

# FOR SALE

ASKING PRICE

\$2,798,000 | \$181.69 / SF

**15,400 SF**

Total Building

**22'-23'**

Clear Height

**3 + 1**

Drive-In + Dock

**3-Phase**

Power

**1.06 Acres**

Lot Size

## 1449 FIELD PARK CIRCLE NW

Marietta, GA 30066 | Cobb County | Industrial for Sale



### STERLING REALTY PARTNERS, INC.

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## OFFERING SUMMARY

|               |                           |
|---------------|---------------------------|
| Property Type | Industrial Warehouse      |
| Sale Type     | Fee Simple — Unencumbered |
| Asking Price  | \$2,798,000               |
| Price / SF    | \$181.69 / SF             |
| Building Size | 15,400 SF                 |
| Lot Size      | 1.06 Acres                |
| Year Built    | 2001                      |
| Construction  | Masonry                   |
| Clear Height  | 22'–23'                   |
| Loading       | 1 Dock High + 3 Drive-In  |
| Power         | 3-Phase Electric          |
| Water/Sewer   | City of Marietta          |
| Heating       | Gas                       |
| Zoning        | LI – Light Industrial     |
| Parking       | 18 On-Site Spaces         |
| Financing     | SBA 504 / 7(a) Eligible   |

## OWNERSHIP OPPORTUNITY

| Opportunity     | Detail                                    |
|-----------------|---|
| Owner-User      | Ideal for business acquiring own facility |
| Investor        | Value-add or NNN lease-up play            |
| SBA Financing   | Low down payment options available        |
| Demising Upside | Building can be divided into 3 suites     |

## PROPERTY DESCRIPTION

Positioned in one of Cobb County's most established industrial corridors, 1449 Field Park Circle presents a rare fee-simple acquisition opportunity — a fully functional 15,400 SF industrial facility on 1.06 acres with immediate owner-user or investor appeal. The property features 22'–23' clear heights, multiple loading configurations, 3-phase power, and excellent access to I-75, I-575, I-285, and the greater Atlanta metro.

The building's proximity to Wellstar Kennestone Hospital creates a unique opportunity for medical suppliers, healthcare distributors, laboratory users, service contractors, logistics providers, light manufacturing, and e-commerce businesses seeking to own their own Cobb County facility. The property is also well-suited as an investor acquisition with strong lease-up potential.

## INVESTMENT & PROPERTY HIGHLIGHTS

- Fee simple sale — no encumbrances
- 15,400 SF masonry construction — built 2001
- 22'–23' clear heights — above market for Cobb County
- 1 dock-high loading door + 3 drive-in doors
- 3-phase electric power
- Multiple exterior entrances with dedicated office access
- Individual utility metering — multi-tenant capable
- LI zoning — wide range of permitted uses
- SBA 504 / 7(a) financing eligible
- Owner-user or investor acquisition

## IDEAL BUYER PROFILE

- Business owner seeking to own their facility
- Medical Supply & Healthcare Distribution
- Light Manufacturing, Lab, or Service Operations
- Logistics, Fulfillment & E-Commerce
- Real estate investor — lease-up or value-add
- 1031 Exchange buyer

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## BUILDING DESCRIPTION

This warehouse facility provides flexibility rarely found in today's market. Multiple office entrances, separately metered utility capabilities, and existing warehouse divisions allow single or multi-tenant configurations without extensive build-out. Whether an owner-user requires the entire 15,400 SF or prefers to occupy a portion and lease the remainder, the building's layout accommodates a variety of strategies.

## LOCATION DESCRIPTION

1449 Field Park Circle is strategically positioned within Cobb County's Field Park industrial corridor — one of metro Atlanta's most sought-after suburban industrial sub-markets, providing unmatched access to the regional highway network and key demand drivers:

- ±1.5 Miles from I-75
- ±1.5 Miles from I-575
- ±2.3 Miles from Wellstar Kennestone Hospital
- Minutes from Cobb Parkway (US-41)
- Convenient access to I-285 and I-85

Wellstar Kennestone — one of Georgia's largest hospitals — is a key demand driver for healthcare supply chain users in the immediate area.

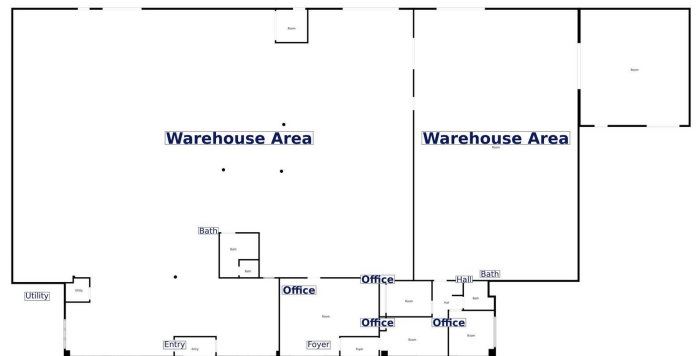
## LOCATION & BUILDING SUMMARY

|                 |                           |
|-----------------|---------------------------|
| Street Address  | 1449 Field Park Circle NW |
| City / State    | Marietta, GA 30066        |
| County          | Cobb County               |
| Market          | Atlanta Metro – Northwest |
| Sub-market      | Marietta / I-75 Corridor  |
| Zoning          | LI – Light Industrial     |
| Parcel Size     | 1.06 Acres                |
| Year Built      | 2001                      |
| Construction    | Masonry                   |
| Water           | City of Marietta          |
| Sewer           | City of Marietta          |
| I-75 Access     | ±1.5 Miles                |
| I-575 Access    | ±1.5 Miles                |
| Kennestone Hosp | ±2.3 Miles                |



### EXISTING FLOOR PLAN

1449 Field Park Circle NW | Marietta, GA 30066 | ±15,400 SF Total



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.  
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## PROPERTY PHOTO GALLERY



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## INVESTMENT HIGHLIGHTS

1449 Field Park Circle represents a compelling acquisition for both owner-users and investors. The masonry-constructed building delivers functional industrial space with above-market clear heights, flexible configurations, and SBA financing eligibility — reducing the equity required at closing.

| Metric       | Detail                |
|--------------|-----------------------|
| Asking Price | \$2,798,000           |
| Price / SF   | \$181.69 / SF         |
| Building SF  | 15,400 SF             |
| Lot Size     | 1.06 Acres            |
| Year Built   | 2001                  |
| Construction | Masonry               |
| Zoning       | LI – Light Industrial |
| SBA Eligible | Yes — 504 & 7(a)      |

## OWNER-USER ADVANTAGES

- Build equity instead of paying rent
- Lock in occupancy costs with fixed-rate SBA financing
- Occupy all 15,400 SF or lease unused space for income
- Flexible layout supports a wide range of operations
- SBA 504 loans available as low as 10% down

## INVESTOR ADVANTAGES

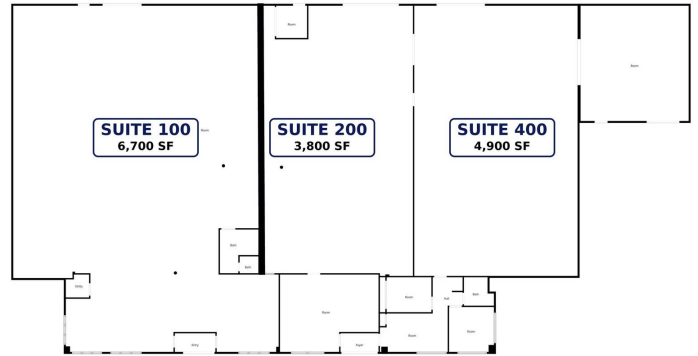
- Strong Cobb County industrial submarket fundamentals
- Building divisible into up to 3 leasable suites
- Below-market vacancy in the Marietta / I-75 corridor
- Proximity to Wellstar Kennestone drives healthcare tenant demand
- 1031 exchange eligible

## NEARBY AMENITIES

| Destination              | Distance   |
|--------------------------|------------|
| I-75 On-Ramp             | ±1.5 Miles |
| I-575 On-Ramp            | ±1.5 Miles |
| Wellstar Kennestone Hosp | ±2.3 Miles |
| Cobb Parkway (US-41)     | ±1.0 Mile  |
| Dobbins Air Reserve Base | ±4.0 Miles |
| Marietta Square          | ±3.5 Miles |
| Town Center – Kennesaw   | ±6.0 Miles |

## DEMISED SUITES PLAN

DEMISED SUITES PLAN  
1449 Field Park Circle NW | Marietta, GA 30066



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.  
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## OFFICE & WAREHOUSE INTERIORS



## DRIVE TIMES FROM PROPERTY

| Destination                | Drive Time |
|----------------------------|------------|
| I-75 / I-575 Interchange   | 3–5 min    |
| Wellstar Kennestone Hosp   | 5–7 min    |
| Downtown Marietta          | 8–10 min   |
| I-285 / Perimeter          | 20–25 min  |
| Hartsfield-Jackson Airport | 35–40 min  |
| Downtown Atlanta           | 25–35 min  |

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## AERIAL SITE VIEW



## MARKET OVERVIEW

Cobb County's northwest industrial corridor continues to experience strong demand driven by healthcare, e-commerce, and logistics growth. Vacancy rates in the Marietta / I-75 sub-market remain below regional averages, making 1449 Field Park Circle a well-timed acquisition for buyers seeking quality functional space in a high-barrier-to-entry submarket.

Proximity to Wellstar Kennestone Regional Medical Center — one of Georgia's busiest hospitals — creates exceptional demand for medical supply, durable medical equipment, and healthcare logistics operations.

## DEMOGRAPHICS

|                         | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------------|----------|----------|----------|
| <b>Total Population</b> | 5,441    | 57,465   | 178,644  |
| <b>Total Households</b> | 2,152    | 23,366   | 69,331   |
| <b>Median HH Income</b> | \$92,742 | \$90,579 | \$94,615 |

Source: ESRI / ArcGIS Business Analyst

## CONTACT THE LISTING BROKER

|                |                                |
|----------------|--------------------------------|
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