



**175,733 SF | 18.06 ACRES
AVAILABLE**

FOR SALE & LEASE SINGLE-TENANT OPPORTUNITY

*Multi-building site with warehouse,
distribution, cold storage, and IOS available*



326 SOUTH MARBLE STREET

ROCKMART | GA

CONTACT

Andy Head
Partner | Senior VP
404.595.1466
ahead@apexindustrialre.com

Morgan McMenamy
Director
404.771.1199
mmcmenamy@apexindustrialre.com

INVESTMENT OVERVIEW

326 South Marble Street offers an ideal owner-user opportunity for a well-positioned industrial facility totaling approximately 175,733 square feet across two buildings on ± 10.9 acres. The property will be delivered vacant, providing immediate functionality for warehousing, distribution, or manufacturing operations. Additionally, an adjacent ± 2.19 -acre improved outdoor storage yard with a $\pm 10,000$ -square-foot truck maintenance facility is available for lease, offering further operational flexibility. With C-2 zoning, excellent access to major transportation corridors, this property is ideally suited for businesses seeking a scalable and accessible footprint in Northwest Georgia.



**326 S MARBLE STREET
ROCKMART, GA 30153**



**BUILDING 1: 135,293 RSF
BUILDING 2: 40,440 RSF**



LOT SIZE: 18.06 ACRES



ZONING: C-2 COMMERCIAL



**2.19 ACRES OF IOS FOR LEASE WITH
ON-SITE TRUCK SERVICING BUILDING**



INVESTMENT OVERVIEW

BUILDING 1

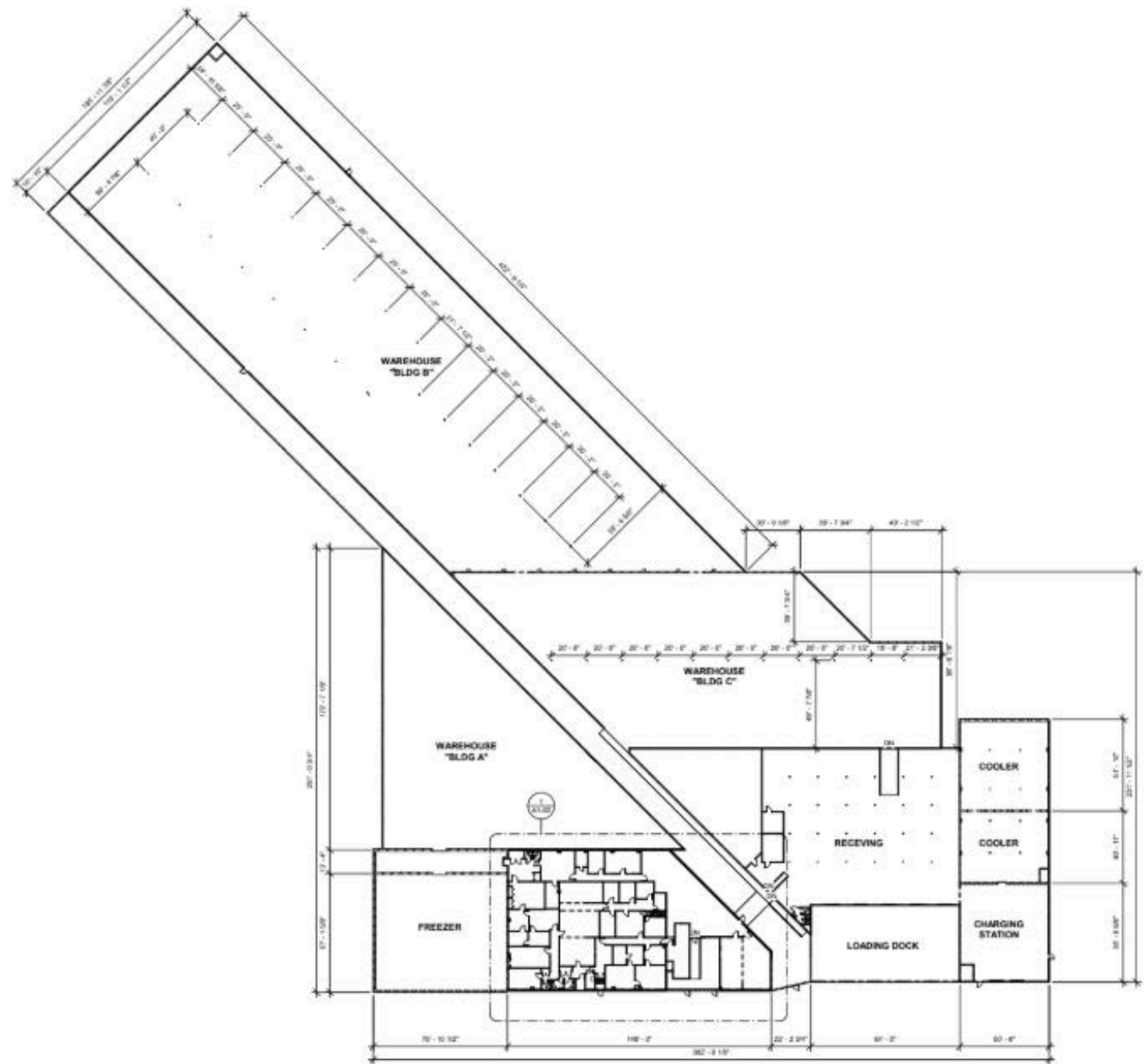
Building 1 is 135,293 square feet with clear heights ranging from 14' to 29.5'. Combination of brick, concrete block, and metal construction, the building includes a large walk-in freezer, a newly installed walk-in cooler, and a conveyor system that may remain in place or be removed to suit the end user. The flexible layout is well-suited for warehousing, distribution, or cold storage operations.

BUILDING INFORMATION

- **Size:** ±135,293 SF
- **Construction:** Brick, concrete block, and metal
- **Ceiling Heights:** 14' - 29.5' clear
- **Cold Storage Available:** 4,176 SF cooler with 14' clear height and 6,000 SF freezer with 18' clear
- **Features:** Office space, sorting area, in-place racking available
- **Loading:** Five (5) Dock-High Doors, Two (2) Drive-In
- **Planned Improvements:** New exterior pain, new LED lighting throughout, new office finishes



BUILDING 1



INVESTMENT OVERVIEW

BUILDING 2

Building 2 totals approximately 40,440 square feet and is primarily constructed of brick with wood roof trusses, typical of early 20th-century industrial design. The building offers open, clear-span warehouse space ideal for storage or light industrial use. It has been maintained under a routine service plan and remains in functional condition for a variety of owner-user or support facility needs including dead storage.

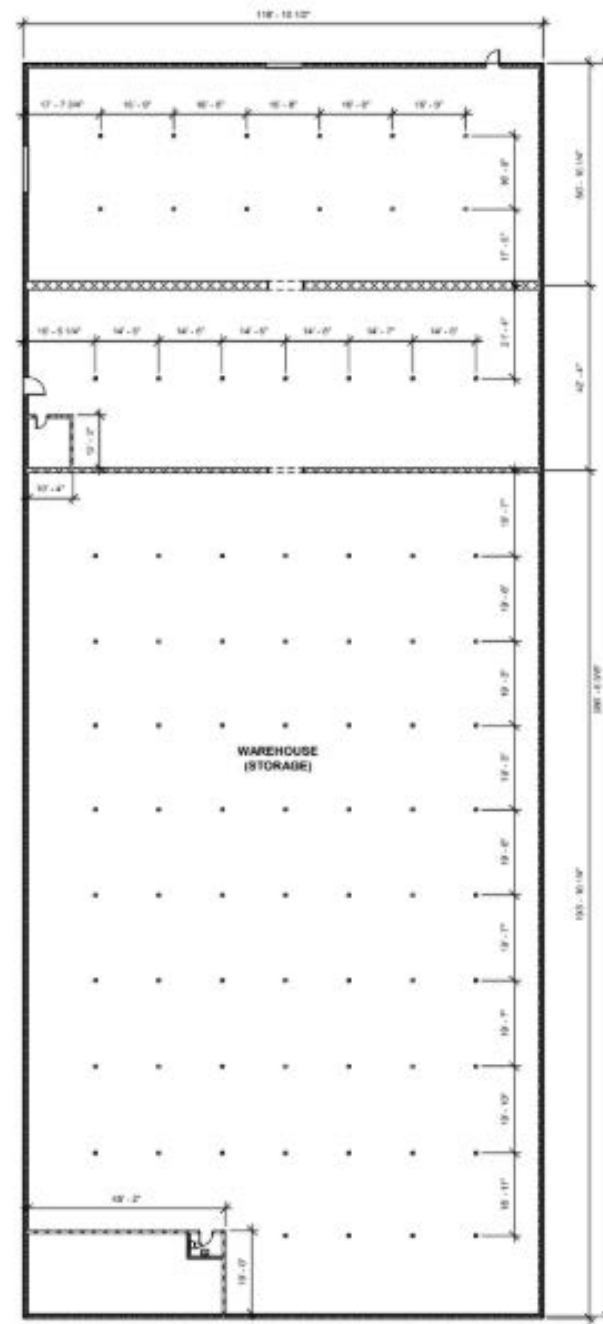


BUILDING INFORMATION

- **Size:** ±40,440 SF
- **Construction:** Primarily brick with wood trusses
- **Use:** Currently used for dry storage
- **Loading:** Six (6) drive-in doors & one (1) dock-high loading door
- **Features:** Climate controlled receiving area, located on an active rail line

FLOOR PLAN

BUILDING 2



ADDITIONAL OFFERING - *FOR LEASE ONLY*

INDUSTRIAL OUTDOOR STORAGE & TRUCK SERVICING

±2.19-acre IOS parcel includes a ±10,000-square-foot truck service building with five drive-in doors and an outdoor loading dock, offering valuable infrastructure for transportation or logistics users.

The yard provides ample space for trailer, equipment, or container storage, with functional circulation and access. This site is well suited for fleet maintenance, overflow storage, or operational support needs and is available for immediate occupancy.



QUICK FACTS

5 Drive-In Doors

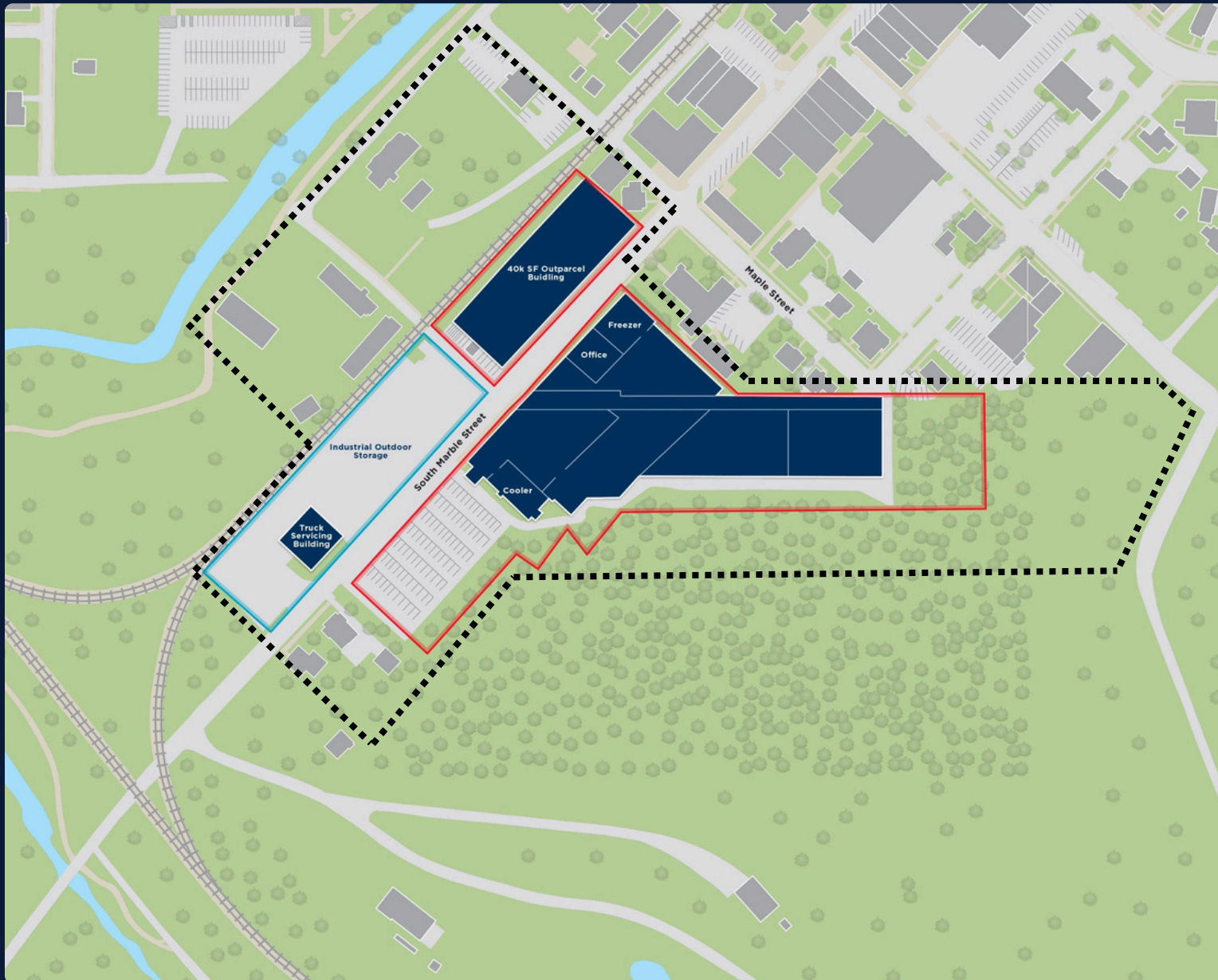
1 Outdoor Dock

~2.2 Acres

Available for lease (\$5,600/acre)



SITE PLAN



OFFERINGS

135,293 SF
Main Building

40,400 SF
Outparcel Building

2.19 Acres of IOS
(for lease only)

18.06 Total Acres
available for sale

LOCATION OVERVIEW

PROXIMITY & ACCESS

Highways & Interstates

- **US Highway 278** - Less than 0.5 miles away
- **GA Highway 101** - 3 miles
- **I-20** - 25 miles south (via GA-101 S or US-278 E)
- **I-75** - 26 miles east (via US-411 N or GA-113 E)
- **I-285 (Perimeter)** - 48 miles southeast

4-Lane access to all interstates

Airports

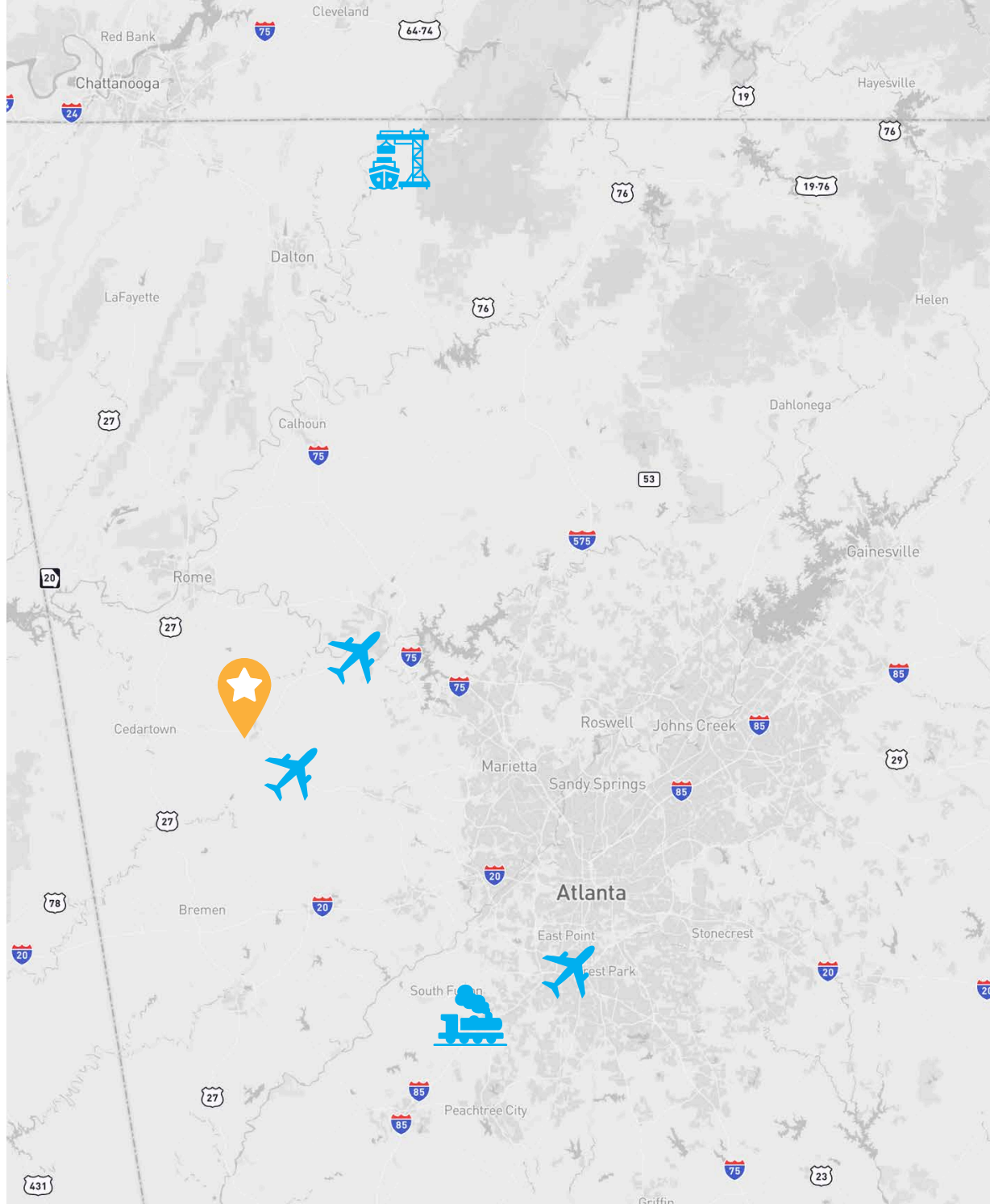
- **Hartsfield-Jackson (ATL)** - ±60 miles southeast (~1 hr 10 min drive)
- **Cartersville-Bartow County Airport** - ±23 miles northeast
- **Rome/Floyd County Airport** - ±21 miles northwest
- **Paulding Northwest Atlanta Airport (PUJ)** - ±14 miles southeast (15 min drive)

Ports & Inland Terminals

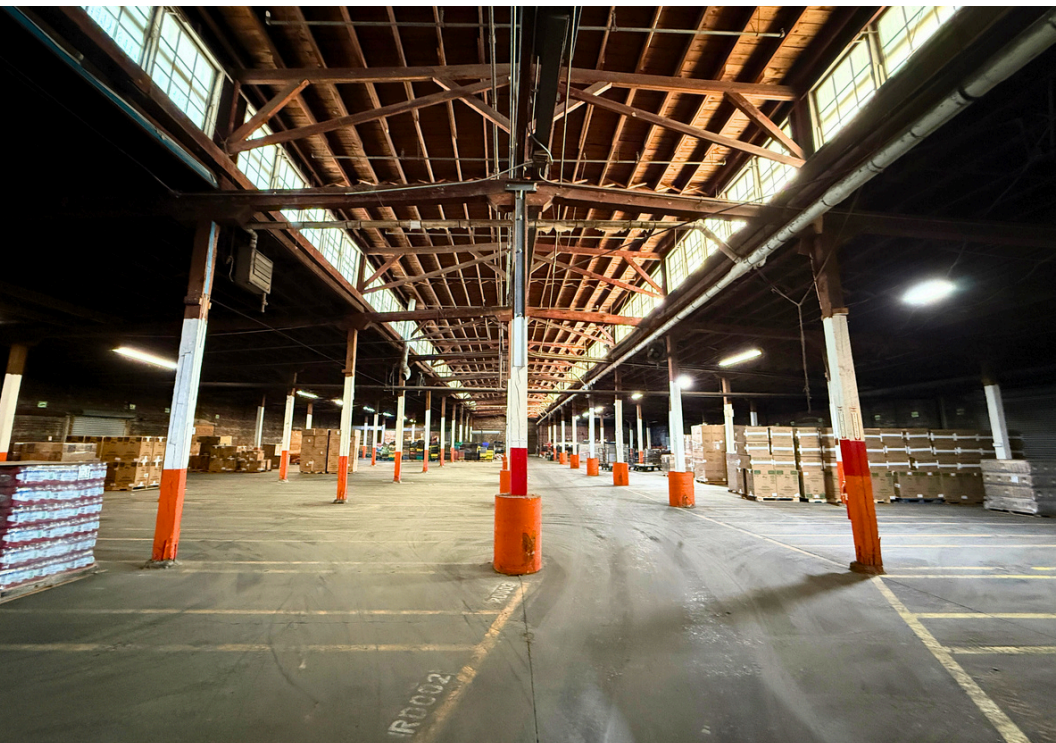
- **Savannah Port (Garden City Terminal)** - ~300 miles (primary GA port for imports/exports)
- **Appalachian Regional Port (Inland Port in Chatsworth, GA)** - ±70 miles north
- **CSX Intermodal Terminals (Fairburn, GA)** - ±55 miles southeast

Labor & Industrial Hubs

- **Rome, GA** - ±20 miles northwest
- **Cartersville, GA** - ±24 miles northeast
- **Atlanta, GA** - ±55 miles southeast
- **Chattanooga, TN** - ±75 miles north









CONTACT



Andy Head

Partner | Senior VP

404.595.1466

ahead@apexindustrialre.com



Morgan McMenamy

Director

404.771.1199

mmcmenamy@apexindustrialre.com



Apex Industrial Real Estate Advisors

3535 Piedmont Road NE

Bldg. 14 | Suite 450

Atlanta, GA 30305

www.apexindustrialre.com