

ONE BUILDING. ENDLESS POSSIBILITIES.

PREMIER INDUSTRIAL PROPERTY FOR SALE

FOR SALE
AVAILABLE NOW

1449 FIELD PARK CIRCLE NW
MARIETTA, GA 30066
COBB COUNTY



15,400 SF
TOTAL BUILDING



22'-23'
CLEAR HEIGHT



3
DRIVE-IN DOORS



1
DOCK-HIGH
LOADING DOOR



3-PHASE
POWER



±1.5 MI
TO I-75 & I-575



AMPLE
PARKING SPACES

BUSINESS POSSIBILITIES

<p>1 E-COMMERCE & FULFILLMENT CENTER</p> <ul style="list-style-type: none"> ✓ ORDER FULFILLMENT ✓ SHIPPING & RECEIVING ✓ INVENTORY STORAGE ✓ PRIVATE OFFICE <p>DRIVE-IN DOOR</p>	<p>2 LOGISTICS & DISTRIBUTION HUB</p> <ul style="list-style-type: none"> ✓ FREIGHT & DELIVERY ✓ PALLET STORAGE ✓ EFFICIENT OPERATIONS ✓ PRIVATE OFFICE <p>DRIVE-IN DOOR</p>	<p>3 CONTRACTOR HEADQUARTERS</p> <ul style="list-style-type: none"> ✓ EQUIPMENT & TOOL STORAGE ✓ FLEET PARKING ✓ TEAM OPERATIONS ✓ PRIVATE OFFICE <p>DRIVE-IN DOOR</p>	<p>4 LIGHT MANUFACTURING FACILITY</p> <ul style="list-style-type: none"> ✓ PRODUCTION SPACE ✓ ASSEMBLY AREA ✓ MATERIAL STORAGE ✓ PRIVATE OFFICE <p>DRIVE-IN DOOR</p>	<p>5 SECURE STORAGE & WAREHOUSING</p> <ul style="list-style-type: none"> ✓ INVENTORY STORAGE ✓ EQUIPMENT STORAGE ✓ OVERFLOW WAREHOUSE ✓ PRIVATE OFFICE <p>DRIVE-IN DOOR</p>
<p>6 CONTENT CREATION STUDIO</p> <ul style="list-style-type: none"> ✓ PHOTO & VIDEO STUDIO ✓ PODCAST PRODUCTION ✓ EDITING & MEDIA ✓ PRIVATE OFFICE <p>DRIVE-IN DOOR</p>	<p>7 FITNESS / TRAINING FACILITY</p> <ul style="list-style-type: none"> ✓ STRENGTH TRAINING ✓ TURF & CONDITIONING ✓ GROUP CLASSES ✓ PRIVATE OFFICE <p>DRIVE-IN DOOR</p>	<p>8 PROFESSIONAL SERVICES CENTER</p> <ul style="list-style-type: none"> ✓ OFFICE SPACE ✓ CONFERENCE ROOMS ✓ TEAM COLLABORATION ✓ PRIVATE OFFICE <p>DRIVE-IN DOOR</p>	<p>9 CABINET & MILLWORK SHOP</p> <ul style="list-style-type: none"> ✓ WOODWORKING ✓ CABINET BUILDING ✓ SHIPPING & STORAGE ✓ PRIVATE OFFICE <p>DRIVE-IN DOOR</p>	<p>10 YOUR BUSINESS STARTS HERE.</p> <ul style="list-style-type: none"> ✓ 15,400 SF ✓ 22' CLEAR HEIGHT ✓ 2-3 BATHROOMS ✓ 3 DRIVE-IN DOORS ✓ 1 DOCK-HIGH DOOR ✓ 1.04 ACRES LOT

SALE PRICE

\$2,798,000

OR **\$181.69 /SF**

PROPERTY HIGHLIGHTS

- ✓ 15,400 SF total building
- ✓ 22'-23' clear height
- ✓ 3 drive-in doors
- ✓ 1 dock-high loading door
- ✓ 3-phase electric power
- ✓ Multiple exterior entrances with dedicated office access
- ✓ Masonry construction – built 2001
- ✓ LI zoning – wide range of permitted uses
- ✓ Ample parking spaces
- ✓ 1.04 acres lot

PRIME LOCATION

Strategically located in one of Cobb County's strongest industrial corridors with quick access to:

- ±1.5 MILES TO I-75
- ±1.5 MILES TO I-575
- ±15 MINUTES TO I-285
- MINUTES TO COBB PARKWAY (US-41)
- ±2.3 MILES TO WELLSTAR KENNSTONE HOSPITAL

Perfect for companies serving Metro Atlanta.



CONTACT

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INDUSTRIAL FLEX SPACE

BUILT FOR BUSINESS.
READY FOR WHAT'S NEXT.