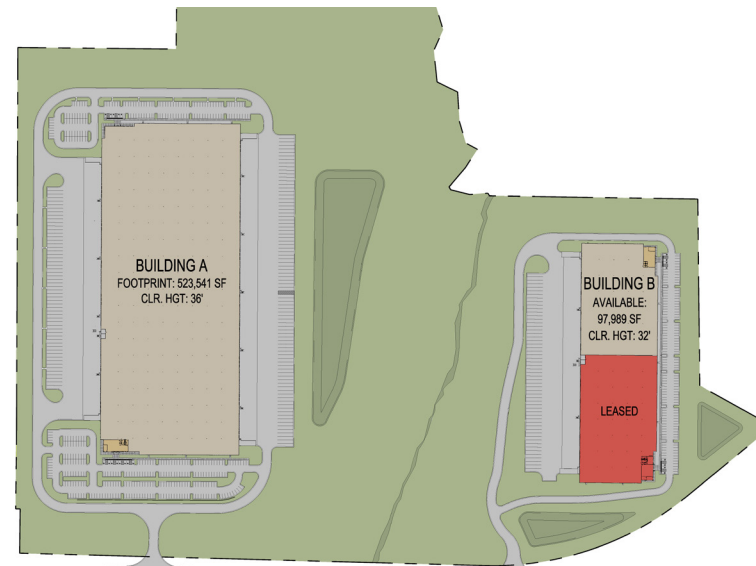
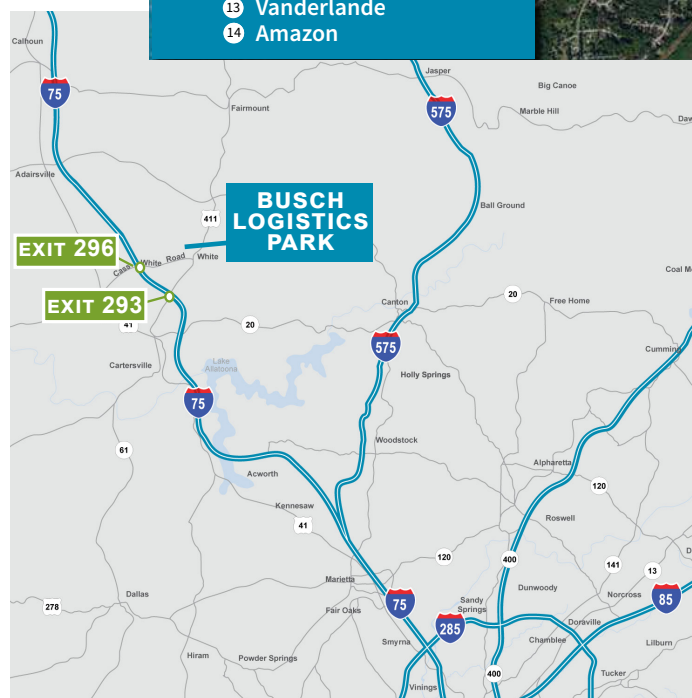


Dalton, GA: 42 miles
Atlanta, GA: 57 miles
Chattanooga, TN: 70 miles
Savannah, GA: 298 miles



Neighborhood Tenants

- 1 Surya
- 2 Constellium
- 3 Voestalpine
- 4 Beauflor
- 5 Anheuser-Busch
- 6 Wellmade Flooring
- 7 Lolo
- 8 Chick-fil-A
- 9 Mohawk Industries
- 10 Zep
- 11 Textron
- 12 Chief Container
- 13 Vanderlande
- 14 Amazon



Key Facts



Population
1,072,378



Median Age

\$66,475

**Median Household
Income**

Note: The above data is based on a 45-minute drive-time from Busch Logistics Park.

Labor Data

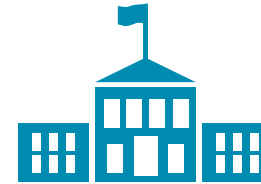
Busch Logistics Park has nearly 107,964 targeted workers in the industrial labor force within a 45-minute drive time. Approximately 11% of the total labor force located near Busch Logistics Park are workers in the industrial labor force.



Workforce
107,964



**45-Minute
Drive Time**



**7 Technical Schools
Within a 45-Min Drive Time**

Note: The industrial labor force includes transportation/warehouse, wholesale trade and manufacturing workers.

FOR LEASING INFORMATION, PLEASE CONTACT:

Reed Davis, SIOR
O: 404 995 2227
C: 404 844 9128
reed.davis@jll.com

Bob Currie
O: 404 995 2280
C: 404 368 7111
bob.currie@jll.com

Hannah Dillard
O: 404 995 2250
C: 706 248 5126
hannah.dillard@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.

