

FOR SUBLEASE

6739 NEW CALHOUN HWY NE, ROME, GA
MANUFACTURING/WAREHOUSE/OFFICE
320,000 SF AVAILABLE



Available now

TERM THROUGH OCTOBER 2029
HEAVY POWER



6739 NEW CALHOUN HWY NE/ROME,GA

PROPERTY DETAILS

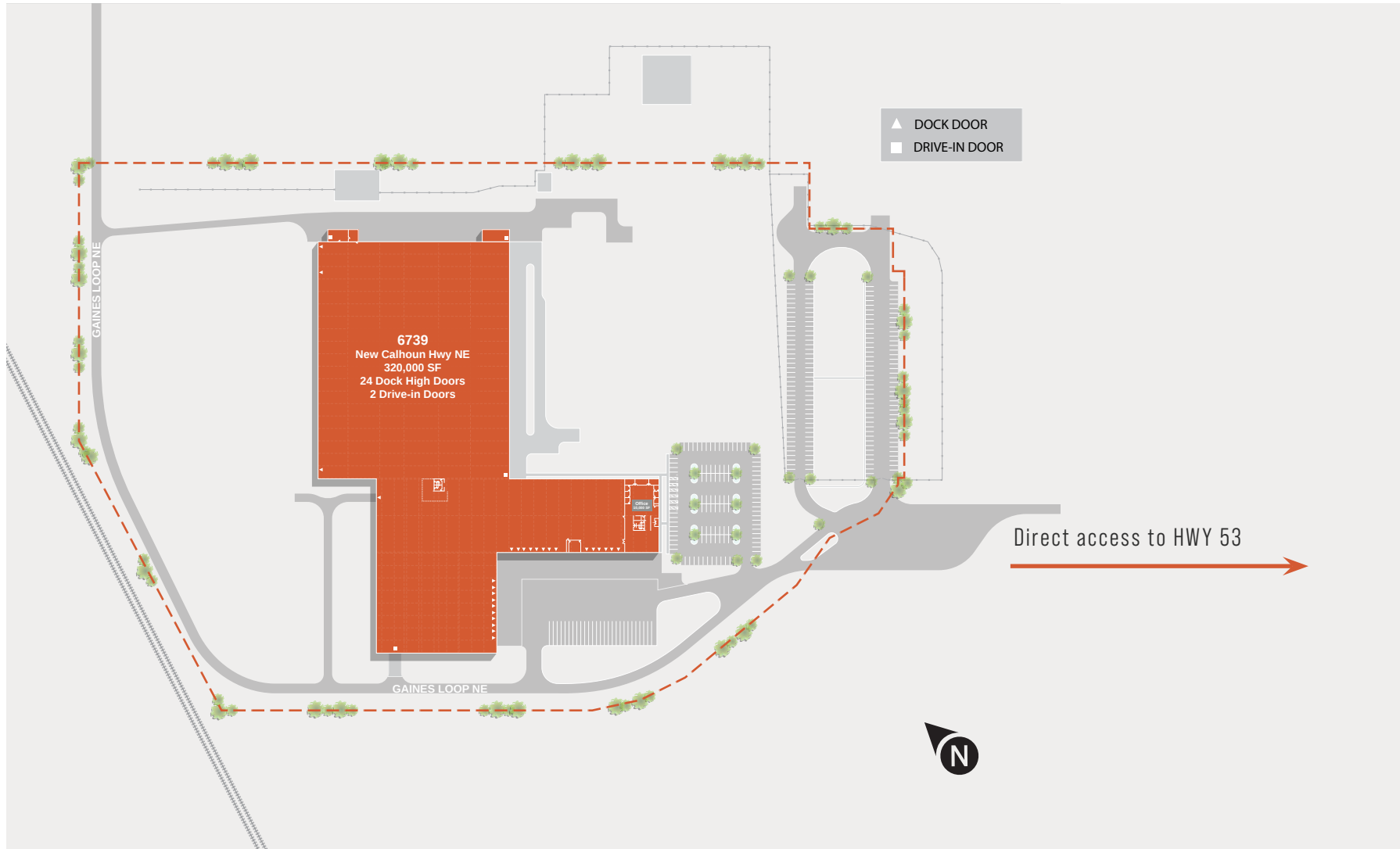
Rare sublease opportunity ideal for manufacturers or logistics operators seeking heavy power, abundant dock access and proximity to labor.

Feature	Detail
Address	6739 New Calhoun Hwy NE, Rome, GA 30172
Property Type	Manufacturing/Warehouse/Industrial
Space Available	320,000 SF
Land Area	36.34 acres
Year Built/Renovated	1981/2018
Zoning	I
Column Spacing	25'x60'
Clear Height	26' - 40'

Feature	Detail
Docks	25
Drive-Ins	4 (12' w x 12' h)
Trailer Parking	50 spaces
Parking	170 spaces (0.40/1,000 SF)
Sprinklers	Wet system
Rail Line	Norfolk southern
Power	1,200 - 3,200a/277 - 480v 3p 4w heavy
Amenities	Air conditioning, fenced lot



SITE PLAN



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PRIME LOCATION

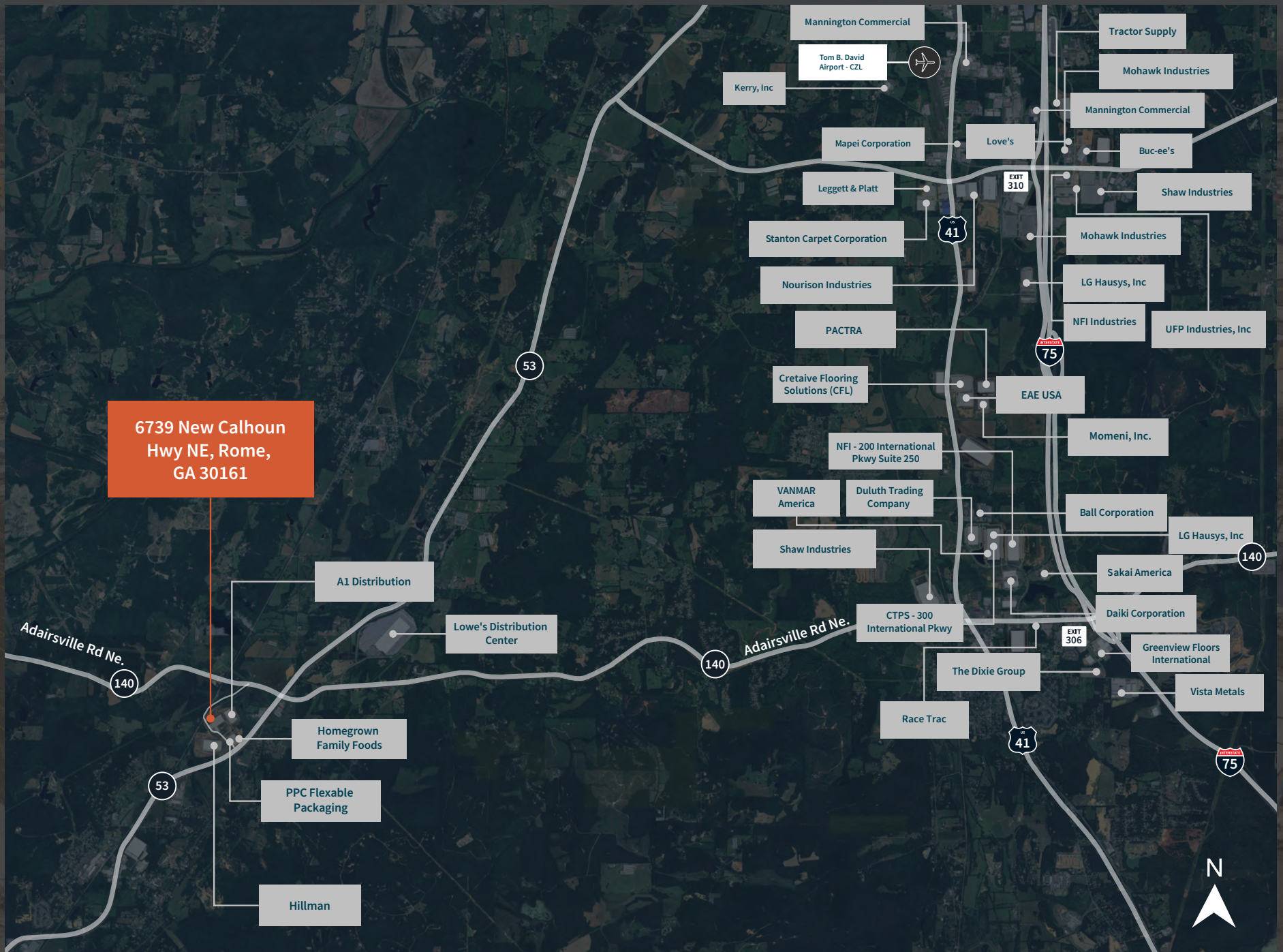
- ✓ IMMEDIATE ACCESS TO TRANSPORT AND RAIL
- ✓ DOCK-RICH AND TRAILER-READY
- ✓ 320,000 SF (EXPANDABLE)
- ✓ 36+ ACRES WITH EXPANSIVE CONCRETE APRON
- ✓ HEAVY POWER, IDEAL FOR PRODUCTION
- ✓ 26'-40' CLEAR HEIGHT
- ✓ STRATEGIC LOGISTICS HUB
- ✓ THRIVING INDUSTRIAL CORRIDOR



KEY DISTANCES

Located in Floyd County, this site benefits from a strong regional labor pool, proven operational history since 2017, and strategic access to freight corridors.

Location	Distance
Norfolk Southern Rail Line	.1 miles (adjacent)
GA Route 140	1.8 miles south
US Highway 27	5.6 miles west
I-75 (via GA-140)	8.7 miles east
Rome Floyd Regional Airport	9.7 miles west
Rome, GA	9.8 miles west
Calhoun, GA	11.5 miles east
Chattanooga, TN	56 miles north
Chattanooga Metropolitan Airport	59.6 miles north
Atlanta, GA	73 miles southeast
Hartsfield-Jackson Atlanta Int'l Airport	83 miles south





CONTACT US

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