



# LAKEPOINT COMMERCE CENTER

## BUILDING 300

780 LakePoint Parkway, Cartersville, Georgia 30121

**376,245 SF Available for Lease**



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COMMERCIAL REAL ESTATE SERVICES

LEASING AGENT



DEVELOPER

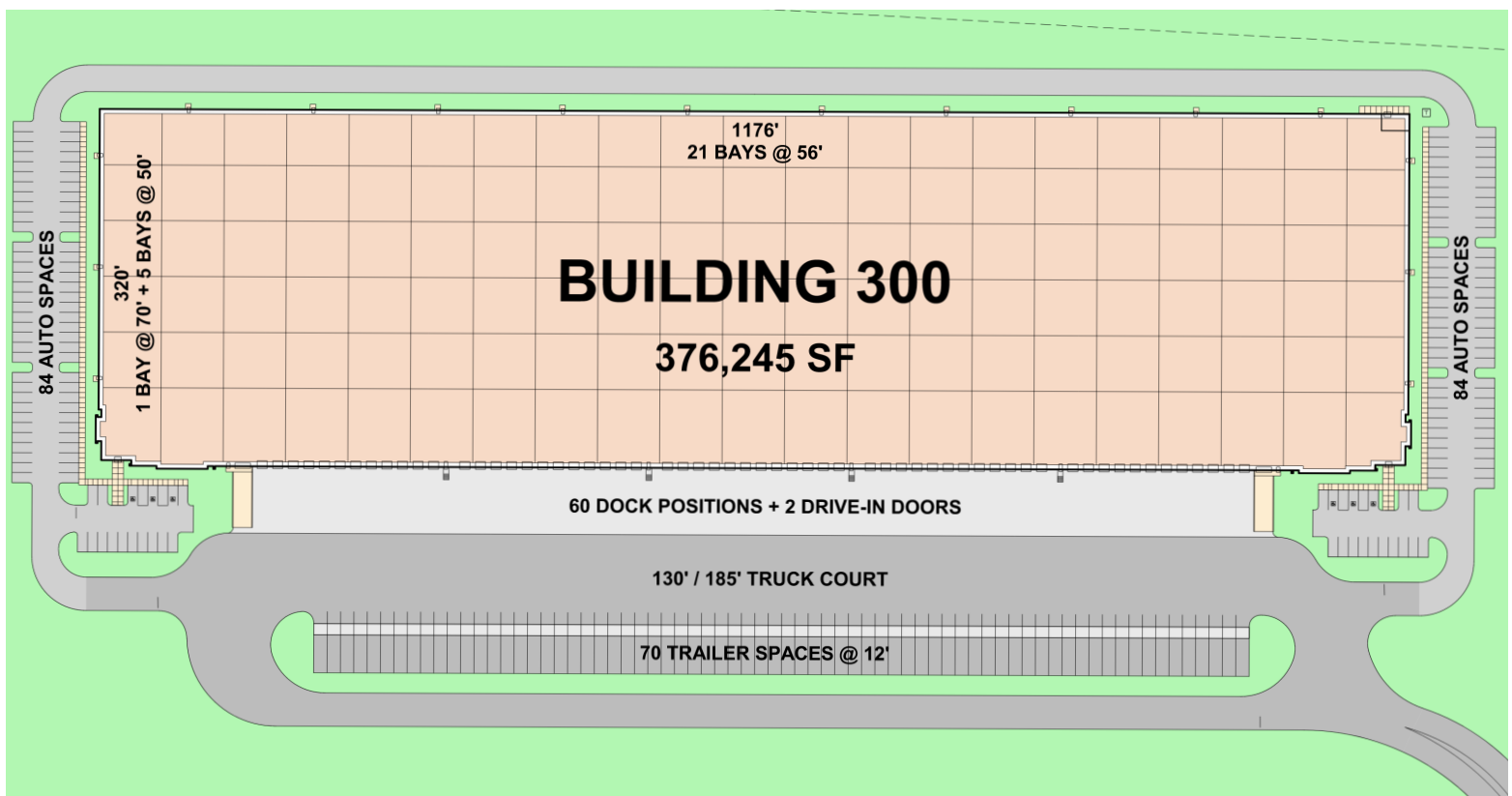
# LAKEPOINT COMMERCE CENTER

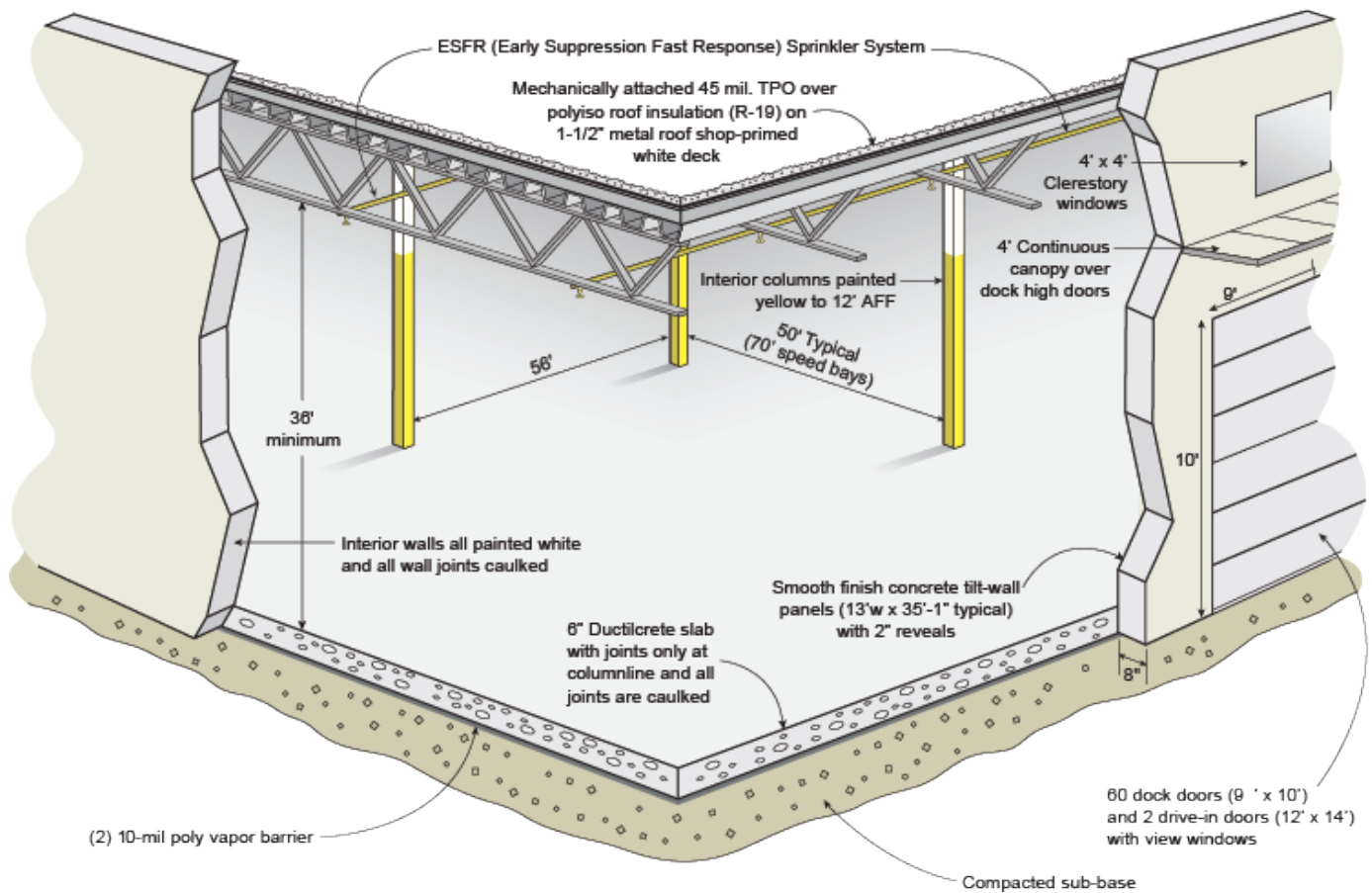
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## 376,245 SF Available for Lease

Core5 LakePoint Commerce Center is strategically located less than one mile from I-75 in the heart of Northwest Georgia's industrial corridor. The site offers excellent highway access and is just under 60 miles from the Appalachian Regional Port, providing direct rail connectivity to the Port of Savannah. This prime location makes LakePoint Commerce Center an ideal hub for local, regional, and national distribution.

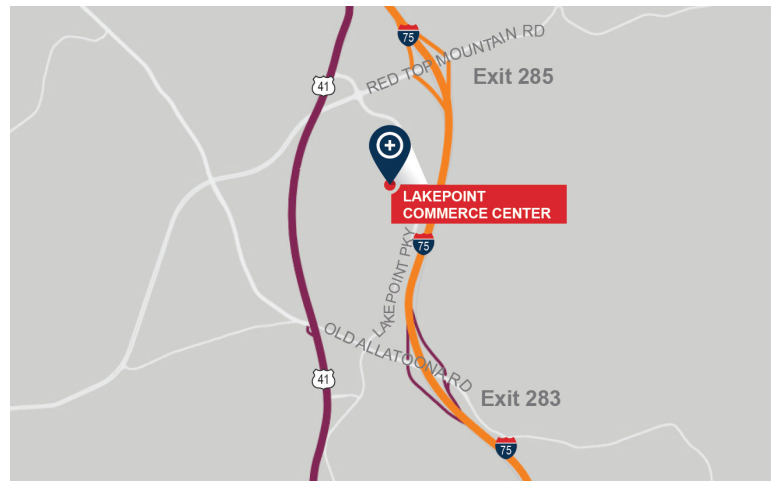
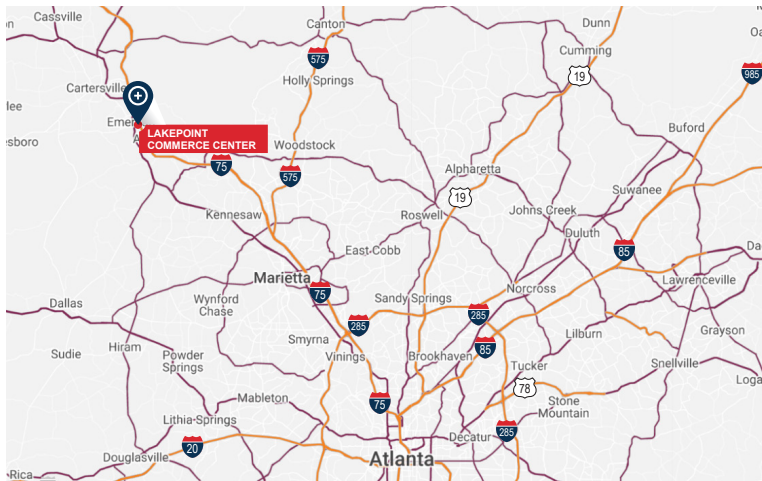
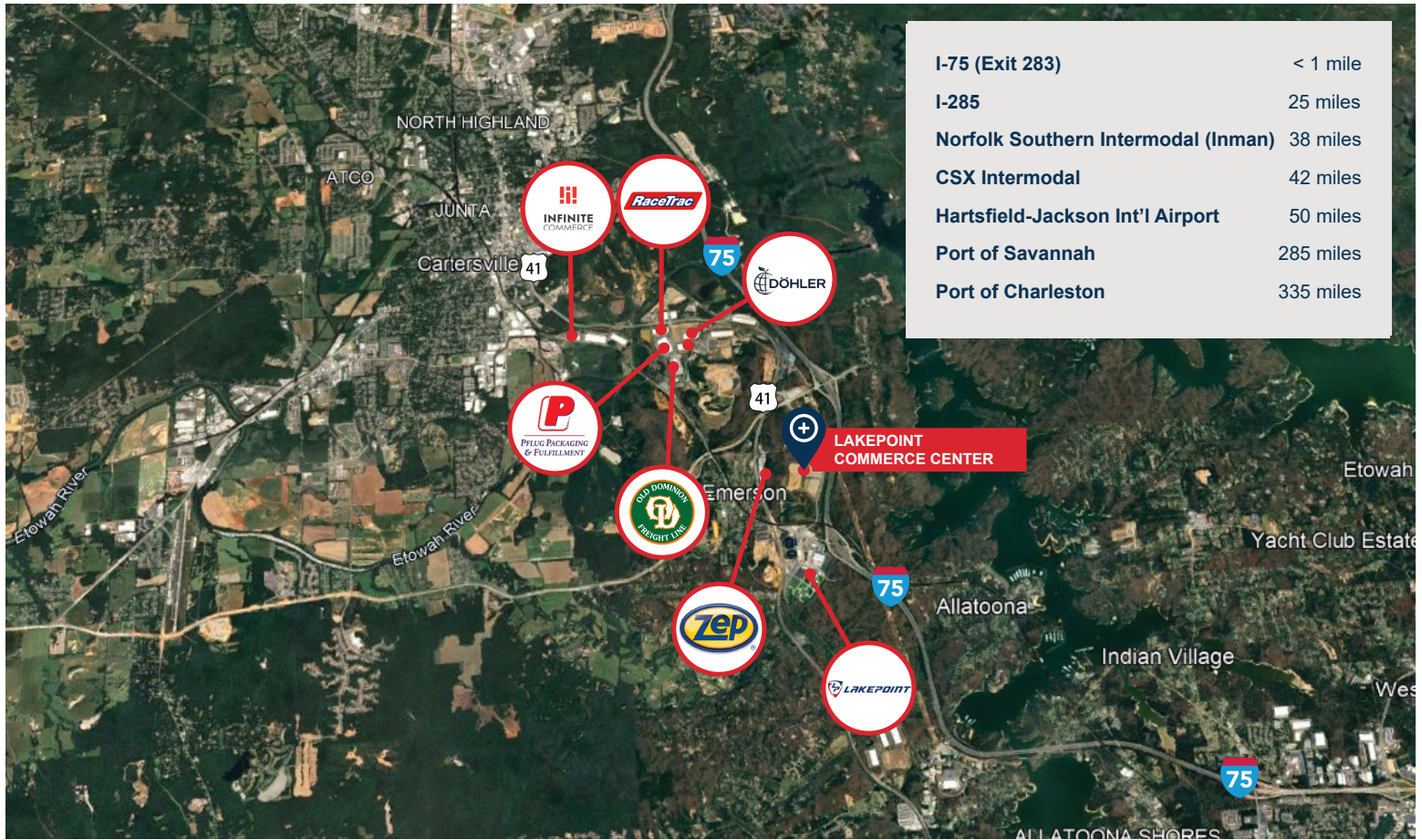
Bartow County is home to more than 140 manufacturers and boasts one of Georgia's strongest labor markets, with a population of over one million people within a 45-minute drive.



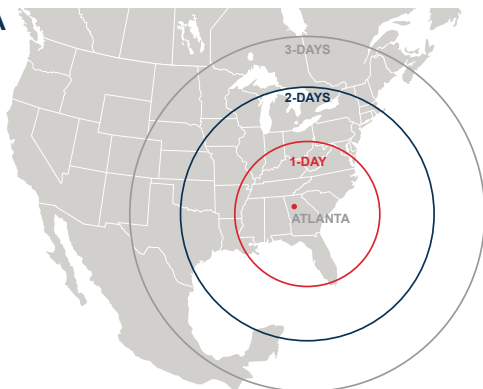


## BUILDING SPECIFICATIONS

|                          |                                                             |
|--------------------------|-------------------------------------------------------------|
| <b>Square Footage</b>    | 376,245 SF (320' x 1176')                                   |
| <b>Configuration</b>     | Front Load                                                  |
| <b>Column Spacing</b>    | 56' wide x 50' deep, with 70' loading bays (17,920 SF bays) |
| <b>Clear Height</b>      | 36' clear minimum                                           |
| <b>Dock High Doors</b>   | 60 – 9' x 10' insulated dock high doors                     |
| <b>Drive-In Doors</b>    | 2 – 12' x 14' ramped, drive-in doors                        |
| <b>Truck Court Depth</b> | 185' deep with 60' concrete apron                           |
| <b>Auto Parking</b>      | 167 auto spaces                                             |
| <b>Trailer Storage</b>   | 70 trailer storage locations                                |
| <b>Electrical</b>        | 277/480 volt, 3 phase, Two (2) 2,000 amp services           |
| <b>Sprinkler</b>         | ESFR sprinkler system                                       |



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