



INTERNATIONAL COMMERCE CENTER

7634 SR-140
ADAIRSVILLE, GA 30103

200,000-691,667 SF



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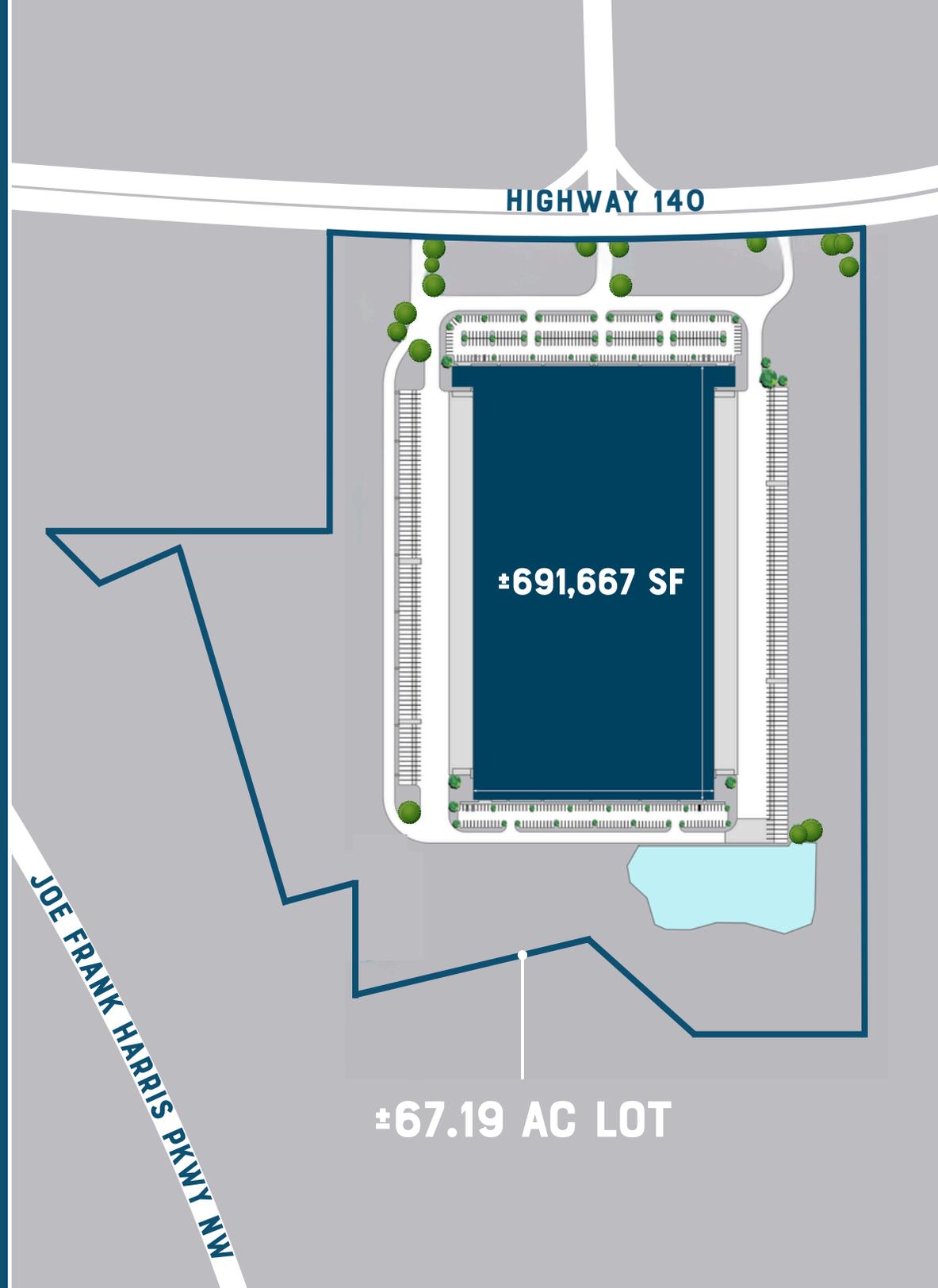


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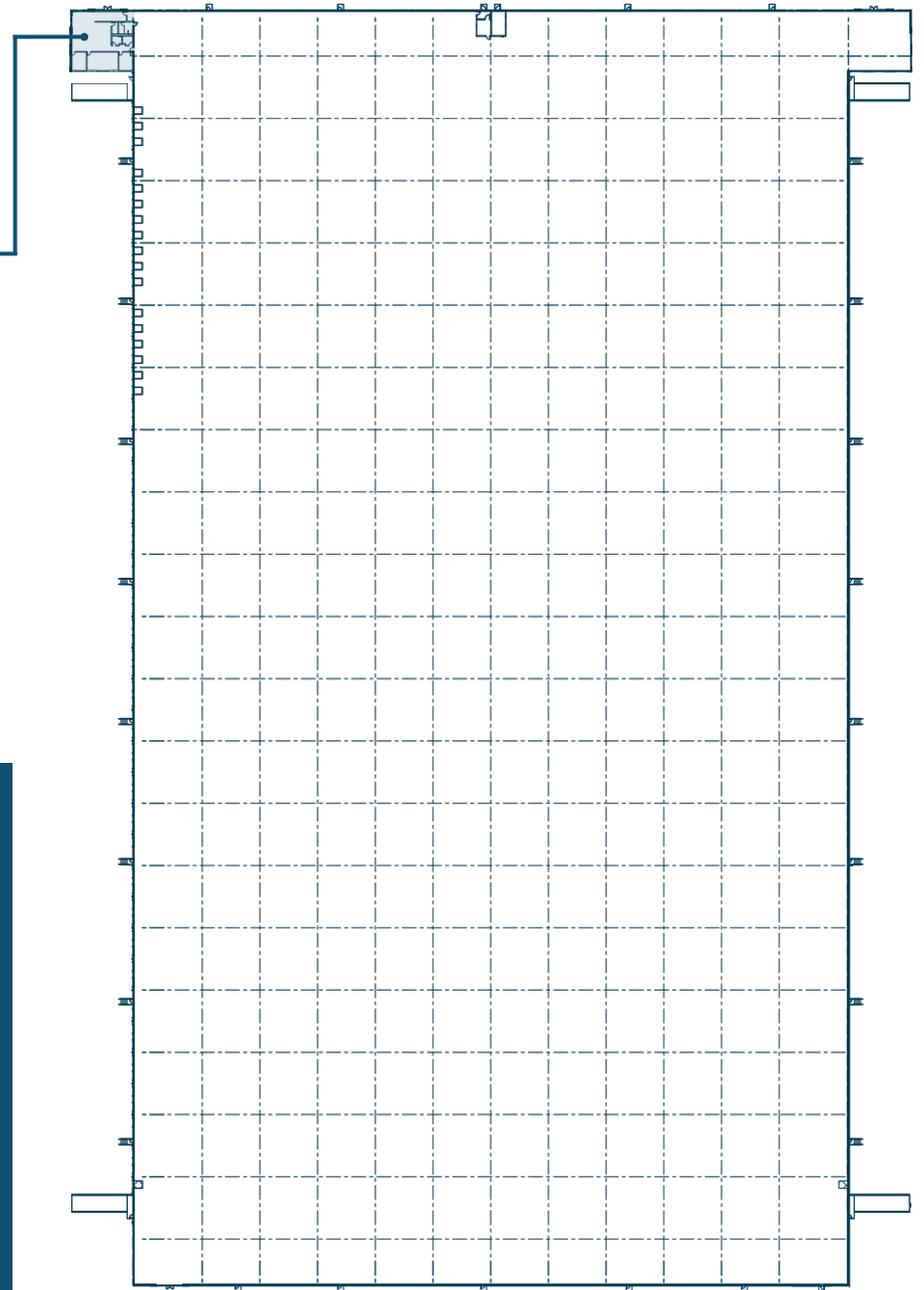
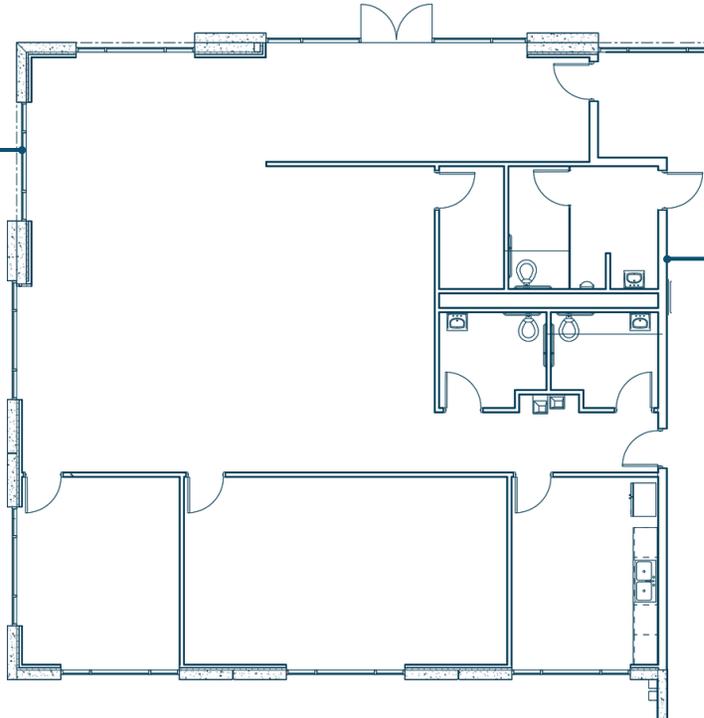
International Commerce Center is a newly constructed, 691,667 SF Class A bulk distribution facility in Adairsville, GA. Delivered in 2023, the property features 40' clear heights, a cross-dock design with 124 dock-high doors, 190' truck courts, and ample trailer and auto parking. Located less than one mile from I-75, the site offers excellent access to the Appalachian Regional Port and the greater Atlanta logistics network, making it ideal for large-scale distribution and logistics users.

PROPERTY SPECIFICATIONS

Lot Size	±67.19 AC
Total Building SF	±691,667
Divisible to SF	±200,000
Office SF	2,911
Building Dimensions	1106' x 620'
Loading Configuration	Cross-dock
Column Spacing	50' x 54'; 60' x 54' staging bays
Clear Height	40'
Dock High Doors	124 (9' x 10'); (24) with mechanical pit levelers
Drive-In Doors	4 (12' x 14')
Auto Parking	388 spaces
Trailer Parking	177 spaces
Truck Court	190' (D) with 70' concrete apron
Sprinklers	ESFR
Power	2,000 amps, 277/480v
Lighting	LED
Slab	7" unreinforced concrete (4,000 PSI)
Roof System	45 Mil TPO



**OFFICE
PLAN
2,911 SF**



BUILDING SIZE

691,667 SF

CLEAR HEIGHT

40'

OFFICE SIZE

2,911 SF

DOCK HIGH DOORS

124 (9' x 10')

LOT SIZE

±67.19 AC

DRIVE-IN DOORS

4 (12' x 14')

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DULUTH
TRADING

Complete
TransPack
Solutions

NFI

HIGHWAY 41 /
JOE FRANK HARRIS
PKWY NW

YANMAR

INTERSTATE
75

EXIT 306

HIGHWAY 140

Shaw

AIRMAN
AIRMAN USA CORPORATION

Daiki Corporation

HIGHWAY 140

GREENVIEW

ELEVATED
STEEL

HIGHWAY 41 /
JOE FRANK HARRIS
PKWY NW

CASS ST NW

THE DIXIE GROUP

VISTA
METALS

POPLAR SPRINGS RD

MARTIN LUTHER KING DR

0.8 MILES

UP TO 691,667 SF AVAILABLE FOR LEASE



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LEASING CONTACTS

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