

# Highland 75 Industrial/Corporate Park

## Industrial - Site



Bartow County  
Cassville-White Rd and Mt. Zion Rd  
White, GA 30184

For Sale or Lease

**For Sale**

Sale/Lease Price



## Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 707	<b>Avail Acreage:</b> 707	<b>Largest Tract:</b> 188
<b>Smallest Tract:</b> 1	<b>GRAD:</b> Yes	<b>In City Limits:</b> Yes	<b>Current Zoning:</b> Industrial/Commercial
<b>Land Use North:</b> Agricultural	<b>Land Use South:</b> Light Industrial	<b>Land Use East:</b> Agricultural	<b>Land Use West:</b> Commercial
<b>Dev Stage:</b> Cleared with Infrastructure	<b>Rail Available:</b> No	<b>Rail Siding:</b> No	<b>Environ Ph1:</b> Yes
<b>Ph1 Cult &amp; End:</b> Yes	<b>Wetland Del:</b> Yes	<b>Ph1 Soils:</b> Yes	<b>Covenants:</b> No
<b>Ownership:</b> Public			

## Utilities

<b>Fire Rating:</b> 5	<b>Electric Provider:</b> Customer Choice @ 900 kW	<b>Sewer Provider:</b> City of Cartersville	<b>Water Provider:</b> City of Cartersville
<b>Gas Provider:</b> City of Cartersville	<b>Sewer Size:</b> 15" Main	<b>Water Size:</b> 8" Main	<b>Gas Size:</b> 4" Main

## Transportation

Type	Name	Distance (mi)	Description
Interstate	75	1	Exit 296
Interstate	575	18	
Highway	US 411	2	
Highway	US 41	4	
Airport	Cartersville	12	5,760 ft runway
Airport	Hartsfield-Jackson Atlanta	60	11,889 ft runway

## Highland 75 Industrial/Corporate Park

Highway	GA 61	2	
Highway	GA 401	2	
Port	Savannah - Garden City	299	Sea Port
Airport	Huntsville International	116	
Airport	Cartersville	12	5,760 ft runway
Airport	Tom B. David Field	15	

## Places

Type	Name	Distance (mi)	Description
City	Atlanta	47	
City	Rome	24	
City	Chattanooga	70	
City	Macon	119	
City	Athens	83	
College/University	North Metro Technical College	16	

## Additional Information

**Zoning Advantages:** 80 % Freeport Tax, Job Tax Credit - Tier 3/\$1,750 (2010), GRAD Site

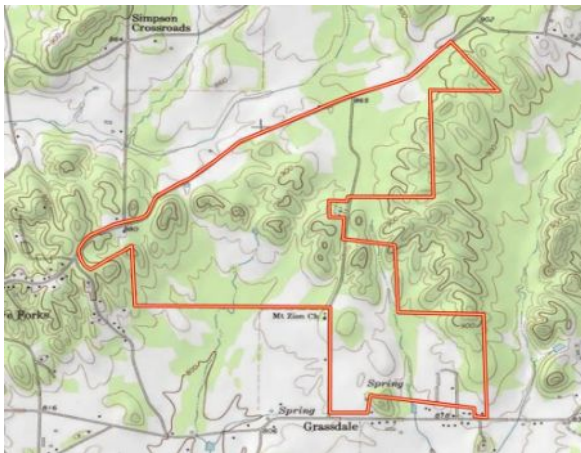
Incentives:

Impact Fees roll back to 0 dollars, property tax abatement available, located in a recovery zone, can assist with a Foreign Trade Zone designation, fast track permitting, and approved for GA Work Ready designation.

Single point of contact, grant writing assistance, industrial development bonds, property tax relief, lease to purchase arrangements, build to suit options, master planned industrial/corporate park development, and DRI Complete.

Located between metro Atlanta and Chattanooga, TN

30 colleges in 50 mile radius



*Information presented is obtained from sources deemed reliable. We assume no liability of errors, omissions or modifications.*