

FOR LEASE

IMMEDIATE AVAILABILITY

55,355 SF AVAILABLE
1480 BELLS FERRY ROAD
MARIETTA, GA 30066



Buckhead

Downtown Atlanta

Cobb Parkway North

Bells Ferry Road



FOR LEASE

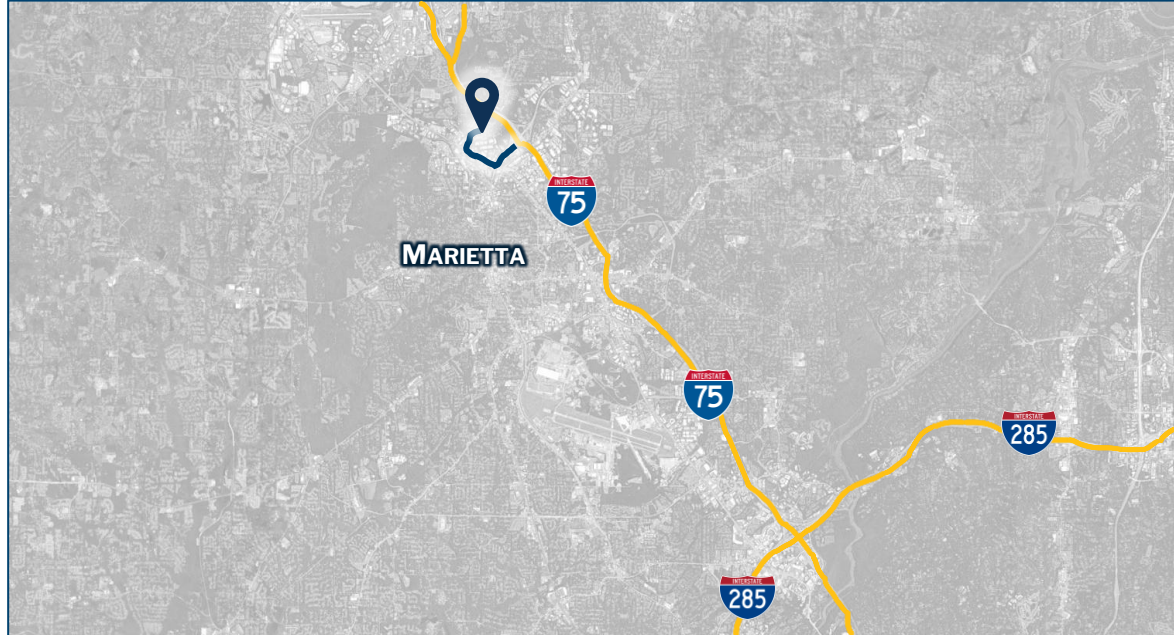
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SPACE FOR LEASE - INFORMATION

- **TOTAL SF:** 55,355
- **OFFICE SF :** 14,067
- **DOCK HIGH DOORS:** 5
- **DRIVE IN DOORS:** 1
- **CLEAR HEIGHT:** 23'
- **COLUMN SPACING:** 24' x 30'
- **SIDE LOAD CONFIGURATION**
- **HEAVY POWER:** 1,600 AMPS, 208-VOLTS, 3-PHASE
- **SPRINKLER SYSTEM:** ESFR
- **2025 MAKE READY ONGOING**



MARKETED BY:

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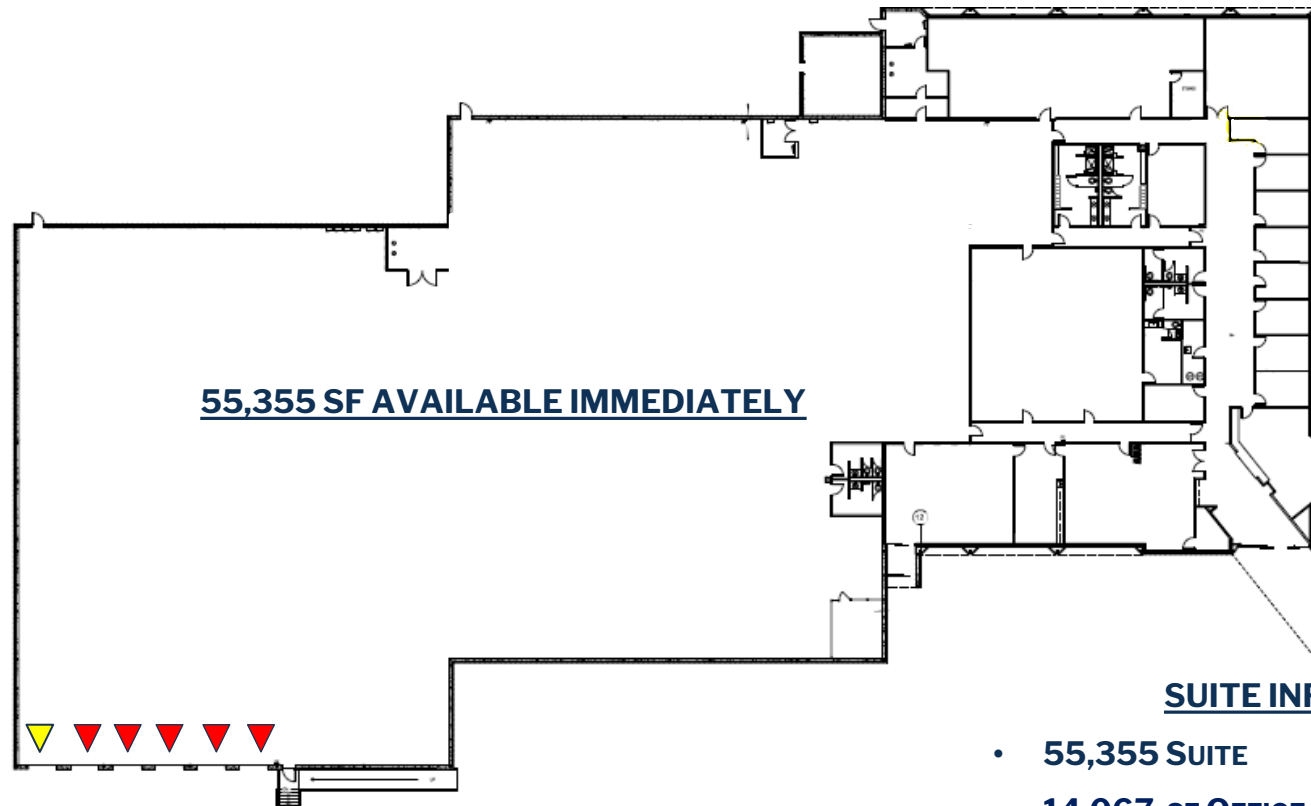
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FLOORPLAN

▶ Drive-In Door
▶ Dock Platform



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SUITE INFORMATION

- **55,355 SUITE**
- **14,067-SF OFFICE**
- **FIVE (5) DOCK HIGH DOORS**
- **ONE (1) DRIVE-IN DOOR**
- **HEAVY POWER – 1,600 AMPS, 208-VOLT, 3-PHASE**



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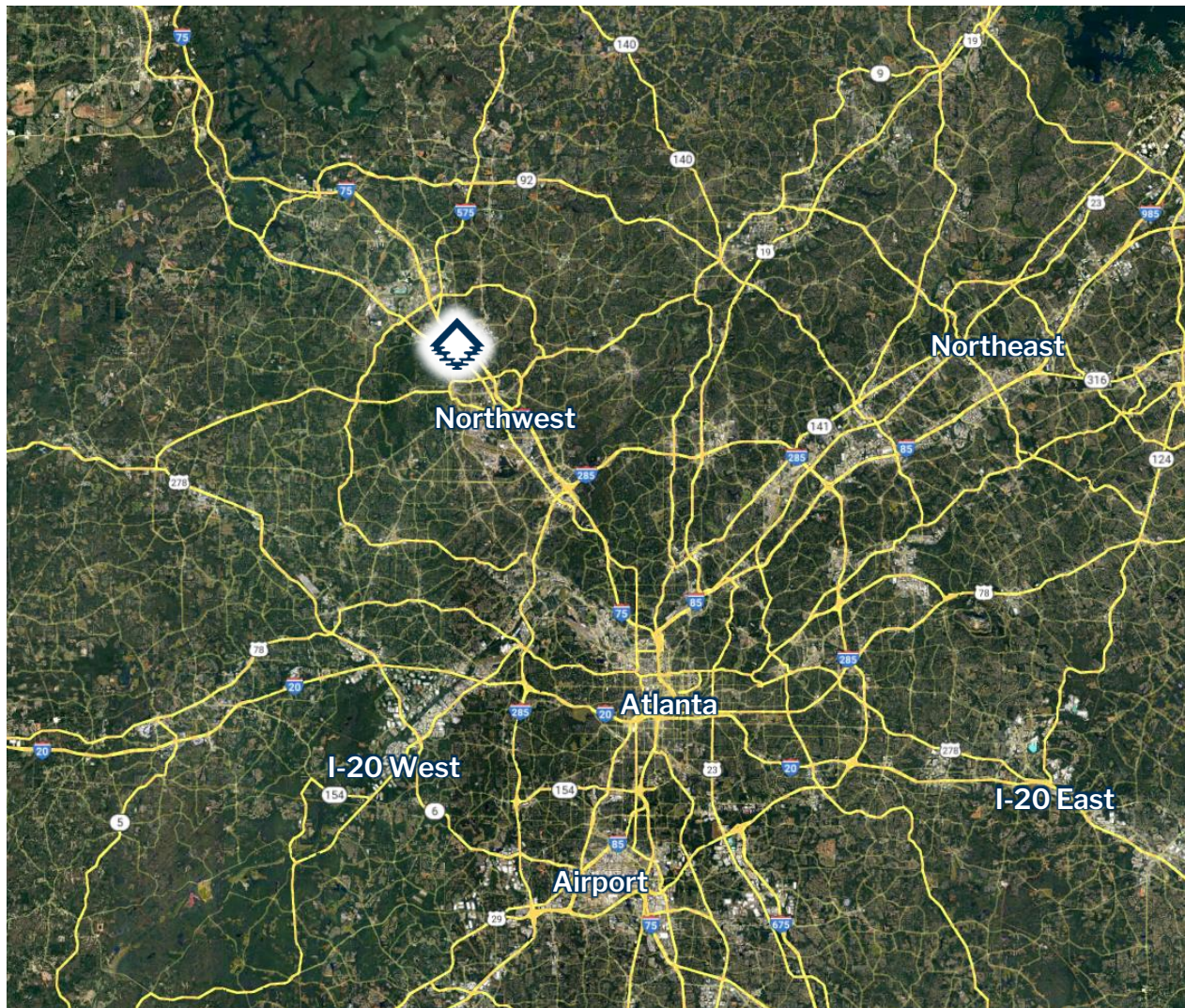
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Sample Warehouse Make-Ready Imagery

Painted Roof Deck

New LED Lighting

Warehouse Whitebox

Painted Hazard Columns



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Sample Office Make-Ready Imagery

New LEDs

New Ceiling Tile Grid

New Flooring

