

BARTOW
COUNTY'S
PREMIER
INDUSTRIAL PARK

DELIVERY
Q2 2024

BUILD-TO-
SUITS
AVAILABLE



PROUDLY PURSUING
LEED
CERTIFICATION



Representative Rendering

CARTERSVILLE RANCH LOGISTICS CENTER

1.75M SF Across 4 Buildings

Cassville White Road, White, GA



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 **IDI Logistics**

www.idilogistics.com

Cartersville Ranch Logistics Center is a state-of-the-art industrial park located 45 minutes north of Atlanta in Bartow County and provides immediate access to Interstate 75. This 164-acre master-planned park boasts best-in-class design specifications in a controlled-park setting with ample auto and trailer parking and is zoned Light Industrial. Cartersville Ranch Logistics Center is strategically located less than 50 miles to the Appalachian Regional Port providing direct rail service to the Port of Savannah and within a high accessible and readily available labor pool.



EXCELLENT ACCESS TO MAJOR HIGHWAYS



FUTURE ROAD IMPROVEMENTS

- 1 Grassdale Rd Interchange Estimated Completion Date 2024
- 2 Future Straightening of Cassville White Road

**VARIOUS SIZES TO ACCOMMODATE
MULTIPLE BUSINESS TYPES -
BUILD-TO-SUITS AVAILABLE**



BUILDING 1

Building Area	713,010 SF
Loading Docks	129
Trailer Parking	208
Car Parking	339
Building Dimensions	600'D x 1188' W
Building Configuration	Cross-Dock



BUILDING 2

Building Area	308,516 SF
Loading Docks	54
Trailer Parking	29
Car Parking	253
Building Dimensions	300'D x 1026'W
Building Configuration	Rear-Load



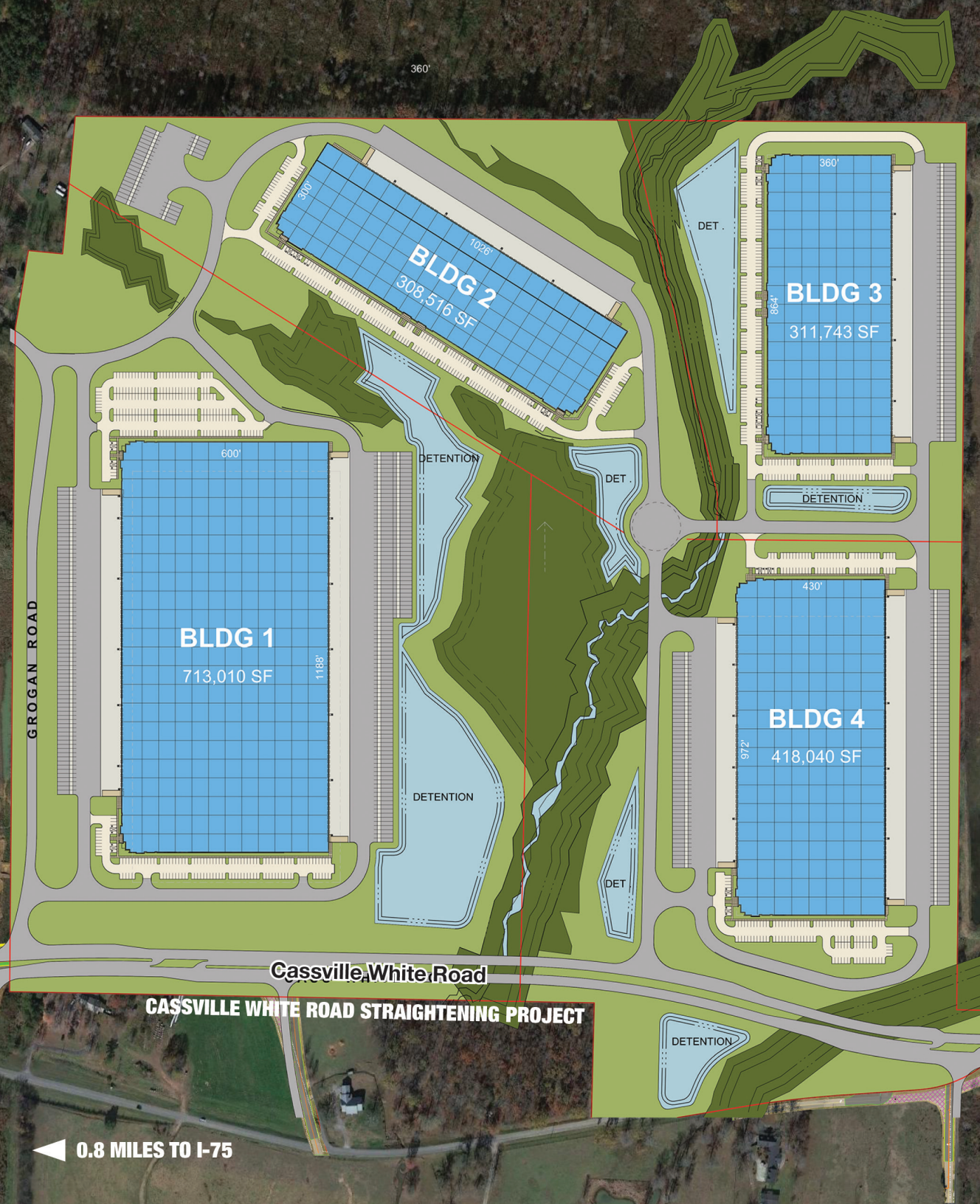
BUILDING 3

Building Area	311,743 SF
Loading Docks	50
Trailer Parking	67
Car Parking	238
Building Dimensions	360'D x 864'W
Building Configuration	Rear-Load



BUILDING 4

Building Area	418,040 SF
Loading Docks	104
Trailer Parking	127
Car Parking	193
Building Dimensions	430'D x 972'W
Building Configuration	Cross-Dock



1.7 MSF AVAILABLE



0.8 MILES
TO I-75

38.9 MILES
TO I-285



49 MILES
TO APPALCHIAN REGIONAL PORT



\$66,475
MEDIAN HOUSEHOLD INCOME



1,242,577
PEOPLE WITHIN 45 MINUTES



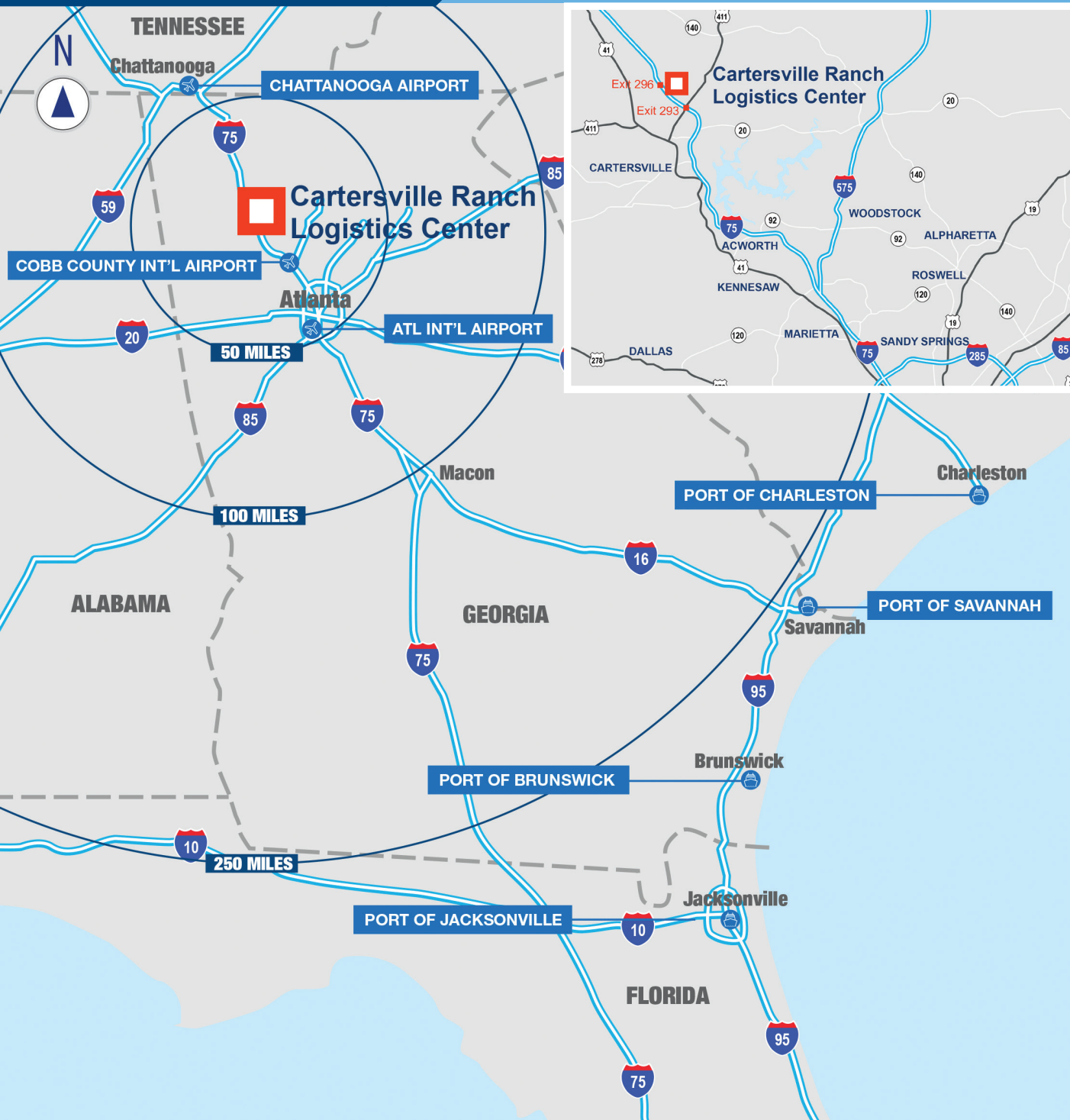
1.2%
PROJECTED POPULATION GROWTH

Revenue Bond Financing

VIA CARTERSVILLE-BARTOW JDA



SUPERIOR ACCESS TO MAJOR POPULATION HUBS



DISTANCES TO MAJOR DESTINATIONS

Cobb County Int'l Airport	28 Miles
Hartsfield-Jackson Int'l Airport	60 Miles
Chattanooga Airport	66 Miles
Interstate 75	0.8 Miles
Interstate 285	39 Miles
Interstate 20	48 Miles
Port of Savannah (GA)	301 Miles
Port of Charleston (SC)	359 Miles
Port of Brunswick (GA)	362 Miles
Port of Jacksonville (FL)	400 Miles
Port of Norfolk (VA)	600 Miles
Port of Miami (FL)	714 Miles

REGIONAL TALENT

827,078 vs **52,542**

WORKERS WITHIN THE
BARTOW LABOR DRAW
AREA (LDA)*

WORKERS WITHIN
BARTOW COUNTY

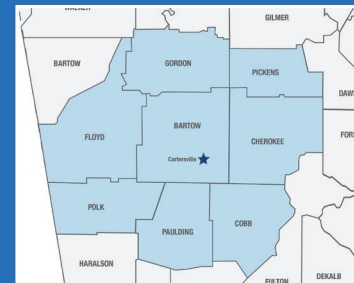
22,823 vs **1,680**

BARTOW LABOR DRAW
AREA (LDA) JOB SEEKERS

BARTOW COUNTY
JOB SEEKERS

ADDITIONAL SITE BENEFITS

- ▶ Georgia Quick Start Program
- ▶ Georgia Port Tax Credit
- ▶ Resources from Chattahoochee Technical College (Acworth)



* Bartow County's Labor Draw Area (LDA) includes Bartow and its seven contiguous counties.
Source: Department of Economic Development, Bartow County; Data from GDOL released March 2022



Sustainability Matters

At IDI Logistics, we proudly design and develop our buildings to help save our customers money and contribute to a healthier planet. Cartersville Ranch Logistics Center will feature:

- ▶ R-20 roof
- ▶ LED warehouse lighting with motion sensors
- ▶ All exterior lighting is LED
- ▶ Electrical Vehicle Charging Stations included in building development
- ▶ 90% of pavement is concrete which reflects sun and heat
- ▶ Ductilcrete™ floor
- ▶ ESFR system with K-22 heads operating at 50 psi
- ▶ White roof deck and white interior walls
- ▶ LEED Certified Buildings is a policy at IDI Logistics

ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.



Representative Photo

Call us today for the latest listing information.



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