

# BUSCH

## COMMERCE CENTER

Cass White Road | Cartersville, GA 30121

Delivers 2nd Quarter 2023

[WATCH VIDEO](#)



**1,218,620 SF**  
WAREHOUSE SPACE

**NAI** Brannen Goddard

**CF** Real Estate  
Investments

**mdh**

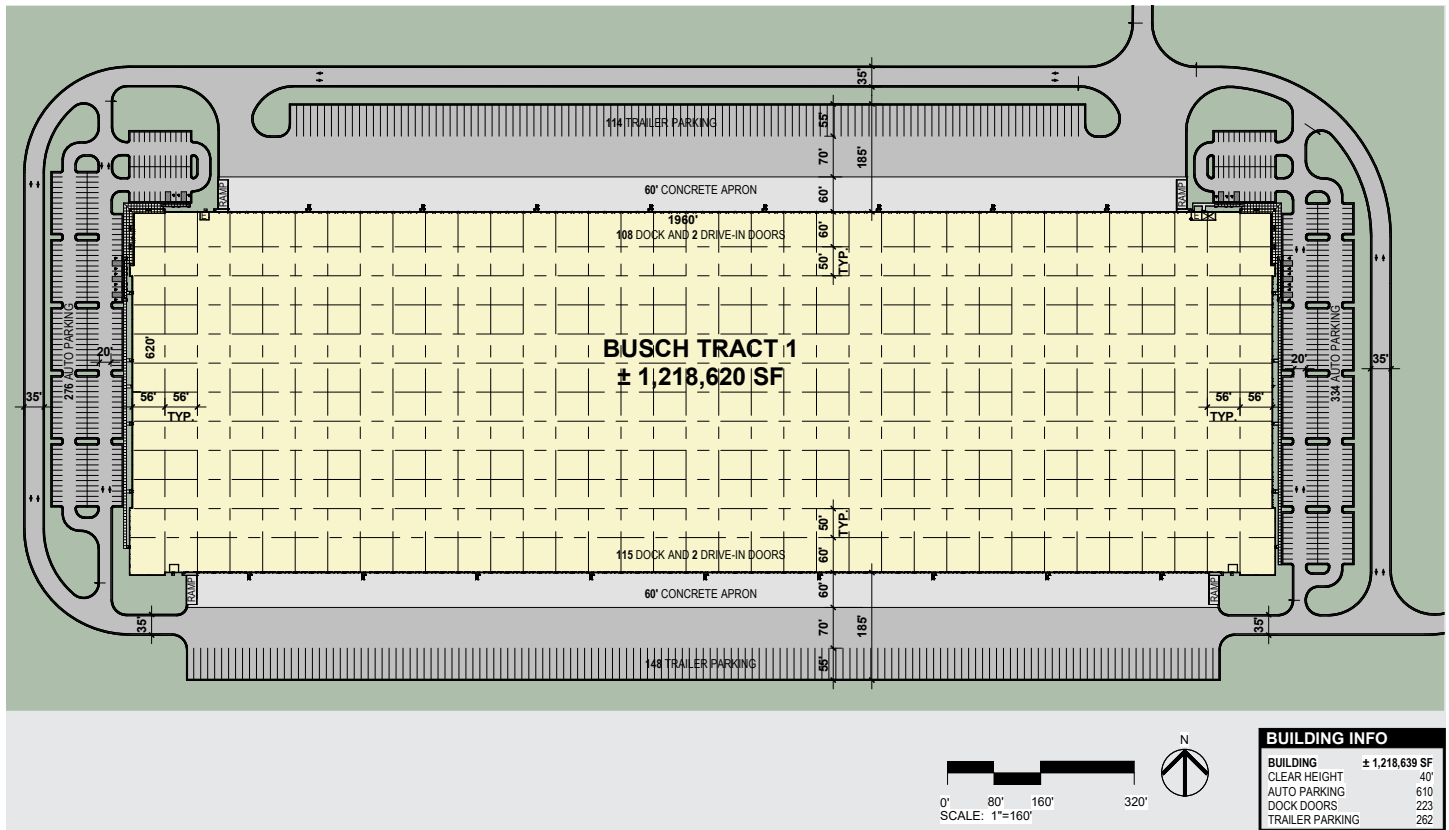
# BUSCH

## COMMERCE CENTER

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### 1,218,620 SF AVAILABLE FOR LEASE

Busch Commerce Center is located less than 3 miles from I-75 in the heart of the Northwest Industrial submarket. With great access to I-75 and less than 51 miles to the Appalachian Regional Port (Inland Port) providing direct rail service to the Port of Savannah, Busch Commerce Center is ideal for local, regional and national distribution. Bartow County is home to over 140 manufacturers and one of the strongest labor markets in Georgia with a population of more than 1 million people within a 45 minute drive.



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# 1,218,620 SF

AVAILABLE  
FOR LEASE

**TOTAL SQUARE FEET** 1,218,620 SF total

**CONFIGURATION** Cross dock

**SLAB** 7", 4,000 PSI, strategically reinforced slab on grade

**DIMENSIONS** 620' x 1,960'

**CLEAR HEIGHT** 40' clear minimum

**DOCK-HIGH DOORS** 223 (9' x 10') insulated dock high doors

**DRIVE-IN DOORS** 4 (14' x 16') ramped, drive-in doors

**COLUMN SPACING** 56' wide x 50' deep with 60' speed bays

**TRUCK COURT DEPTH** 185' deep, all concrete

**TRAILER PARKS** 262 trailer parks

**AUTO PARKS** 610 auto spaces

**ELECTRICAL** 277/480 volt, 3 phase

**SPRINKLER** ESFR sprinkler system

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### BUILDING A BENCHMARK OF SUSTAINABILITY

#### Sustainable Features



- Daylight Harvesting**  
(skylights and clerestory)
- Solar Capable Roof Structure**
- Carbon Neutral (negative) Floor Coverings**
- Low Flow Plumbing Fixtures**
- LED Light Fixtures with Motion Sensors**
- Heat Island Reduction Roofing**  
(white membrane)
- Energy Efficient Glass** (low E)

Concrete for this project made with CarbonCure can potentially save:

...which is equivalent to:

**938,364**  
Pounds of CO<sub>2</sub>

**504**  
Acres of trees absorbing CO<sub>2</sub> for a year

**1.05 M**  
Miles of driving a gas-powered car



#### Busch Commerce Center Case Study

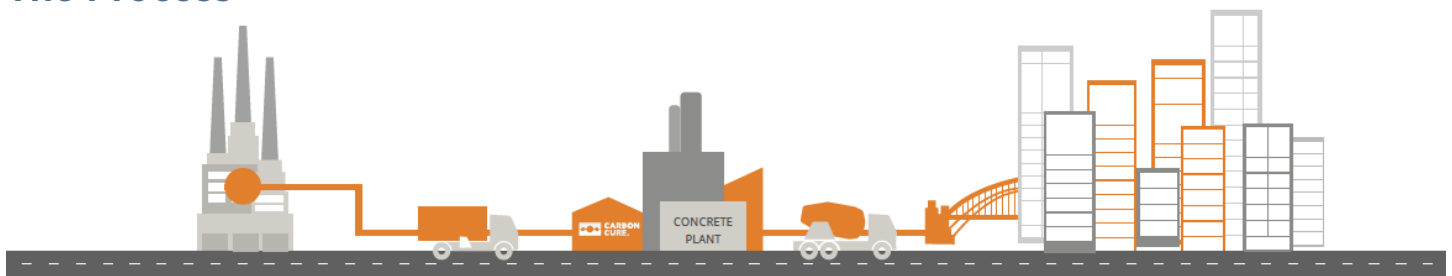
CarbonCure captures approximately 25 pounds of carbon dioxide per cubic yard of concrete (the mix designs have yielded +/-16 lbs/cy).

Busch Commerce Center will require 41,849 cubic yards of concrete to construct.

The implementation of CarbonCure technology will result in 938,364 pounds of greenhouse gas being converted to calcium carbonate (a mineral that acts as a "vault" which prevents the release of CO<sub>2</sub> into the atmosphere).

By utilizing CarbonCure, Busch Commerce Center will capture CO<sub>2</sub> in levels equivalent to 504 acres of planted trees for a year or the equivalent of 1,050,000 miles driven in a gas-powered car.

#### The Process



- 1** Waste CO<sub>2</sub> emissions are collected from local industrial emitters.
- 2** The purified CO<sub>2</sub> is diverted to the concrete plant using the CarbonCure Technology.
- 3** The CO<sub>2</sub> is injected into the concrete mix, where it chemically converts to a mineral.
- 4** CarbonCure's producer partner delivers its carbon-reduced concrete to local construction projects.

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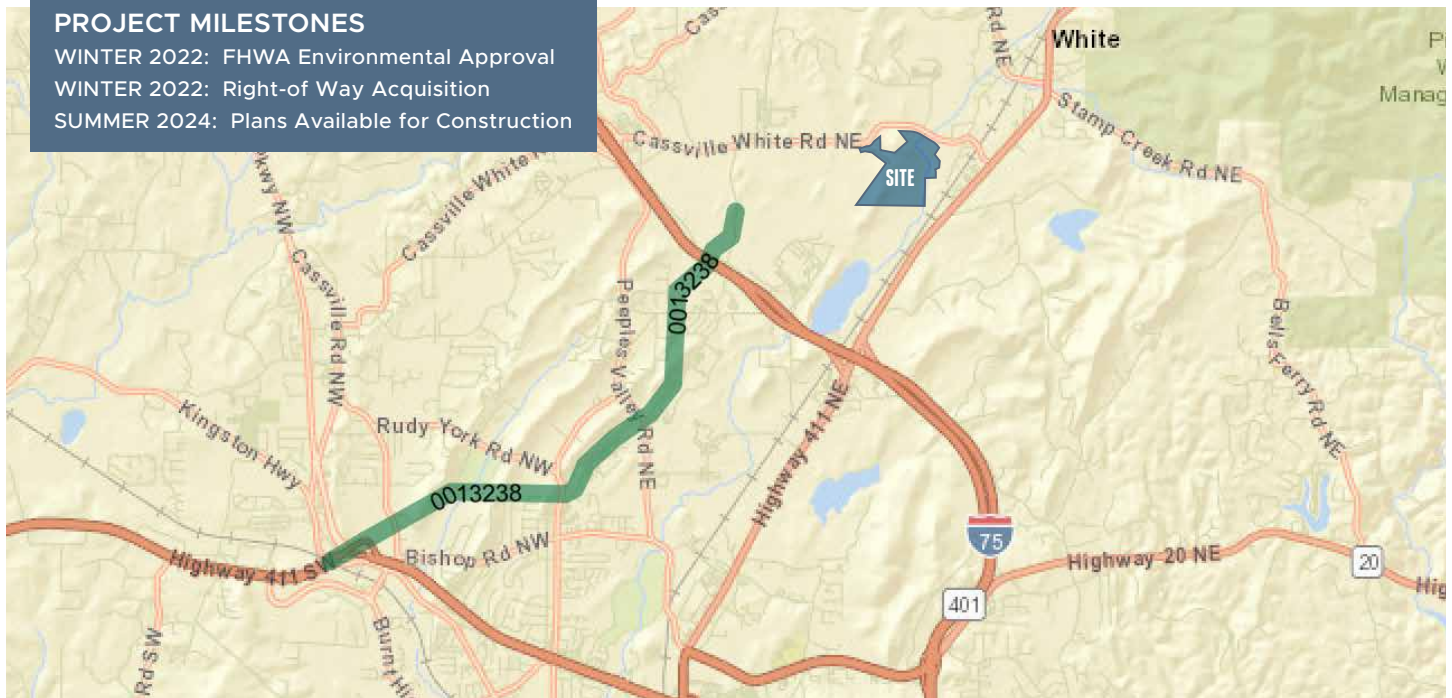
### OLD GRASSDALE ROAD INTERCHANGE IMPROVEMENT

The purpose of the Rome-Cartersville Development Corridor (RCDC) is to connect US 411 and I-75, providing improved mobility for commuters, residents, and freight movement throughout Floyd and Bartow Counties.

The new interchange will allow easier access, and therefore a shorter commute to Cartersville, for the extremely dense labor pool that resides in Rome.

#### PROJECT MILESTONES

- WINTER 2022: FHWA Environmental Approval
- WINTER 2022: Right-of Way Acquisition
- SUMMER 2024: Plans Available for Construction



#### EASING CONGESTION

With an improved truck route, freight movement will be accommodated, while truck traffic on existing roadways will be reduced, relieving congestion along existing US 411/SR 20 to I-75 corridor.

#### EASING THE COMMUTE

RCDC will connect US 411 and I-75 in Bartow County, assisting commuters who work or live in Atlanta and surrounding areas.

#### IMPROVING MOBILITY

RCDC will provide better local access for residents. Existing industries, planned growth, and economic development within Floyd and Bartow Counties will also be supported by the improved connection to I-75.

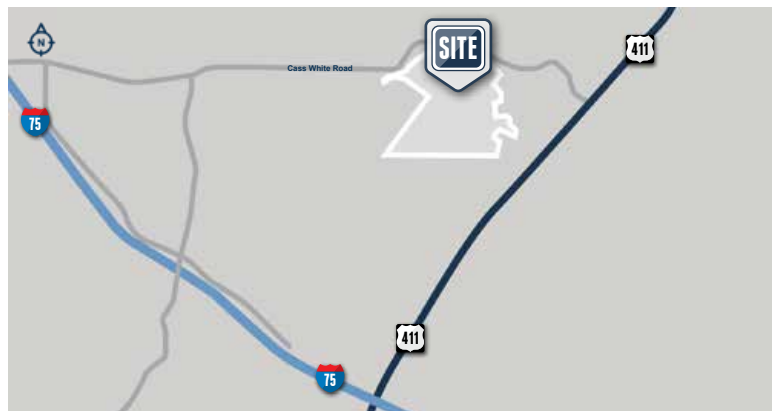
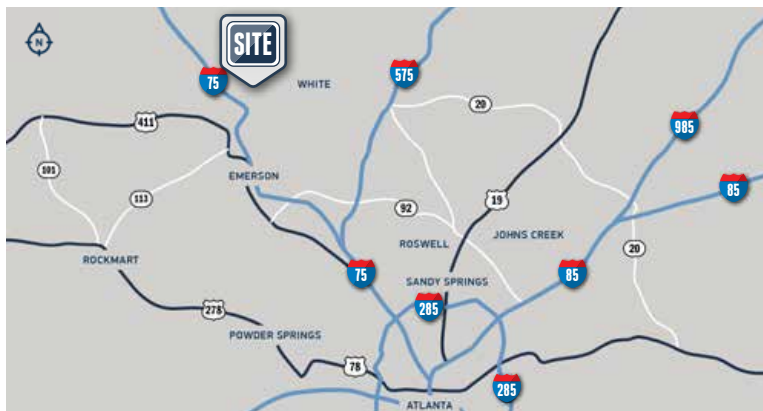
#### FOR MORE INFORMATION

<https://romecartersvilledevelopmentcorridor-gdot.hub.arcgis.com/>

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## NAI Brannen Goddard

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CF Real Estate Investments **mdh**

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