



**OWNER FINANCING
AVAILABLE!***

155 Woolco Dr.

155 Woolco Drive ,
Marietta, GA 30062

FOR SALE & LEASE

Widespread Commercial, LLC | www.widespreadgroup.com | 1816 Briarwood Industrial Ct, Suite A, Brookhaven, GA 30329 | 404.465.3941



Property Summary



VIDEO

Property Description

155 Woolco Drive is a 12,028 SF two-story office/flex building on 1.21 acres in Marietta's East Cobb light industrial corridor, offered for sale or lease with owner financing available to qualified purchasers. The property is configured as a service-based headquarters with private offices, open work areas, and meeting rooms. The entire site is included — building, 60 fenced and paved parking spaces, drives, and yard. At nearly 5 spaces per 1,000 SF, the secured lot is well above Light Industrial norms and suited for a fleet or service-based owner-user, an investor seeking a stabilized NNN tenant, or a developer with a long-term redevelopment horizon. Zoned Light Industrial (LI) by the City of Marietta.

*** Owner Financing Available for Qualified Buyers**

Danny Glusman

Broker

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OFFERING SUMMARY

Sale Price:	\$2,200,000
Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	1
Available SF:	12,028 SF
Lot Size:	1.21 Acres
Building Size:	12,028 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,151	26,649	83,431
Total Population	8,650	66,740	208,460

Additional Photos



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Floor Plans



TOTAL: 5372 sq. ft
1st floor: 442 sq. ft, 2nd floor: 4930 sq. ft
EXCLUDED AREAS: OPEN TO BELOW: 232 sq. ft

THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPOSED SPACE. THE ACTUAL SPACE MAY VARY FROM THIS REPRESENTATION. PLEASE CONSULT WITH THE ARCHITECT FOR MORE INFORMATION.

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Floor Plans



FLOOR PLAN CREATED BY CUBICADA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Location Map



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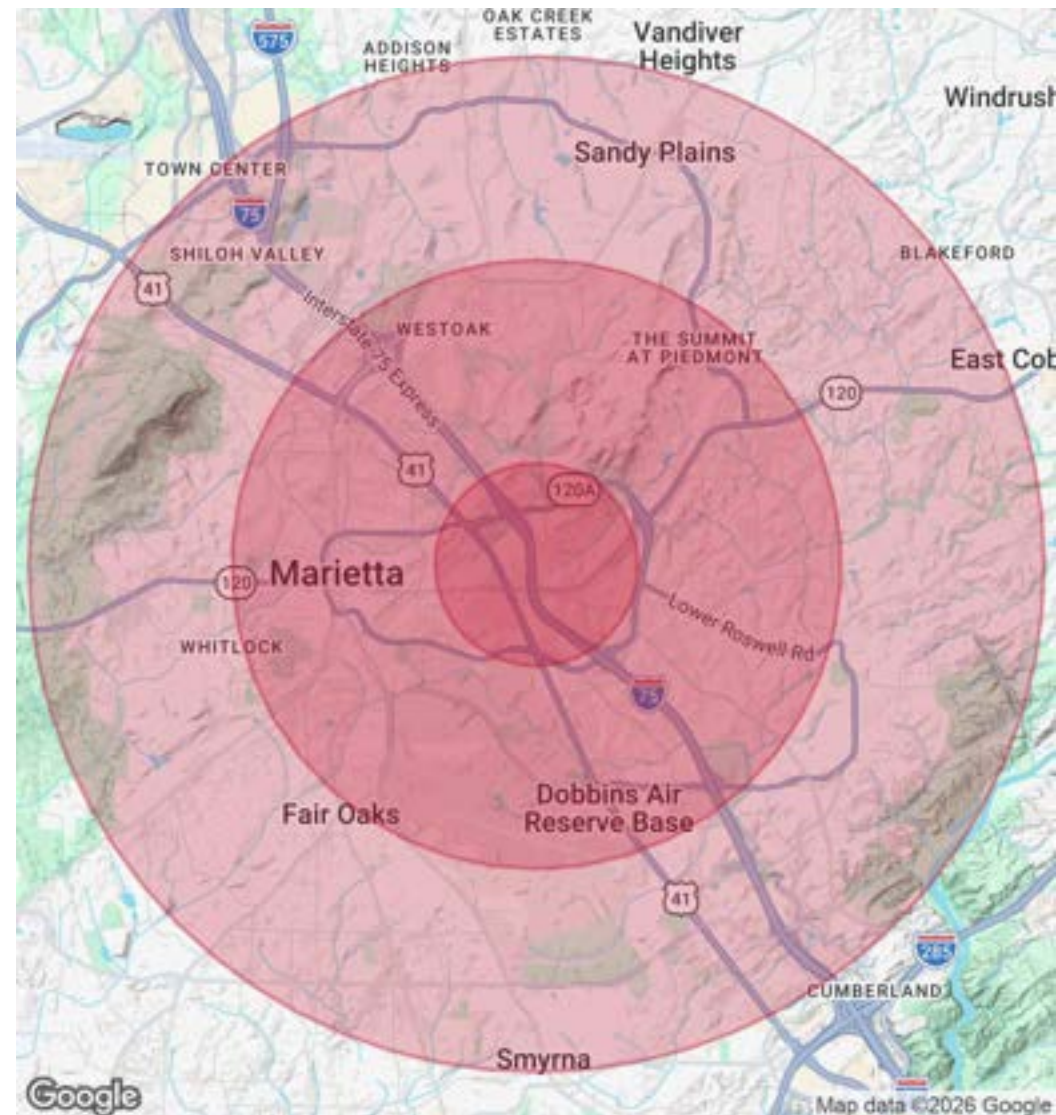


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,650	66,740	208,460
Average Age	31.3	36.7	37.2
Average Age (Male)	29.9	34.9	35.8
Average Age (Female)	29.6	37.8	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,151	26,649	83,431
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$83,073	\$106,096	\$116,660
Average House Value	\$249,670	\$387,562	\$425,244

2023 American Community Survey (ACS)



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