

# NORTHWEST 75 LOGISTICS CENTER BUILDING A

AVAILABLE  
NOW

**FOR LEASE** | **51,952 SF AVAILABLE**

1200 Cassville White Road, White, GA 30184



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Marketing  
Video

- Superior access to I-75
- Freeport Tax Exemption
- Diverse & dynamic population
- 4,152 SF spec office
- Appalachian Regional Port: 47.5 miles
- Interstate 285: 40 miles
- Chattanooga, TN: 70.2 miles

 **IDI Logistics**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

 **JLL**<sup>®</sup>



**Northwest 75 Logistics Center is an 151-acre master-planned park located 45 minutes north of Atlanta in Bartow County, offering Freeport Inventory Tax Exemption. Additionally, with immediate access to one of the state's largest interstates, the site is a prime location with high accessibility and a readily available labor pool.**



## 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.

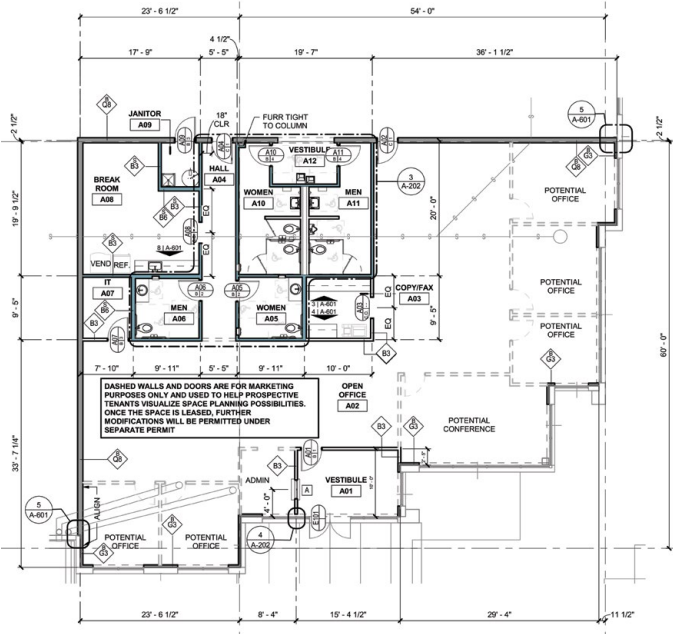
We are dedicated to serving our customers with exceptional quality and service.



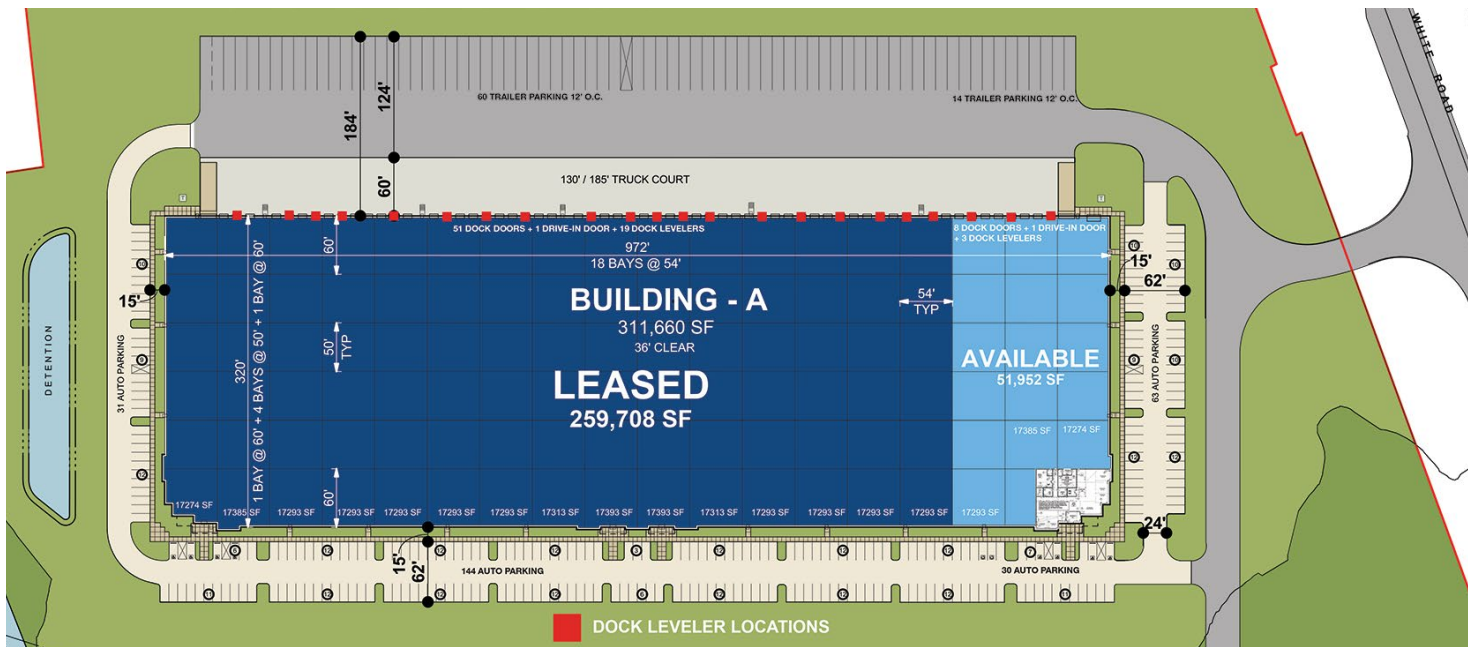
# AVAILABLE SPACE

## 51,952 SQUARE FEET

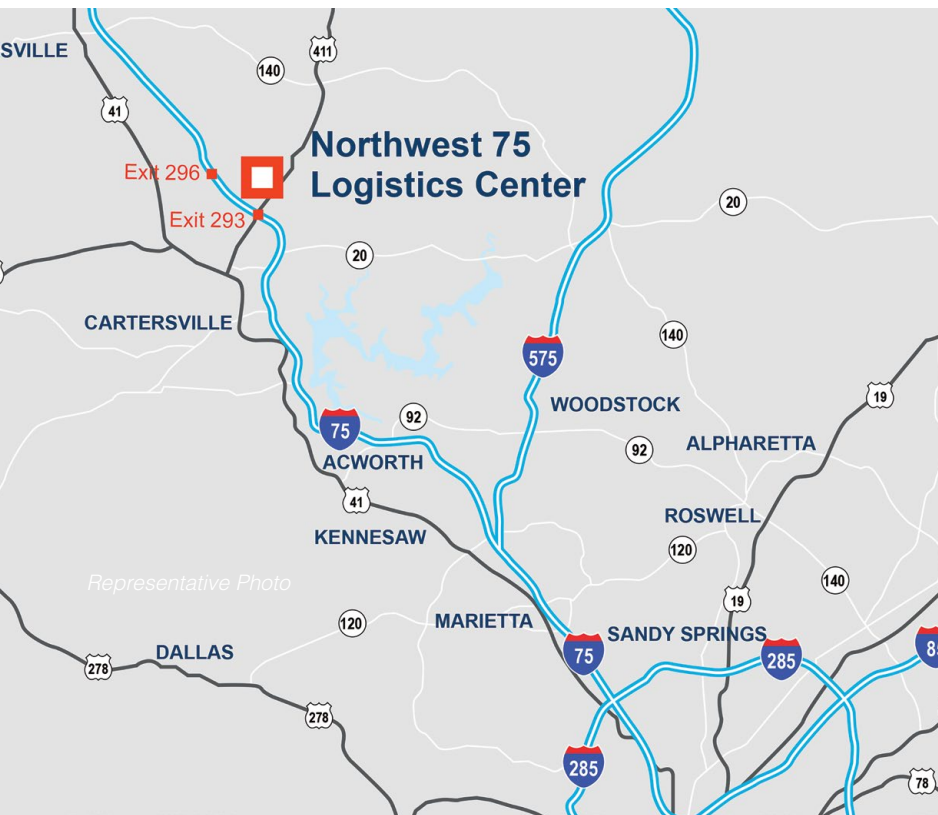
### 4,152 SF SPEC OFFICE PLAN



|                      |  |
|----------------------|--|
| BUILDING TYPE:       | Rear-Load  |
| CLEAR HEIGHT:        | 36' at first column line   |
| BUILDING DIMENSIONS: | 320'D x 972'W  |
| DOCK DOORS:          | 8 (9' x 10') manually operated with 12" bumpers installed on all doors                                     |
| DOCK LEVELERS:       | Three (3) 40k lb 6'x8' levelers located every 4th door   |
| DRIVE-IN DOORS:      | 1 (14' x 16') manual insulated high-lift door with ramp  |
| AUTO PARKING:        | 93 spaces  |
| TRAILER PARKING:     | 14 spaces  |
| TYPICAL BAY SIZE:    | 50'D x 54'W  |
| STAGING BAY SIZE:    | 60'D x 54'W  |
| TRUCK COURT:         | 130' / 185'  |
| FIRE PROTECTION:     | ESFR system with K-22 heads operating at 50 psi  |
| ELECTRICAL SERVICE:  | One (1) 1,600 amp main switchboard   |
| ROOF SYSTEM:         | 60 MIL, mechanically attached, TPO roof system with R-20 insulation with 15-year warranty                  |
| FLOORING SYSTEM:     | 6" Ductilcrete with Heidebede system; 4,000 psi with vapor barrier on entire slab; floor joints not sealed |
| WAREHOUSE LIGHTING:  | LED high bay lights, sensor controlled, 30 FC with 5' fixture whips  |
| ZONING:              | L-1, Light Industrial  |



# PARK LOCATION



## DRIVING DISTANCES

### MAJOR ROADS

|               |           |
|---------------|-----------|
| I-75 .....    | 2 miles   |
| I-285 .....   | 40 miles  |
| I-20 .....    | 48 miles  |
| I-85 (N)..... | 53 miles  |
| I-85 (S)..... | 60 miles  |
| I-16 .....    | 133 miles |
| I-95 .....    | 338 miles |

### AIRPORTS / PORTS

|  |           |
|--|-----------|
| Cobb County Int'l Airport .....        | 27 miles  |
| Hartsfield Jackson Int'l Airport ..... | 62 miles  |
| Chattanooga Airport.....               | 68 miles  |
| Port of Savannah (GA).....             | 298 miles |
| Port of Charleston (SC) .....          | 362 miles |
| Port of Brunswick (GA).....            | 366 miles |
| Port of Jacksonville (FL).....         | 399 miles |
| Port of Norfolk (VA).....              | 603 miles |
| Port of Miami (FL).....                | 717 miles |



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

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