

# Canton Industrial Plaza FOR LEASE

1951 Canton Rd, Marietta GA

- Flex space for lease - office and warehouse combination
- Outdoor Storage Allowable as Accessory Use
- Zoned Light Industrial
- Size Range: 975 - 43,000 SF
- Excellent location and proximity to I-75

For Additional Information Please Call:

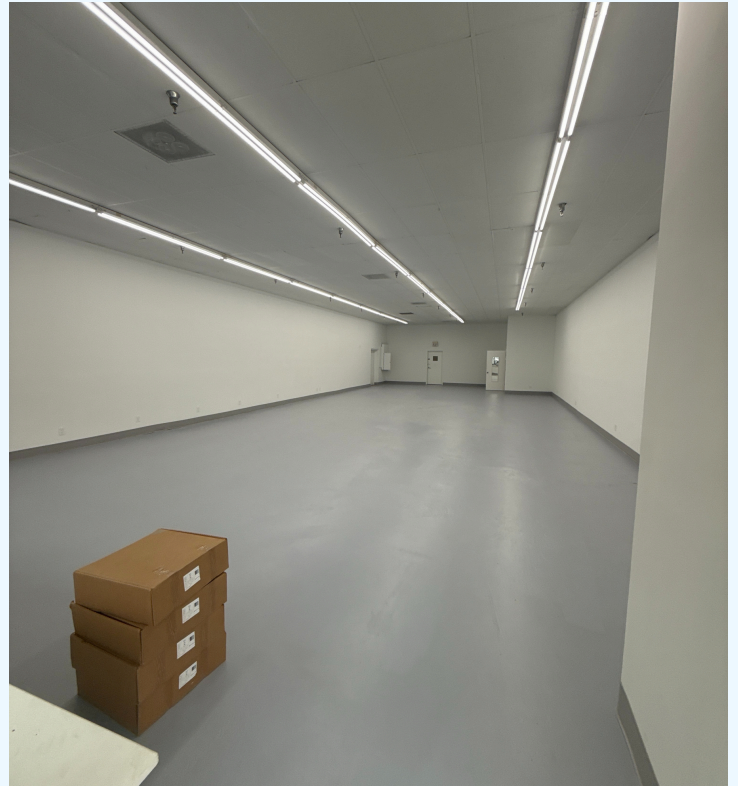
Cameron Tyler - (404) 394-4522

Connor Cohen - (678) 429-6098



1951-1955 CANTON RD MARIETTA, GA

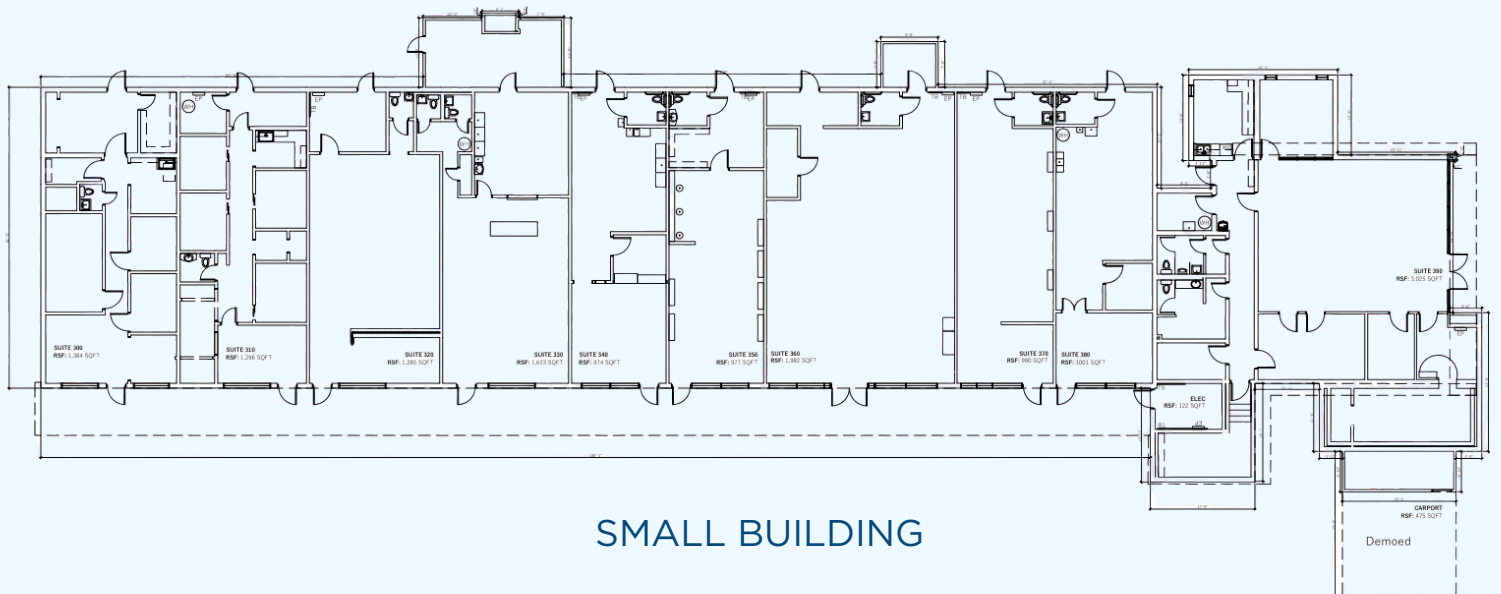






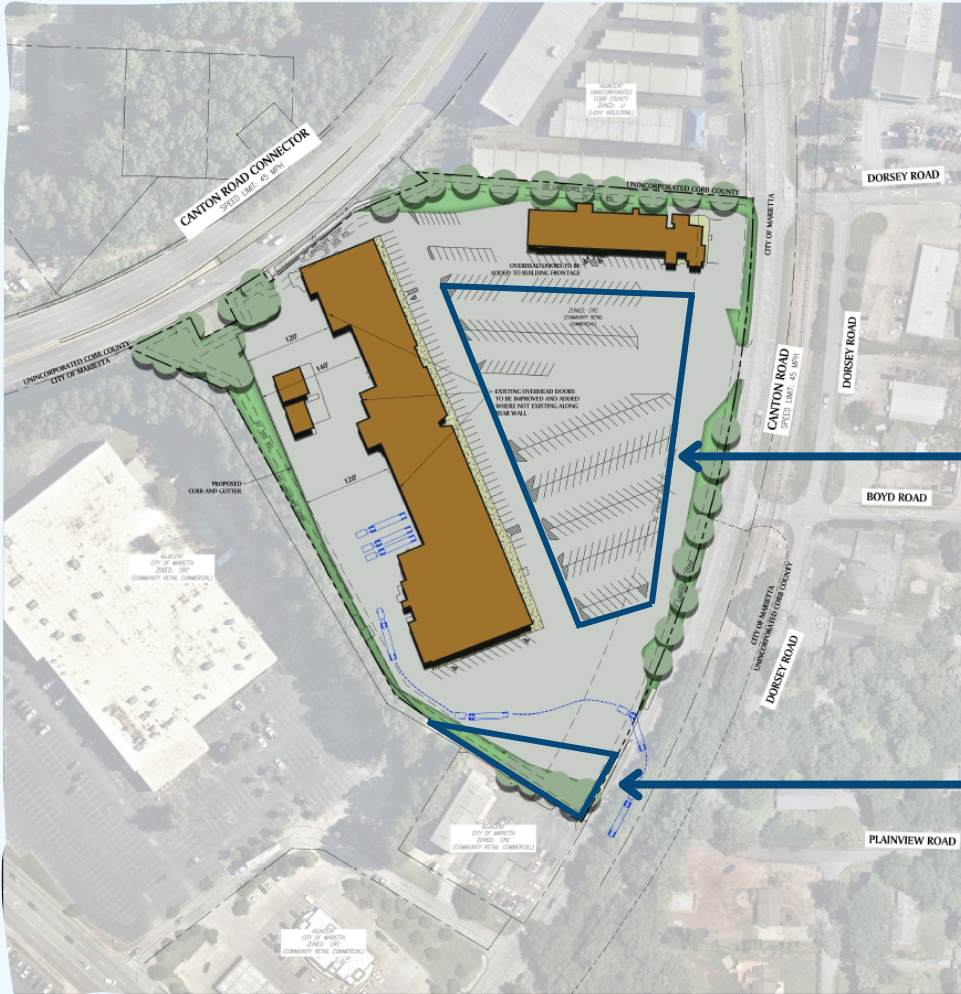
## BIG BUILDING

- Suites 60 - 185 available individually or as a combined total of 43,000 SF
- 1 - 2 acres of paved outside storage available as accessory use



## SMALL BUILDING





2-acre outside storage

0.5-acre outside storage

## CONCEPTUAL SITE PLAN



Lead Planner  
 Project Manager  
 Landscape Architect  
 Transportation Planner  
 Civil Engineer  
 Surveyor  
 Environmental Scientist  
 Planning Analyst  
 GIS Specialist  
 Urban Designer  
 Traffic Engineer  
 Construction Manager  
 Real Estate Developer  
 Public Works Director  
 City Manager  
 Mayor  
 County Commissioner  
 State Representative  
 U.S. Representative  
 U.S. Senator  
 Governor  
 President

**PAULSON MITCHELL**  
 INCORPORATED

1951 CANTON ROAD INDUSTRIAL  
 1951 CANTON ROAD  
 CITY OF MARBETTA,  
 COBB COUNTY, GEORGIA

2964 HARMAN COURT  
 ATLANTA, GEORGIA 30305

**ZONING INFORMATION**  
**ZONING CLASSIFICATION**  
 JURISDICTION: CITY OF MARBETTA  
 EX. ZONING: DMC (COMMUNITY RETAIL COMMERCIAL)  
 OVERLAY DISTRICT: ---  
 PRE. ZONING: U (LIGHT INDUSTRIAL)  
**BUILDING SETBACKS**  
 FRONT: 35' MINIMUM-50' COLLECTION-50' USUAL  
 MAJOR SIDE: 35' MIN. TO RESIDENTIAL  
 MINOR SIDE: 35'  
 REAR: 45'  
**RUFFERS**  
 LANDSCAPE BUFFER: 10'  
 STREAM BUFFER: 35' MIN. TO RESIDENTIAL  
 STATE STREAM BUFFER: 50'  
 COUNTY STREAM BUFFER: 50' UNDISTURBED  
 CITY STREAM BUFFER: 75'  
**PARKING SUMMARY**  
 MAXIMUM PER 1 PER 2,000 S.F.  
 STALL: 8' x 20'  
 LANDSCAPE PLANTING: 1 PER 12 SPACES  
**LANDSCAPE REQ.**  
 MAXIMUM MAXIMUM ALLOWED: 75%  
 MAXIMUM BUILDING COVERAGE: ---%  
**ENVIRONMENTAL**  
 FLOOD PLAN PRESENT (NO): FEMA/COBB GIS  
 STREAMS PRESENT (NO): NW/COBB GIS  
 WETLANDS PRESENT (NO): NW/COBB GIS  
 TOPOGRAPHY DATA: COBB GIS  
 2024/25/01.dwg 09/20/24  
**CONCEPTUAL SITE PLAN**  
 SHEET **CP-A**



