



308,880 SF
Available Q4 2024

LogistiCenter[®] at Monroe Crossing

87 Monroe Crossing
Cartersville, Georgia 30120



[Dermody.com](https://www.Dermody.com)

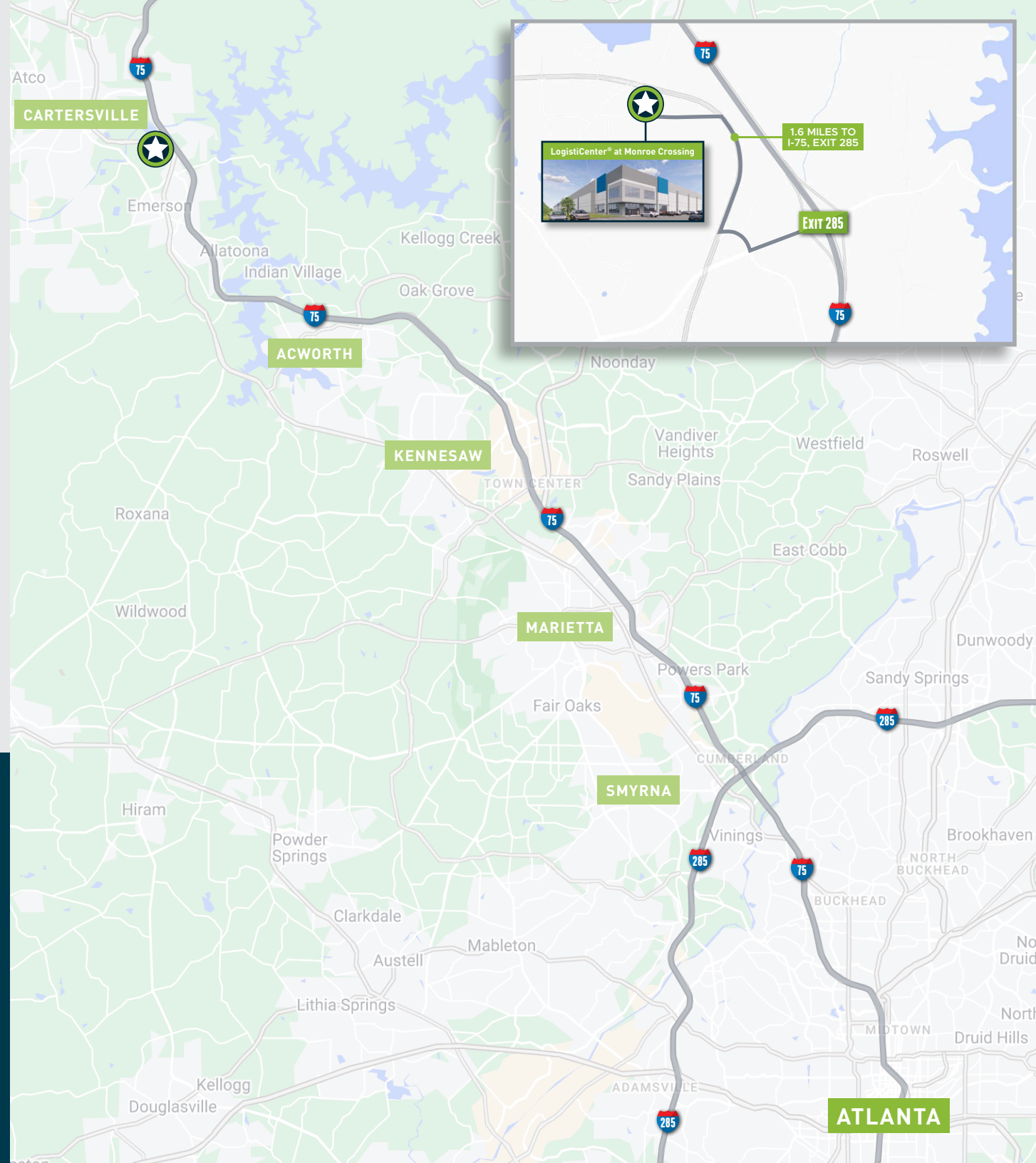
Location

LogistiCenter® at Monroe Crossing is located in the Northwest Atlanta submarket which consists of 64,078,948 square feet of industrial space. Most of these buildings are leased to a variety of light and bulk warehousing, manufacturing, distribution, e-commerce and assembly companies. Immediate corporate neighbors include: Old Dominion Freight Line, Scholastic Book Fairs, Pflug Packaging, RaceTrac Distribution Center, Doehler North America and Sanford Supermarket Equipment.

The property's location provides great access to I-75 and is less than 60 miles to the Appalachian Regional Port (Inland Port), lending direct access to the Port of Savannah. The presence of I-75 also gives industrial users access to metro Atlanta and to the Midwest.

With 850 million square feet of industrial space and counting, the Metro Atlanta market remains on solid footing. Atlanta's low business costs, abundance of labor, robust infrastructure and port access make it an important national distribution hub. Atlanta continues to benefit from fast-growing Southeastern ports such as those in Savannah, Charleston and Jacksonville.

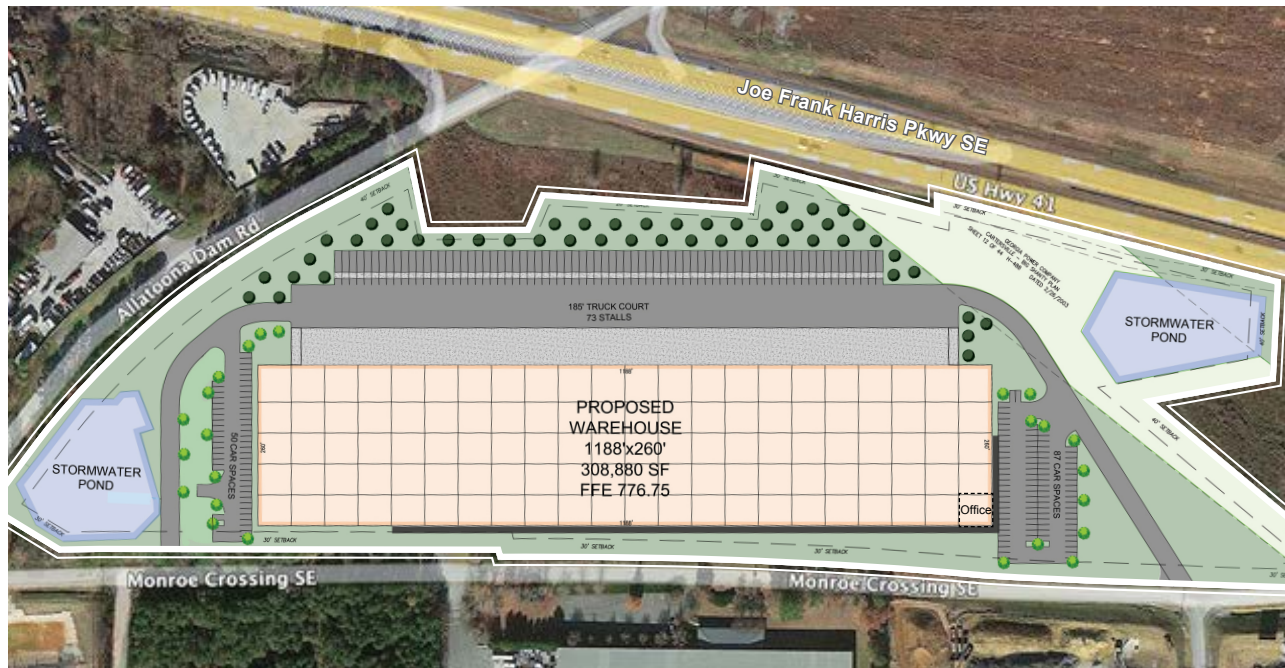
Ports & Transportation	Miles
Interstate 75 (Exit 285)	1.6
Interstate 285	28
Hartsfield-Jackson Atlanta Int'l Airport	48
Port of Savannah	289
Port of Charleston	345
Port of Jacksonville	388



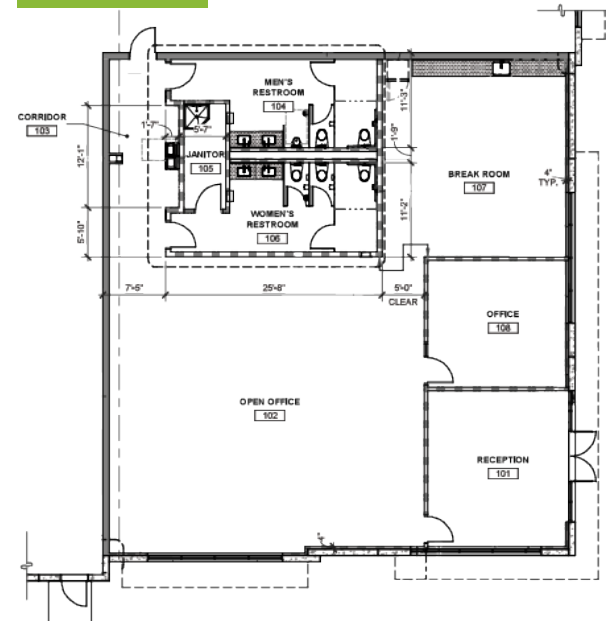
Property Overview

LogistiCenter® at Monroe Crossing

Building Dimensions: 260' D x 1,188' W	Dock Doors: (74) 9' x 10' (26) 40,000 lb. mechanical levelers	Column Spacing: 50' D x 54' W	Fire Protection System: ESRF	Site Area: 24.49 Acres	HVAC Systems: Freeze Protection Provided by Cambridge Heat Units
Drive-In Doors: (2) 14' x 16'	Clear Height: 36'	Parking: 137 Car Parking Stalls, 73 Trailer Stalls	Lighting: 30 FC at 36" AFF based on an open plan	Zoning: Light Industrial	Electric: (2) 1,600 AMP Exterior Service
Office Area: 3,215 SF Speculative	Loading Bay: 60' D x 54' W	Year Built: 2024	Structure Exterior: Site Cast Conc Tilt Wall	Floors: 7" DUCTILCRETE Engineered Slab	Roof: 60-mil TPO



Office Area



Corporate Neighbors

LogistiCenter® at Monroe Crossing



3 Miles to
Cartersville
Downtown

OPTIMUM
TECHNOLOGIES

RaceTrac



41

CARLISLE
CONSTRUCTION MATERIALS

401

75

Joe Frank Harris Pkwy SE

293

P
PELUG PACKAGING
& FULFILLMENT

1.6 Miles
to I-75

DÖHLER
METAL TOOL & STORAGE PRODUCTS

SANFORD SUPERMARKET
EQUIPMENT LLC.

ST. DOMINGUE
FREIGHT LINE

SCHOLASTIC

AMERICA'S
AUTO AUCTION
XLerate
GROUP

401

75

Paga Mine Rd SE

293

285

e-Frank Harris Pkwy SE



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About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About NAI Brannen Goddard

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NAI Brannen Goddard is a privately-held commercial real estate firm headquartered in Atlanta, Georgia, with a global network of more than 6,000 professionals. Our firm serves tenants, owners and investors in virtually every industry, and our brokers are top producers with 53 million square feet of listings throughout the metropolitan Atlanta area. We are committed to being a leading provider of commercial real estate services in Atlanta and beyond.

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DP **DERMODY
PROPERTIES**

Dermody.com