

**BUILD TO  
SUIT OR  
FOR SALE!**

**300,000 SF -  
1.1 MSF**



# MERIDIAN 75

## LOGISTICS CENTER

I-75 at Rumble Road, Forsyth, GA 31029

Site B - 300,000 SF - 1.1 MSF

 **IDI Logistics**

[www.idilogistics.com](http://www.idilogistics.com)



## PROPERTY TAX INCENTIVES

### INDUSTRIAL REVENUE BONDS (IRBS)

The Development Authority of Monroe County is authorized to issue both tax exempt and taxable industrial revenue bonds for projects that meet state and federal laws. This means of conduit financing can often provide a project with a lower interest rate and extended terms to allow for a negotiated investment payment in lieu of taxes. DAOMC will retain title to the property and improvements for the life of the bond and lease the project to the user.

### FEE/PAYMENT IN LIEU OF TAXES

Companies meeting specific requirements regarding job creation and investment may be eligible for a PILOT (payment in lieu of taxes) plan.

### REDUCTION IN TAP FEES

Monroe County and the City of Forsyth will entertain reducing fees associated with tapping into the water and sewer lines. This reduction is negotiated between the user and representatives from each entity and based on project usage.

### EXPEDITED PERMITTING

Monroe County and the City of Forsyth will commit to processing all development and building permitting plan review in seven to ten working days for economic development projects upon recommendation of the Development Authority of Monroe County. Our economic development staff will facilitate all permit-related meetings to ensure adherence to construction and project timelines.

## 300,000 SF - 1.1 MSF Available

### BUILDING B

- 1,100,120 SF
- 570' building depth
- Cross-dock
- 128 trailer spaces
- 341 auto spaces (Option 1)
- 547 auto spaces (Option 2)

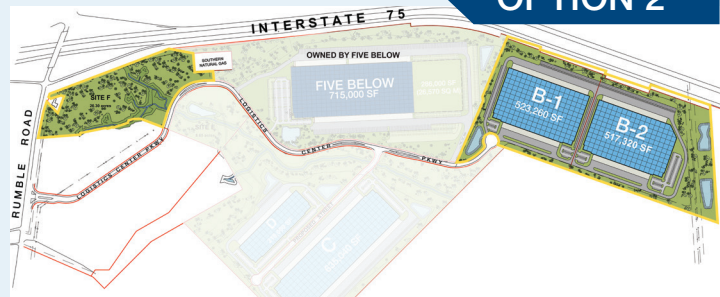
### SITE F

- 21.641 Acres
- Current zoning allows for retail, commercial, office and industrial

### OPTION 1



### OPTION 2



For more information, or to set up a tour, please contact:



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AVAILABLE

**713,010** square feet

CLEAR HEIGHT: 40' Clear

DIMENSIONS: 600'D x 1188'W

TRUCK COURT: 130'/190'

DOCK DOORS: 129 Dock Doors (9' x 10')  
4 Drive-In Doors (14' x 16')

CAR PARKING: 339 Auto Spaces

TRAILER PARKING: 208 Trailer Stalls

COLUMN SPACING: 48'D x 54'W

STAGING BAY: 60'D x 54'W

FIRE SPRINKLER: ESFR system using  
K-28 heads @ 40 PSI.

POWER: 480/277 volt 3-phase;  
Two (2) 2,000 amp Switchboards

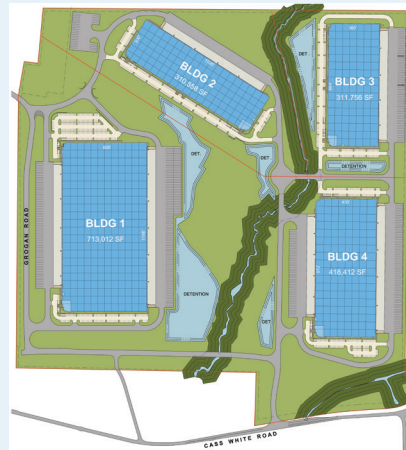
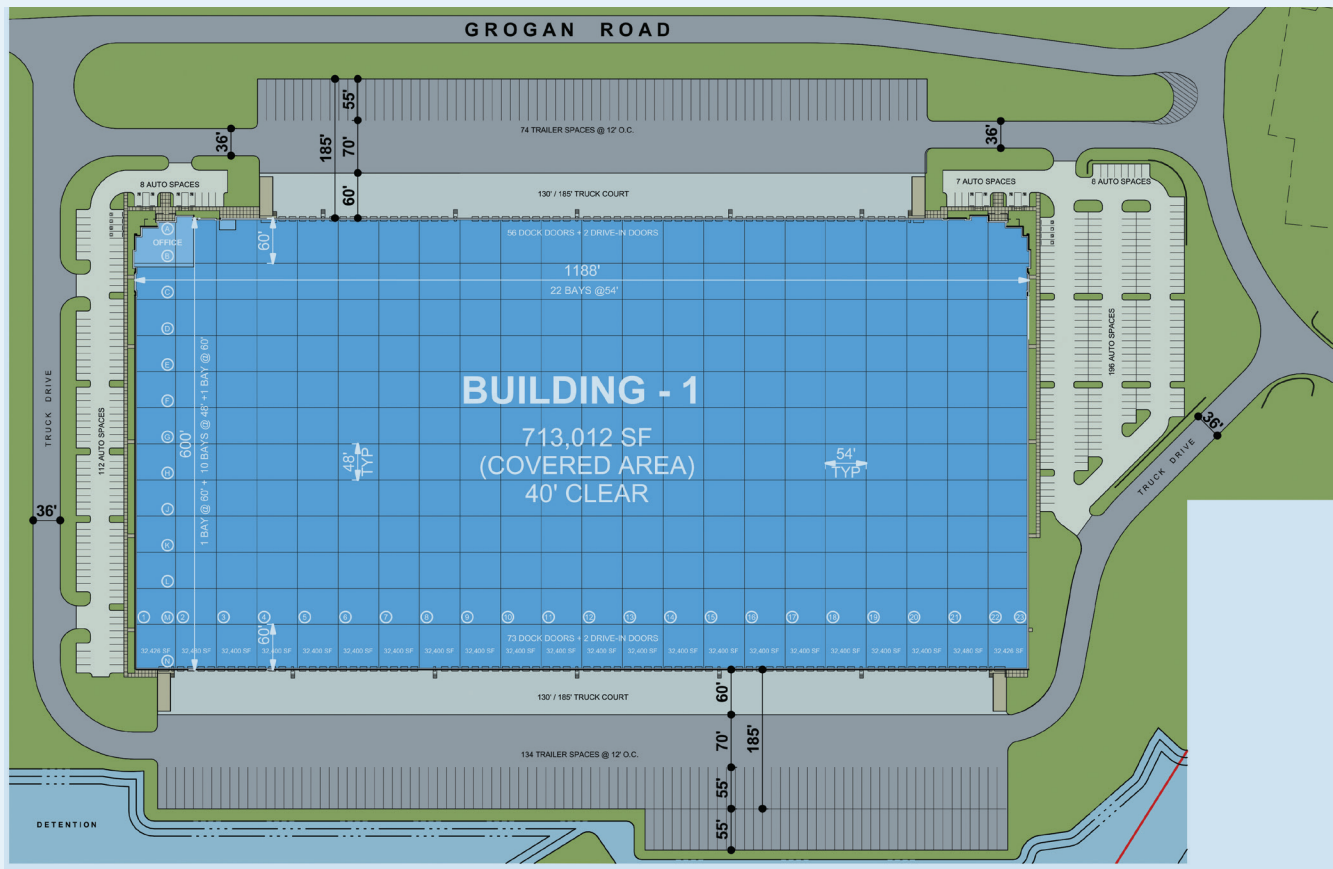
ROOF SYSTEM: 60 mil, mechanically fastened,  
white TPO roof system, R-20  
insulation in two layers with 20-  
year warranty

HEATING,  
VENTILATING, AND  
AIR CONDITIONING: 4 Trane RTUs for spec office;  
6 Greenheck MAUs for  
warehouse

WAREHOUSE  
LIGHTING: 885 Fixtures; 36,000 lumen LED  
high bay lights, chain mounted  
with occupancy sensors; 5'  
fixture whips; 30 FC @ 3' AFF

FLOOR SYSTEM: 6" Ductilcrete™

ZONING: Light Industrial



Cartersville Ranch Logistics Center is a state-of-the-art industrial park located 45 minutes north of Atlanta in Bartow County. This 164-acre master-planned park boasts best-in-class design specifications with ample auto and trailer parking. 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.



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