

# FOR LEASE

IMMEDIATE AVAILABILITY

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



# FOR LEASE

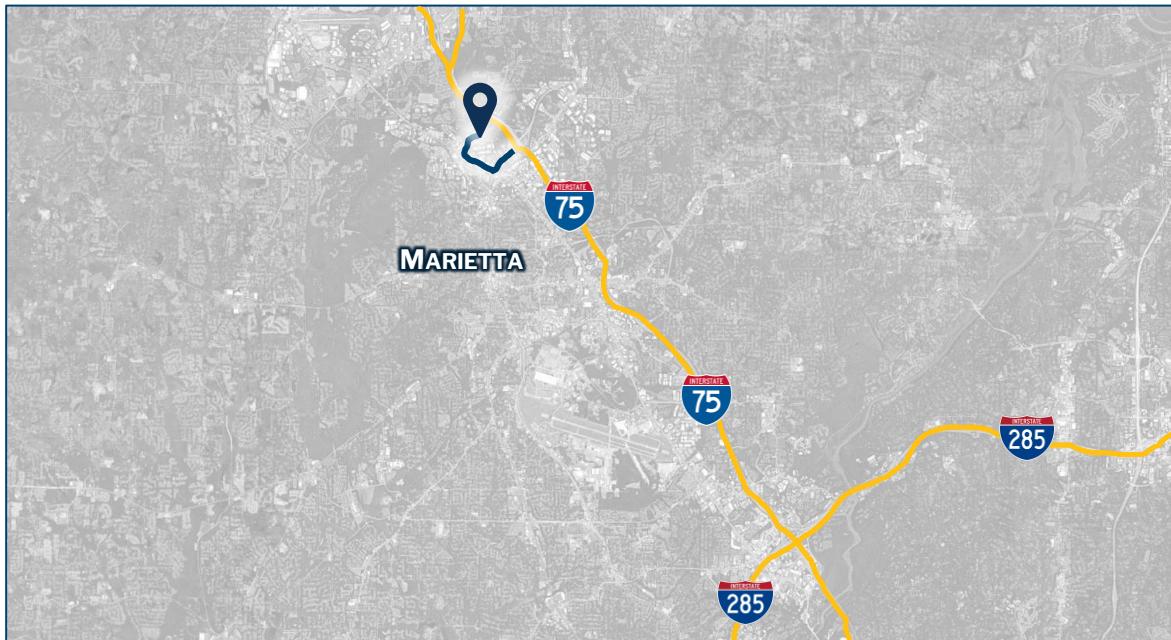
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## SPACE FOR LEASE - INFORMATION

- **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:

**John Gosnell**  
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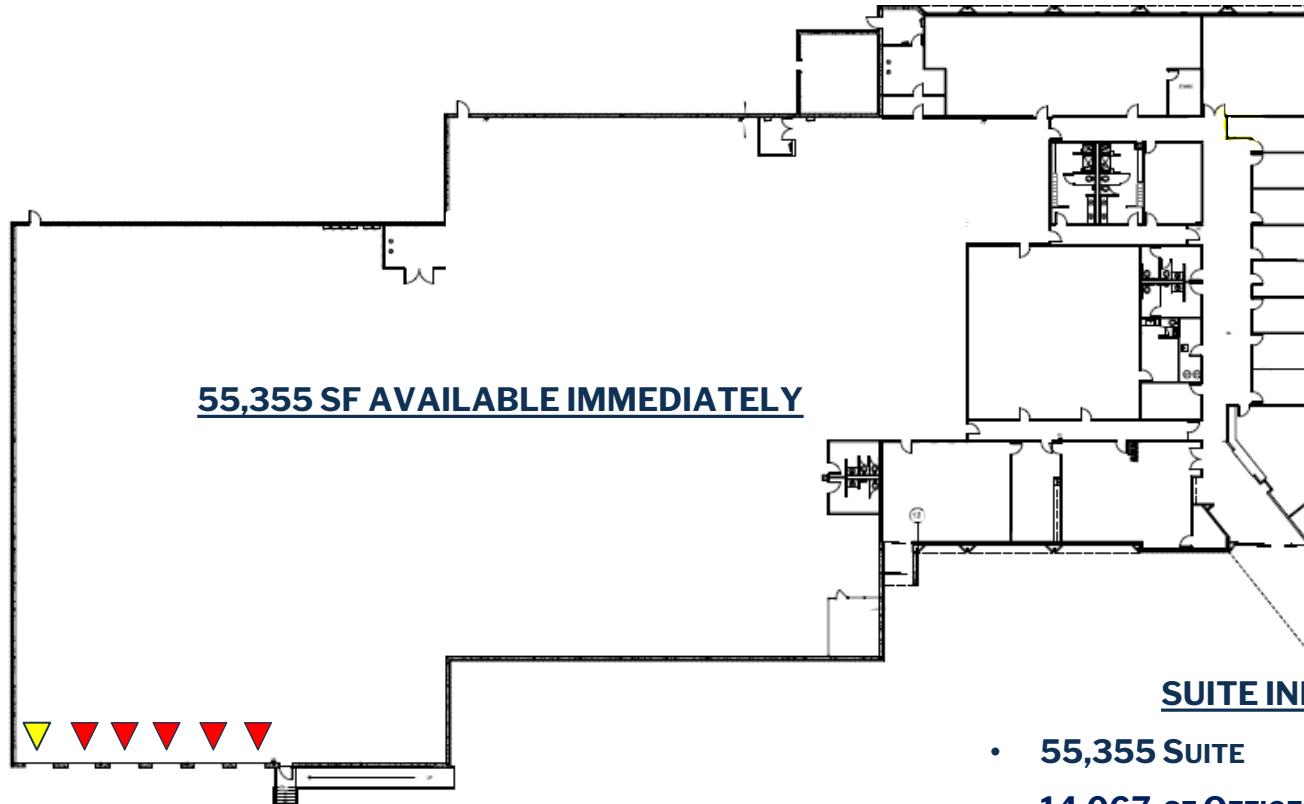
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Drive-In Door  
Dock Platform

## FLOORPLAN



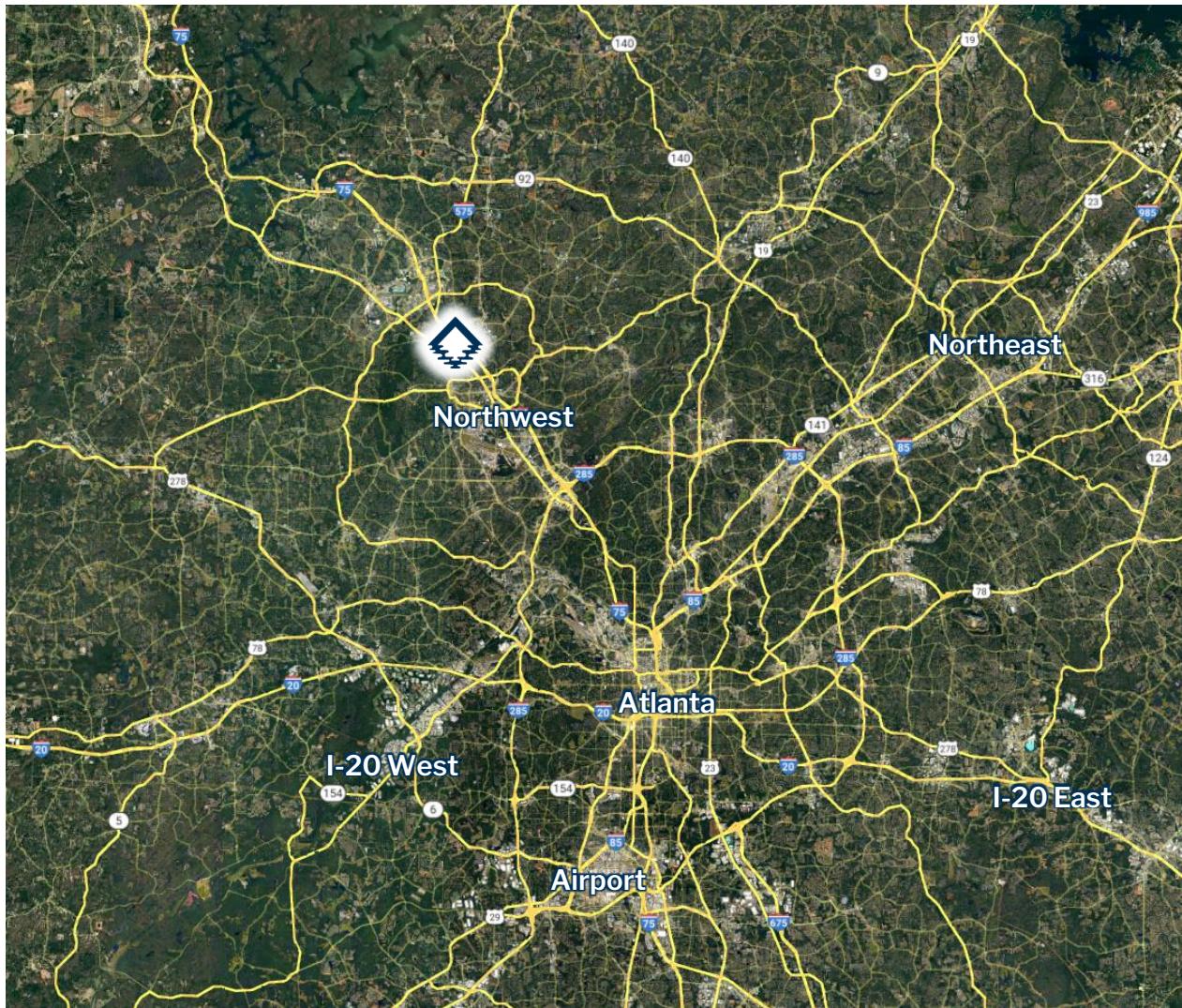
## SUITE INFORMATION

- **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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STRATEGIC  
REAL ESTATE PARTNERS, LLC



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STRATEGIC  
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Downtown Atlanta



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*Sample Warehouse Make-Ready Imagery*

*Painted Roof Deck*

*New LED Lighting*

*Painted Hazard Columns*

*Warehouse Whitebox*

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*Sample Office Make-Ready Imagery*

*New LEDs*

*New Ceiling Tile Grid*

*New Flooring*