

FOR SALE

1301 ALLGOOD ROAD

MARIETTA, GA 30062

5.042 ACRES TOTAL
ASKING PRICE: \$1,625,000

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**CLARION
PARTNERS**



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

All information regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

**PROPERTY ADDRESS:**

1301 Allgood Road
Marietta, GA 30062

AVAILABILITY:

5.042 AC

COUNTY:

Cobb

ZONING:

Light Industrial (City of Marietta)
Zoning link ([click here](#))

CONDITION:

Raw

SALE PRICE:

\$1,625,000 total
\$325,000 per acre

KEY DISTANCES:

Interstate 75:	3.8 miles
Interstate 285:	8.7 miles
FedEx Ground:	6.8 miles
UPS Smart Hub:	17.8 miles
Austell Intermodal:	16.0 miles
Hartsfield-Jackson Atl. Int'l Airport:	31.3 miles

LOCATION OVERVIEW

AMENITIES

1. Derek's Cafe
2. Tumeric Indian
3. Waffle House
4. Canton Cook
5. Cafe Clement
6. Bojangles
7. Captain D's
8. Crooked Tree Cafe
9. Starbucks
10. Qdoba Mexican Eats
11. Zaxby's
12. Come-N-Get It
13. Burger King
14. McDonald's
15. Cobb Place Shopping Center

NEIGHBORS

1. Mingledorff's
2. HD Supply
3. Stanley Black & Decker
4. RXO
5. Dow Chemical
6. Crete Carrier Corporation
7. AquaGuard

575

75

Exit 290
Canton Rd

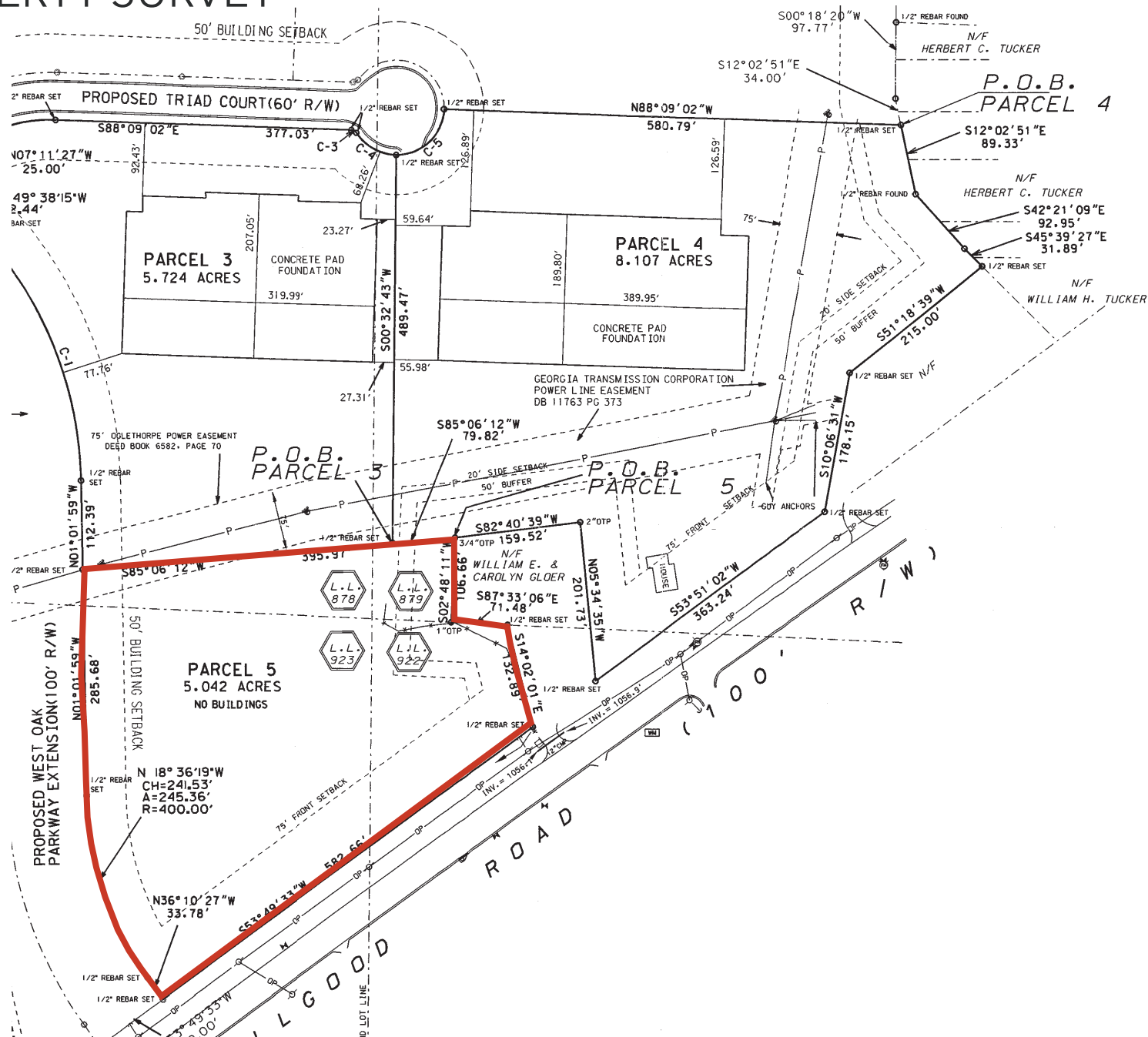
41

75

WEST OAK
BUSINESS PARK

SITE

PROPERTY SURVEY



CONTACT

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