

**TAYLOR&MATHIS**



**ALLATOONA**  
BUSINESS CENTER

**569,132 SF Available**

**Phase I - Three Buildings**

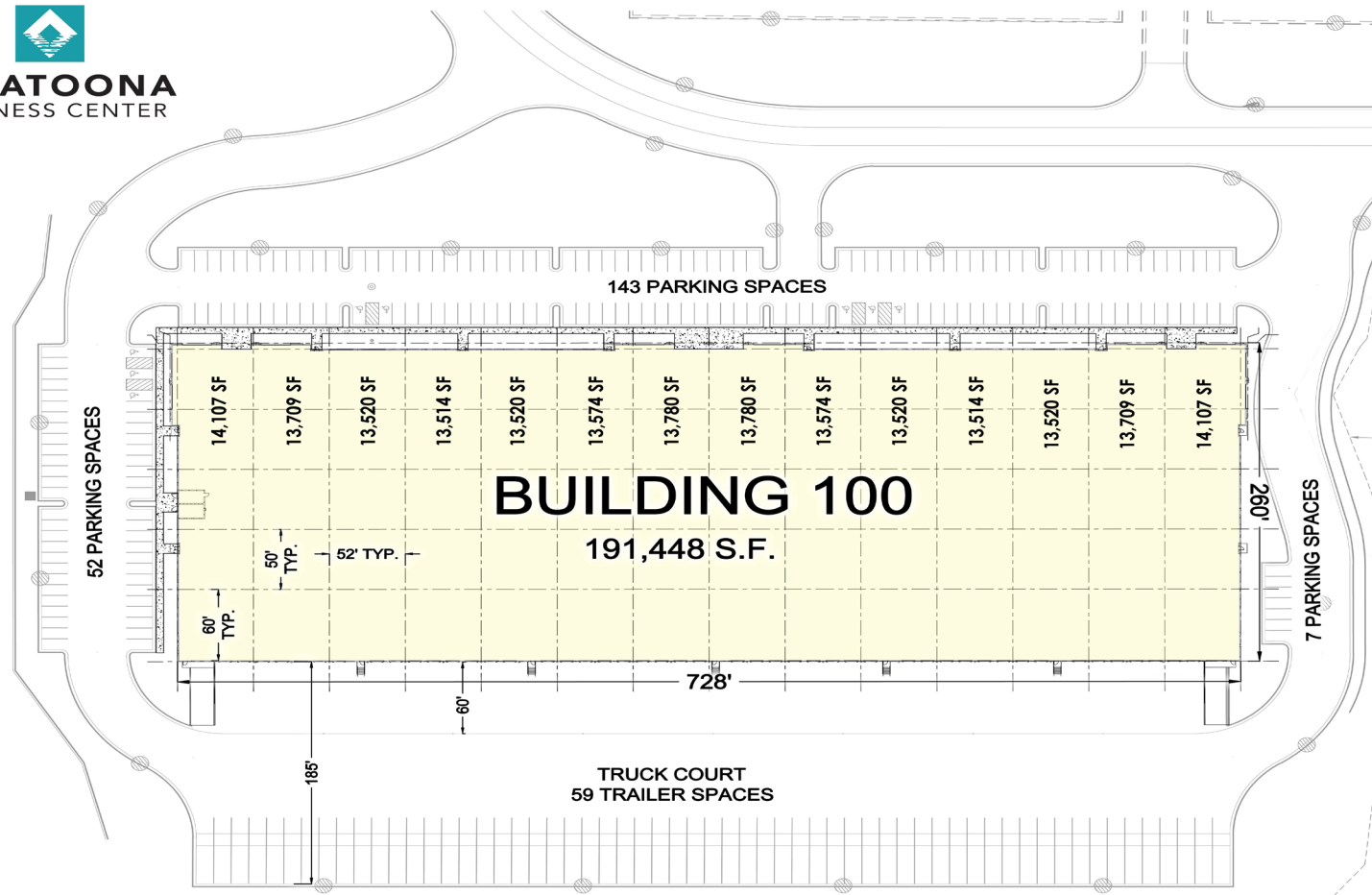
*Building 100 - 191,448 SF*

*Building 400 - 150,888 SF*

*Building 500 - 226,796 SF*

*180 Joe Frank Harris Parkway SE  
Cartersville, Georgia 30210*

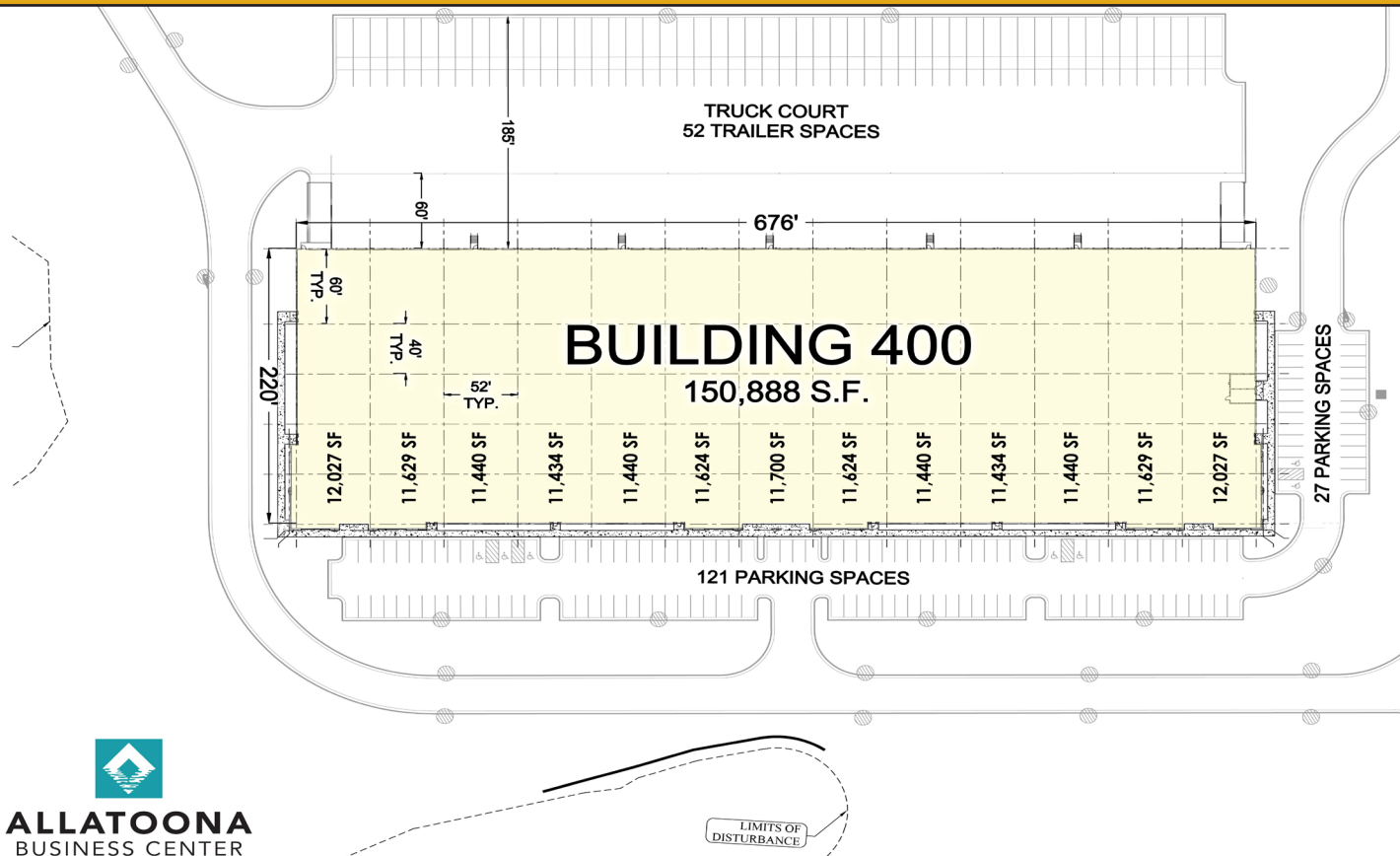
# SITE PLAN - BUILDING 100



**SPACE AVAILABLE** 191,448 SF  
**MINIMUM AVAILABLE** 40,000 SF  
**CLEAR HEIGHT** 32'  
**COLUMN SPACING** 52' X 40' D (60' speed bays)  
**BUILDING DIMENSIONS** 260' X 728'  
**SPRINKLERS** ESFR

**WINDOWS** Clerestory  
**SLAB** 7"  
**DOCK DOORS** 47 (9' X 10')  
**DRIVE-IN DOORS** 2 (14' X 16')  
**TRUCK COURT** 185' Deep  
**DISTANCE TO INTERSTATE 75** 2.7 Miles

# SITE PLAN - BUILDING 400



**ALLATOONA**  
BUSINESS CENTER

**SPACE AVAILABLE** 150,888 SF

**MINIMUM AVAILABLE** 35,000 SF

**CLEAR HEIGHT** 32'

**COLUMN SPACING** 52' X 50' D (60' speed bays)

**BUILDING DIMENSIONS** 220' X 676'

**SPRINKLERS** ESFR

**WINDOWS** Clerestory

**SLAB** 7"

**DOCK DOORS** 43 (9' X 10')

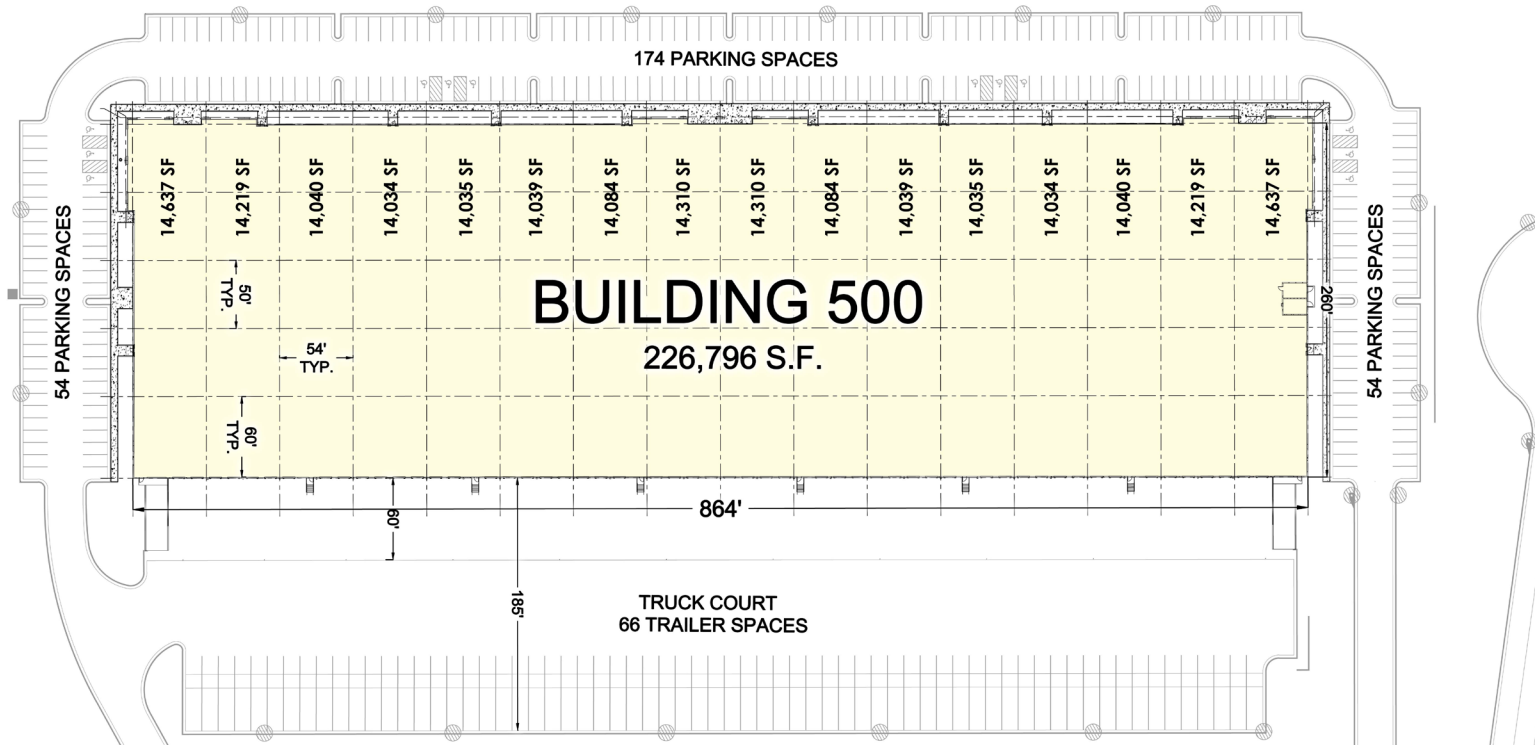
**DRIVE-IN DOORS** 2 (14' X 16')

**TRUCK COURT** 185' Deep

**DISTANCE TO INTERSTATE 75** 2.7 Miles



# SITE PLAN - BUILDING 500



**ALLATOONA**  
BUSINESS CENTER

**SPACE AVAILABLE** 226,796 SF  
**MINIMUM AVAILABLE** 39,000 SF  
**CLEAR HEIGHT** 32'  
**COLUMN SPACING** 54' X 50' D (60' speed bays)  
**BUILDING DIMENSIONS** 260' X 864'  
**SPRINKLERS** ESFR

**WINDOWS** Clerestory  
**SLAB** 7"  
**DOCK DOORS** 54 (9' X 10')  
**DRIVE-IN DOORS** 2 (14' X 16')  
**TRUCK COURT** 185' Deep  
**DISTANCE TO INTERSTATE 75** 2.7 Miles

**TAYLOR&MATHIS**

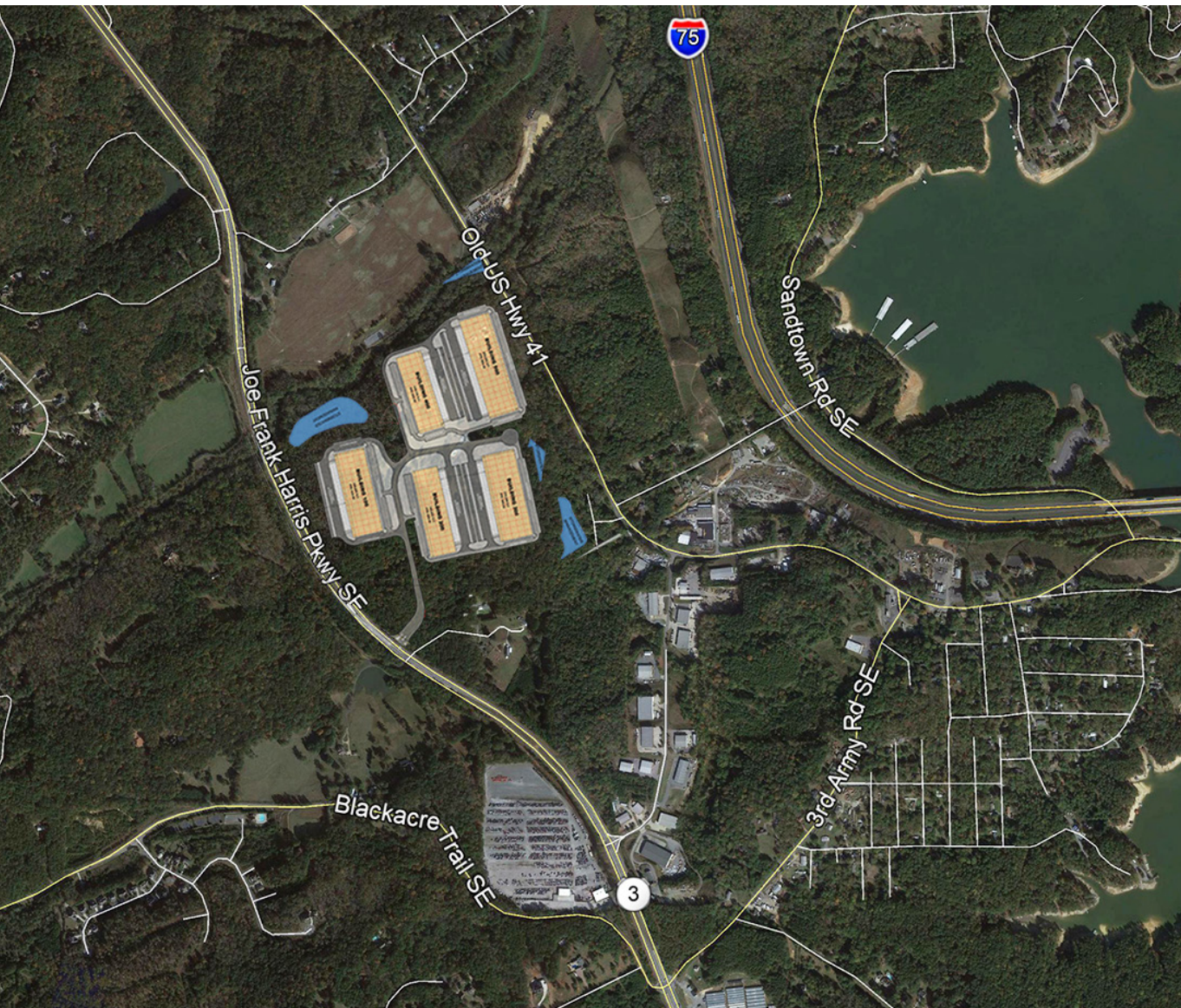
WALKER WELLFORD 678.819.2460 / wwellford@taylormathis.com  
 HAMILTON REYNOLDS 678.819.2410 / hreynolds@taylormathis.com

# PARK PLAN



Allatoona Business Center (“ABC”) is a planned five-building industrial business center located in Bartow County, GA totaling 944,132 square feet. The development will be constructed in two phases, the first being three rear-load buildings totaling 569,132 square feet. The planned Phase II development will include two rear-load buildings totaling 375,000 square feet. All buildings will feature site cast tilt panel construction with architectural detailing, 32’ clear ceiling heights, 185’ deep truck courts and ample auto and truck parking. The buildings will serve tenants from 38,000 square feet to 226,000 square feet, with build-to-suit office and warehouse improvements. Heavy landscaping and architectural design will create a Class A atmosphere for industries from research and development to office/warehouse and distribution. ABC is located approximately 2.7 miles from I-75 and approximately 24 miles from I-285, in the heart of the Northwest industrial submarket. An approximate hour’s drive to the Appalachian Regional Port, or inland port, will provide direct rail access to the Port of Savannah. Tenant amenities in nearby Cartersville will serve the tenant’s employees for shopping and dining. Construction on Phase I began in April 2022 and will deliver beginning in 2nd quarter 2023.





## INTERSTATES

I-75 .....	2.7 miles
I-285 .....	24 miles

## INTERMODALS

CSX Fairburn .....	55 miles
Norfolk Southern / Inman .....	38 miles
Norfolk Southern / Austell .....	26 miles

## AIR

Hartsfield Jackson Int'l Airport .....	47 miles
--	----------

## PORTS

Inland Port Chattsworth .....	70 miles
Savannah .....	285 miles
Charleston .....	360 miles

# TAYLOR&MATHIS

WALKER WELLFORD  
wwellford@taylormathis.com  
678.819.2460

HAMILTON REYNOLDS  
hreynolds@taylormathis.com  
678.819.2410