

**FOR LEASE**



# OFFICE SPACE CUMBERLAND BUSINESS PARK

1640 Sands Place SE | Suite A, B, C | Marietta, GA 30067

**SPACE AVAILABLE | 20,228 SF**

**LEASING RATE | Negotiable**

## HIGHLIGHTS

- 6,176 SF office
- 18' clear high
- 3 dock-high doors | 1 drive-in door
- Easy access to Hwy 41 / Cobb Pwky
- 3 miles from The Battery & Truist Park
- Surrounded by warehouses owned by Mazda, FedEx, 21st Century, and others.

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**AERIAL VIEW**

**CUMBERLAND BUSINESS PARK**  
1640 Sands Place SE | Marietta, GA

**DOBBINS AIR RESERVE BASE**  
5,700 EMPLOYEES

**WELLSTAR WINDY HILL**  
115 BEDS

**HERITAGE PAVILION**

**TRUIST PARK**

**BATTERY ATLANTA**

Traffic Volume Data (VPD):  
 - 29,100 VPD  
 - 30,800 VPD  
 - 31,200 VPD  
 - 327,000 VPD  
 - 37,800 VPD  
 - 29,600 VPD

Roads shown include: Franklin Gateway SE, Sandy Creek Rd SE, Bentley Rd SE, Windy Hill Rd SE, and Interstate 75 Express (Toll road).

Retail locations include: Publix, Petco, Kroger, LA Fitness, Walmart, Home Depot, Lowe's, Target, Michaels, TJ Maxx, Ross, and Marshall's.

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**20,228 SF**



KEY PLAN

