



308,880 SF Available
For Lease

LogistiCenter at Monroe Crossing

87 Monroe Crossing, Cartersville
Georgia, 30120



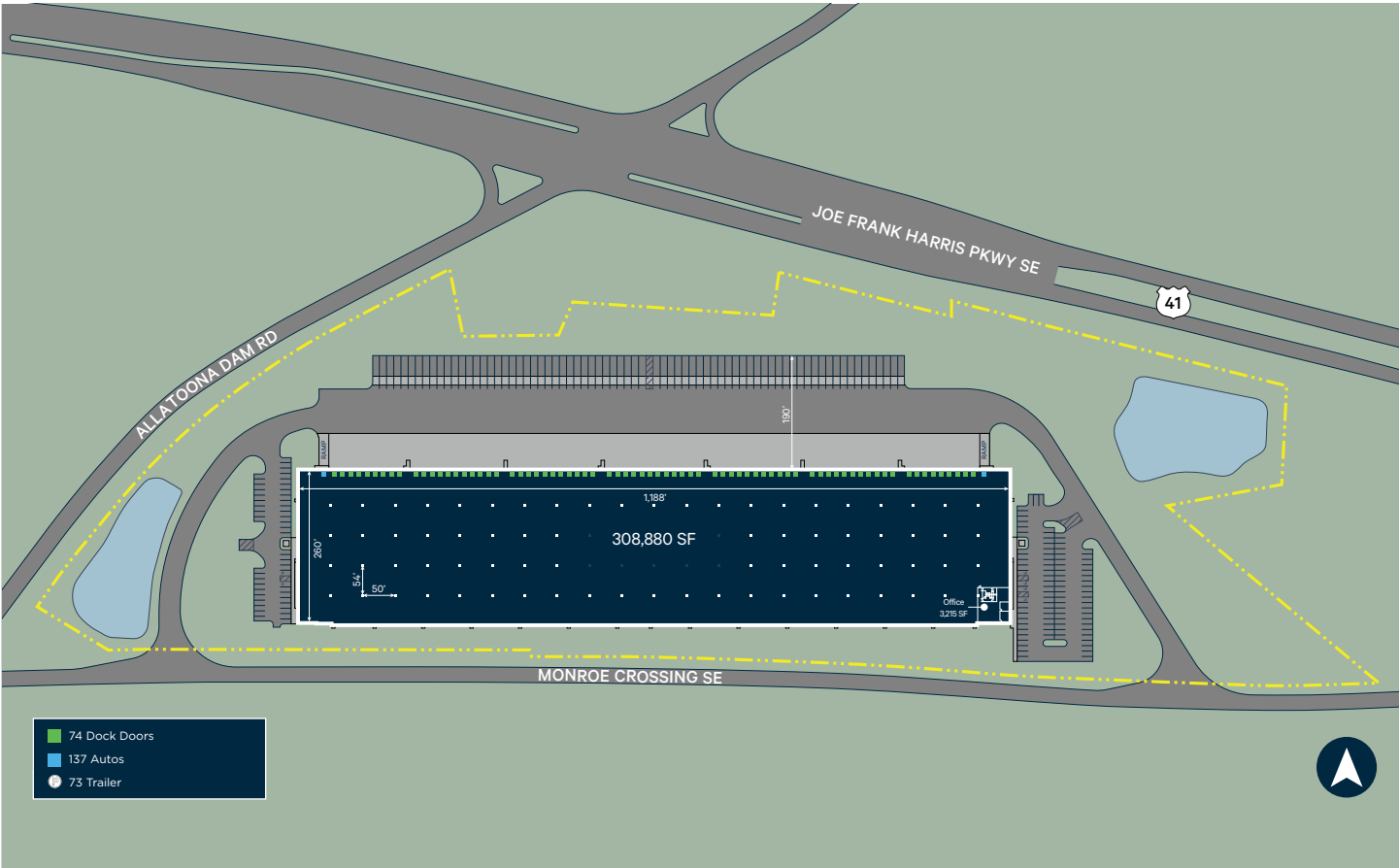
Dermody.com

Property Details

87 Monroe Crossing, Cartersville, Georgia, 30120

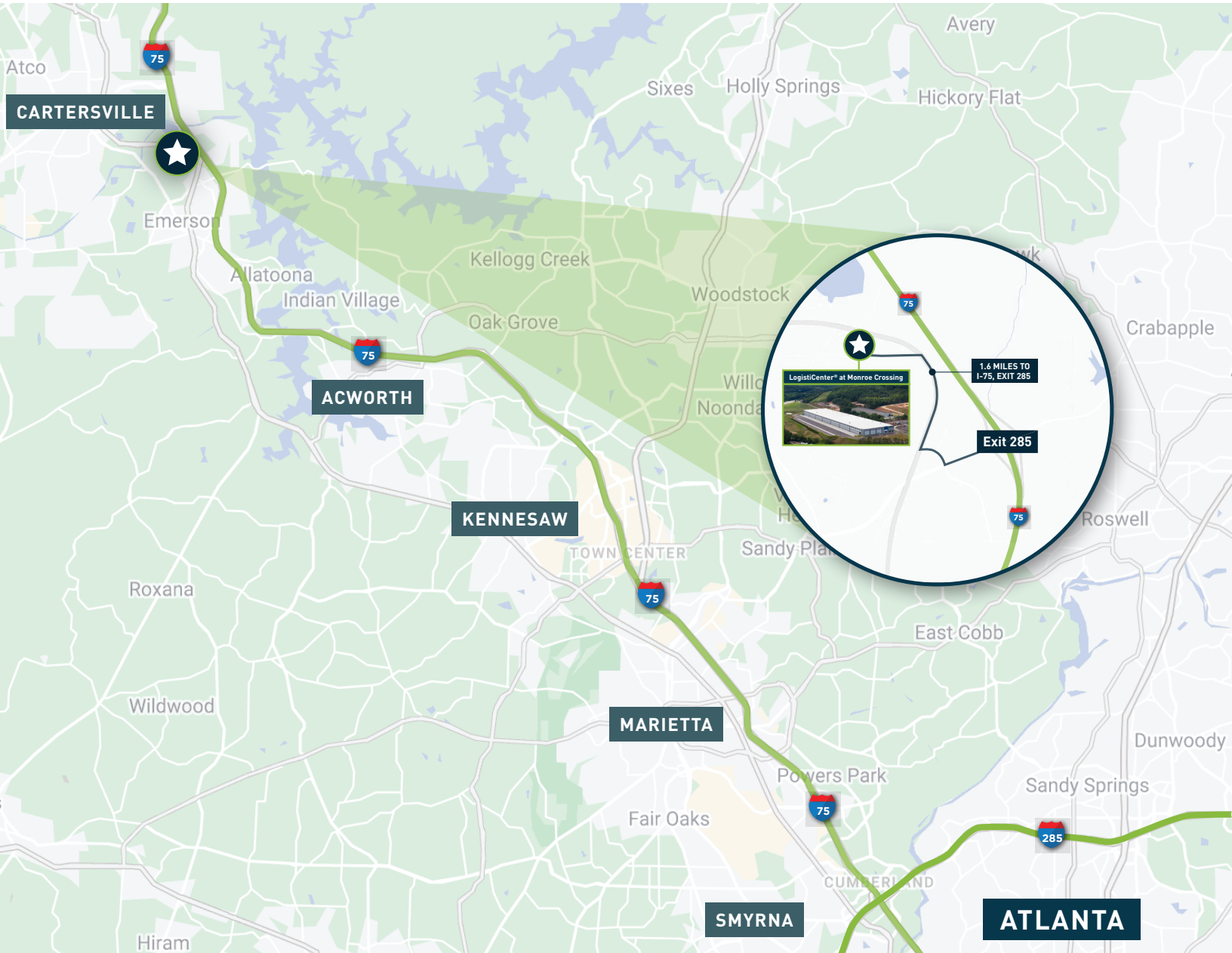
Building Dimensions:	260' D x 1,188' W
Drive-In Doors:	(2) 14' x 16'
Office Area:	3,215 SF Speculative
Dock Doors:	(74) 9' x 10' (26) 40,000 lb. Mechanical Levelers
Clear Height:	36'
Loading Bay:	60' D x 54' W
Column Spacing:	50' D x 54' W
Parking:	137 Car Parking Stalls 73 Trailer Stalls
Year Built:	2024
Fire Protection System:	ESFR

Lighting:	30 FC at 36" AFF based on an open plan
Structure Exterior:	Site Cast Conc Tilt Wall
Site Area:	24.49 Acres
Zoning:	Light Industrial
Floors:	7" DUCTILCRETE Engineered Slab
HVAC Systems:	Freeze Protection Provided by Cambridge Heat Units
Electric:	(2) 1,600 AMP Exterior Service
Roof:	60-mil TPO



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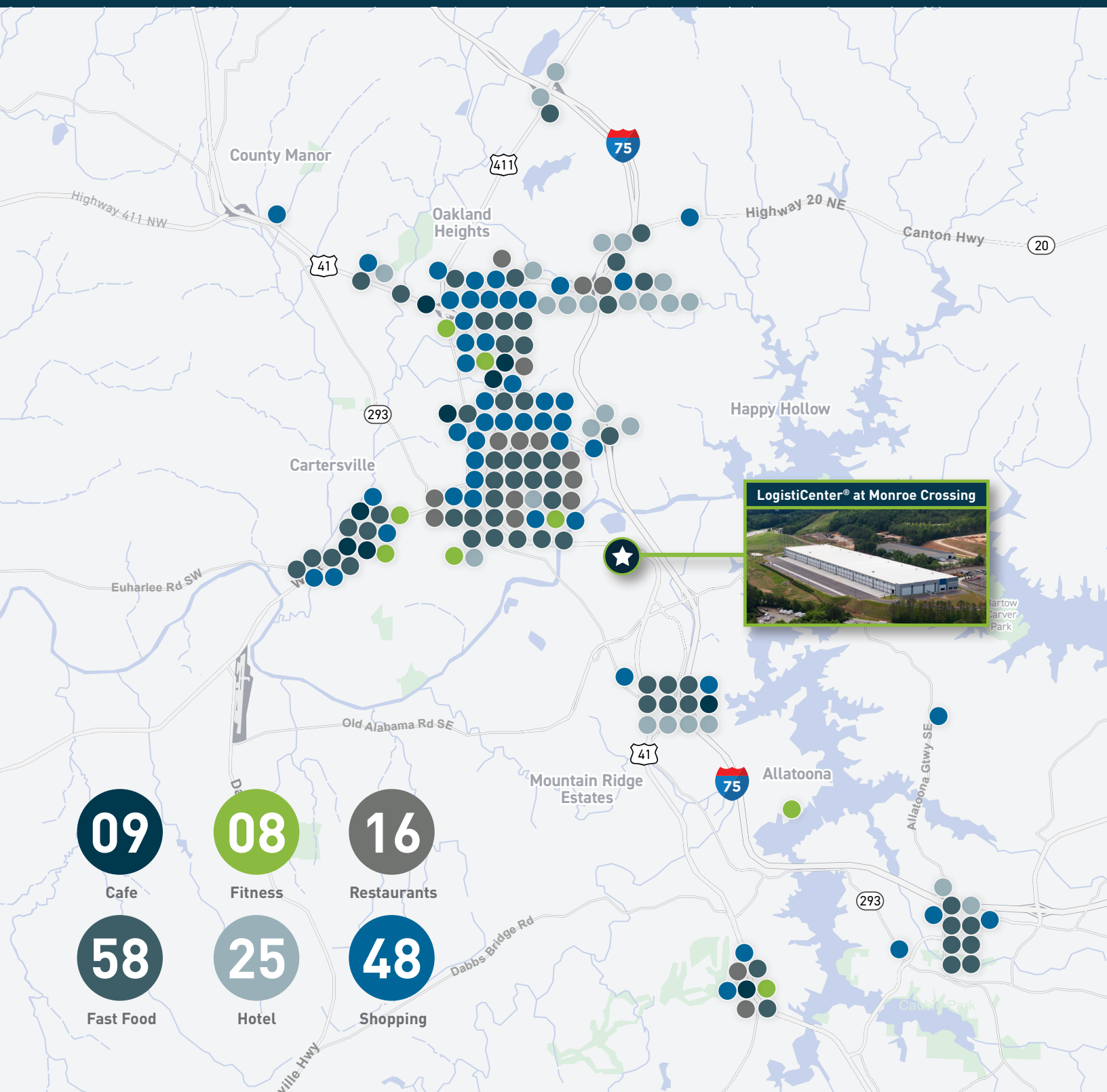
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About Dermody Properties

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.

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