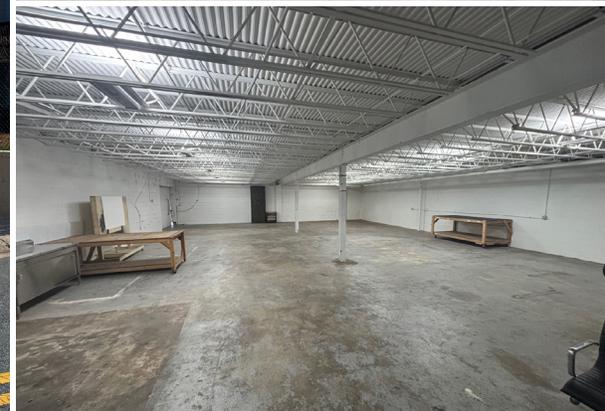


Central Marietta Industrial Offering

Ideal Owner-User Facility with Flexible Office/Warehouse Layout



861 Washington Avenue, Marietta, GA 30060



Property Highlights

- Two-story, 16,870± sf flex/warehouse (3,860± sf lower level; 13,010± sf first floor) on 1.09± ac
- 1.09± ac tract
- CRC Zoning, City of Marietta
- 2 drive-in doors at first floor; 1 large delivery/access door at lower level
- Highly functional office/warehouse configuration
- Approximately 18' clear height on first floor
- Flexible floor plan suitable for a wide range of operations
- Minutes from I-75, I-575, US-41, and the SR-120 Loop
- Easy connection to Marietta Square and regional commercial corridors
- Strong accessibility for logistics and service operators
- Located in a high-demand Cobb County industrial submarket
- Close proximity to Dobbins ARB, Lockheed Martin, and Wellstar Kennewick Regional Medical Center
- Surrounded by service, industrial, and office users
- Offered at \$2,500,000 (\$148.19/sf)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

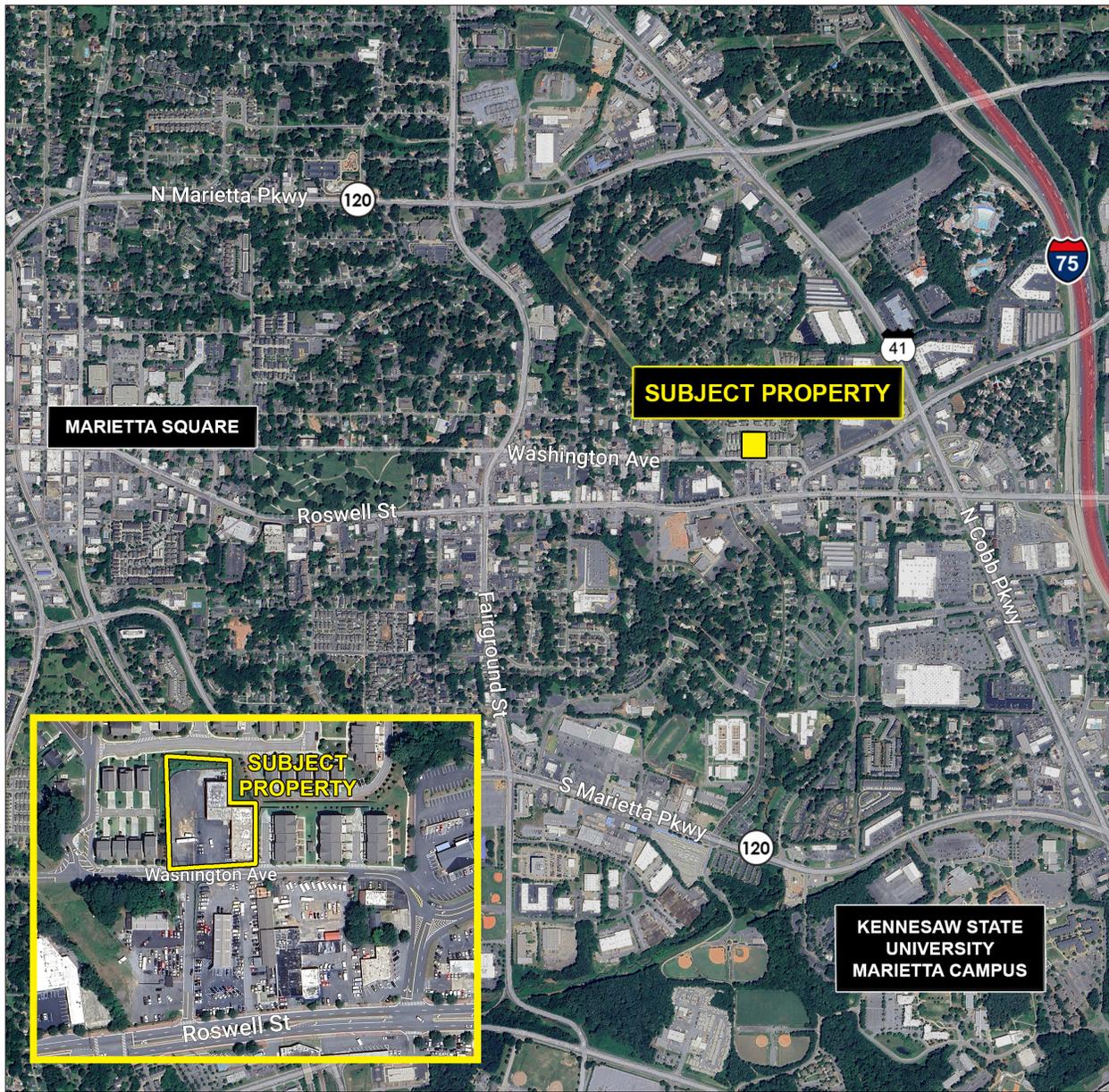
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