



508 Cobb Pkwy Offering Memorandum

INDUSTRIAL UTILITY MEETS RETAIL ACCESSIBILITY

508 Cobb Parkway North
Marietta, GA 30062
Offered at \$2,850,000

PROPERTY SUMMARY

508 COBB PARKWAY NORTH | MARIETTA, GA 30062



Property Summary

Price:	\$2,850,000
Building SF:	24,868
Lot Size:	1.12 Acres
Occupancy:	Vacant at Close
Warehouse SF:	13,885 Conditioned
Grade Doors:	6
Clear Height:	14.5
Power:	500 AMP 3 Phase
Parking:	39 Spaces
Zoning:	CRC - Marietta

Property Overview

Industrial utility meets retail accessibility on Cobb Parkway in Marietta. Easily accessible from I-75, the former WOW Motorcycles showroom seeks a new owner. 13,885 square feet of conditioned warehouse/ showroom space, a 2,426 sq ft mezzanine, 4,000 square feet of unconditioned warehouse space and 6,500 square feet of covered and secured outdoor storage. The three 14' grade level doors and three standard drive in doors allow for easy loading and unloading of materials and equipment. The building is currently equipped with 500amp 3 phase power.

The building will be sold in shell condition and ready for buildout. The roof of the main building were replaced in 2024. 30,000 vehicles drive by the building daily and the 1.12 acre site provides room for customer parking, deliveries and a secure area for trucks and equipment.

The property is zoned CRC in the City of Marietta. Zoning restricts automotive uses. Survey and floor plans are available upon request.

Location Overview

Located in the Marietta submarket, the subject property is .7 miles from Exit 265 North Marietta Parkway on I-75.

PROPERTY PHOTOS

508 COBB PARKWAY NORTH | MARIETTA, GA 30062

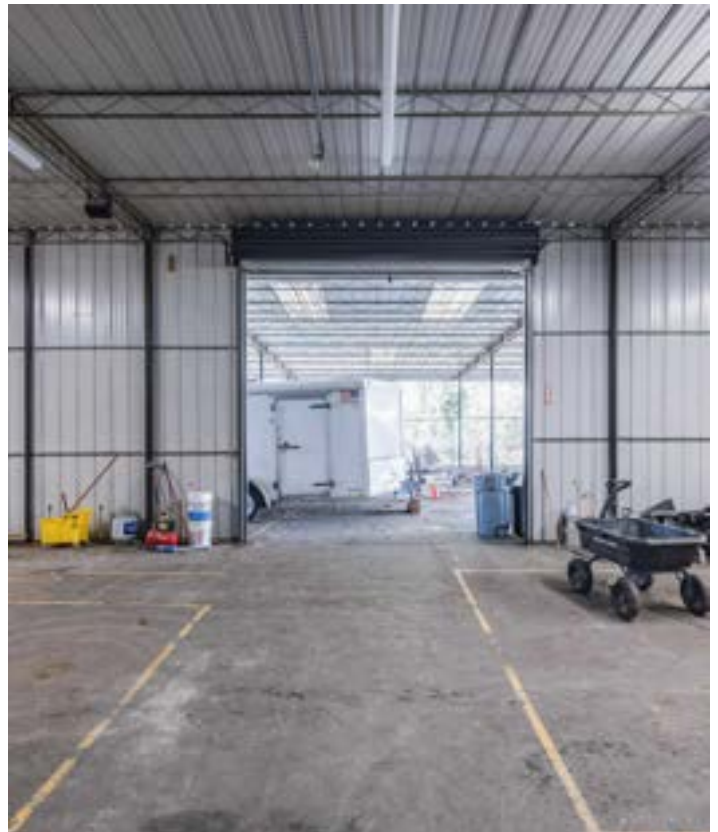


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PROFESSIONAL BIO

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Knapp Commercial Advisors

1027 Monroe Drive Atlanta, GA 30306

About Knapp Commercial Advisors

Knapp Commercial Advisors is a boutique Commercial Real Estate Firm. Our mission is simple: to use relevant, actionable market intelligence to advise commercial property owners and the companies that use and occupy space. Our insights, strategies and brokerage services transform your real estate from the second or third largest P&L expense to a tool that helps you better serve customers, grow your business and hire and retain talent.

About Nick Fitzpatrick

Nick is a commercial real estate broker serving Cobb and Fulton Counties. He advises commercial real estate investors and business owners in all facets of the commercial property lifecycle, from acquisition to leasing and operation to disposition. We use relevant, actionable market intelligence to advise Owners and Occupiers on the best approach to their space needs - be it office space, warehouse space or medical space. Our insights, strategies and brokerage services transform your real estate from the second or third largest P&L expense to a tool that helps you better serve customers, grow your business and hire/retain talent.

He provides best in industry brokerage services for office, medical office and industrial owners, investors, and users. Nick has a bias for action and a track record of success.

GA License # 358347

CCIM Designee

Member, Atlanta Commercial Board of Realtors

Member, NAIOP

Member, Cobb Chamber

Investor, Select Cobb