

LIGHT INDUSTRIAL WAREHOUSE FOR LEASE

± 16,537 SF FULLY CONDITIONED SPACE AVAILABLE



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KINGSTON COURT OVERVIEW

Kingston Court enjoys convenient access to major transportation corridor minutes from I-75 and within a short drive to I-285 via the Marietta/Cobb network, offering efficient connectivity to the broader Atlanta metro area. The property lies in southeast Cobb County, making it accessible to a large labor pool in the metro region.

Given the building's size, industrial zoning, dock-loading capability, and power infrastructure, Kingston Court is well-positioned to accommodate a range of light industrial, manufacturing, warehousing, distribution, or similar commercial uses. Its single-tenant configuration and freestanding status also offer potential for owner-user occupancy with expansion or outdoor storage opportunities. The 16,537 SF building on a 1.46 acre parcel is a compact but functional industrial footprint. With strong utilities such as a dual-transformer & three-phase power, it is able to support manufacturing or heavy-power industrial uses.

MAJOR CAPITAL IMPROVEMENTS UNDERWAY

NEW 60 MIL TPO ROOF

- 20-Year Warranty

NEW HVAC

- Office & Warehouse

MODERNIZATION

- New Interior Office
 - (paint, carpet, lighting)
- Updated Warehouse Space
 - (white box, LED Lighting)

AVAILABLE SQUARE FOOTAGE

TOTAL

± 16,537 SF
Within 1 Building

OFFICE SPACE

± 8,152 SF

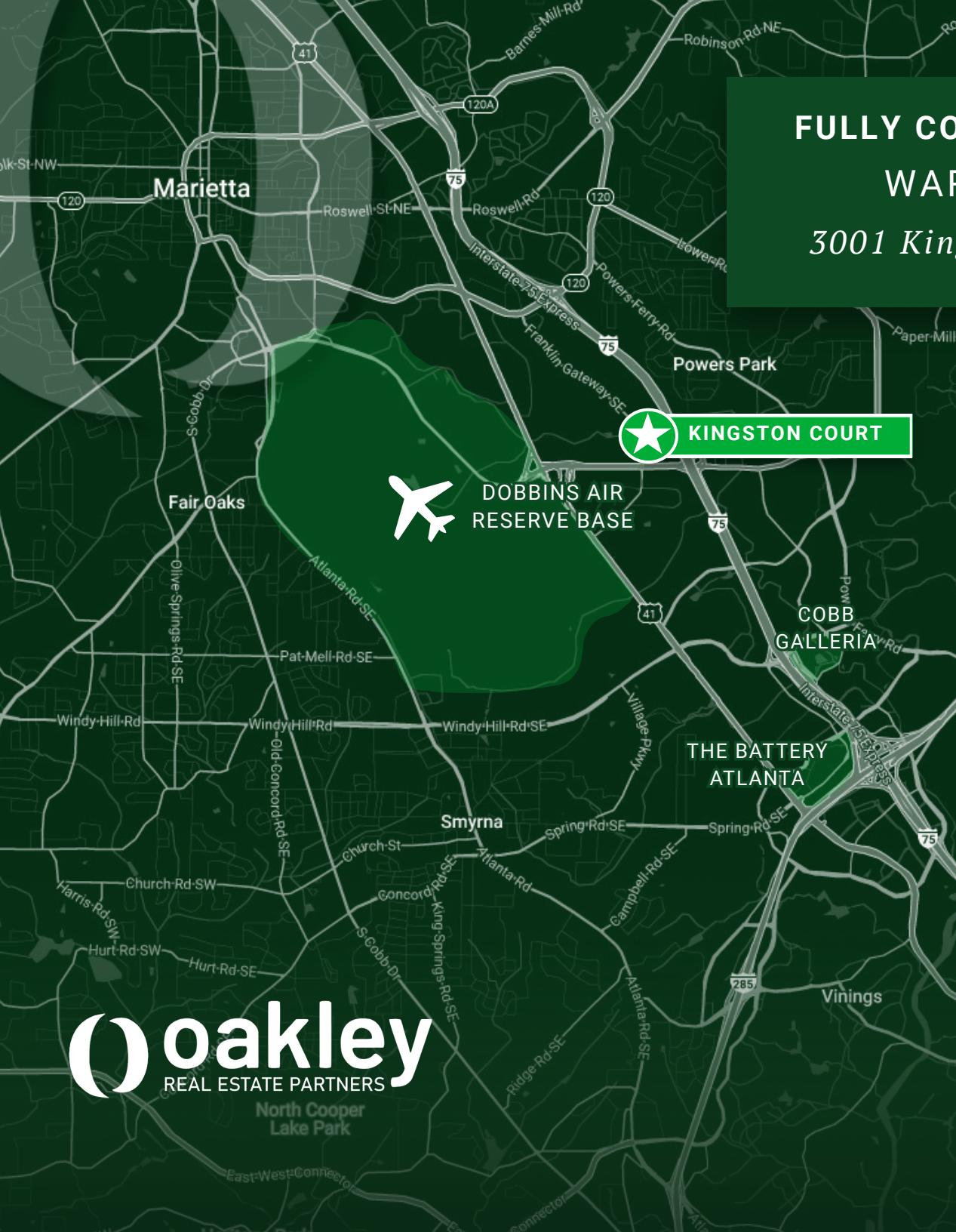
WAREHOUSE SPACE

± 8,385 SF



FULLY CONDITIONED LIGHT INDUSTRIAL
WAREHOUSE SPACE AVAILABLE

3001 Kingston Court, Marietta, GA 30067



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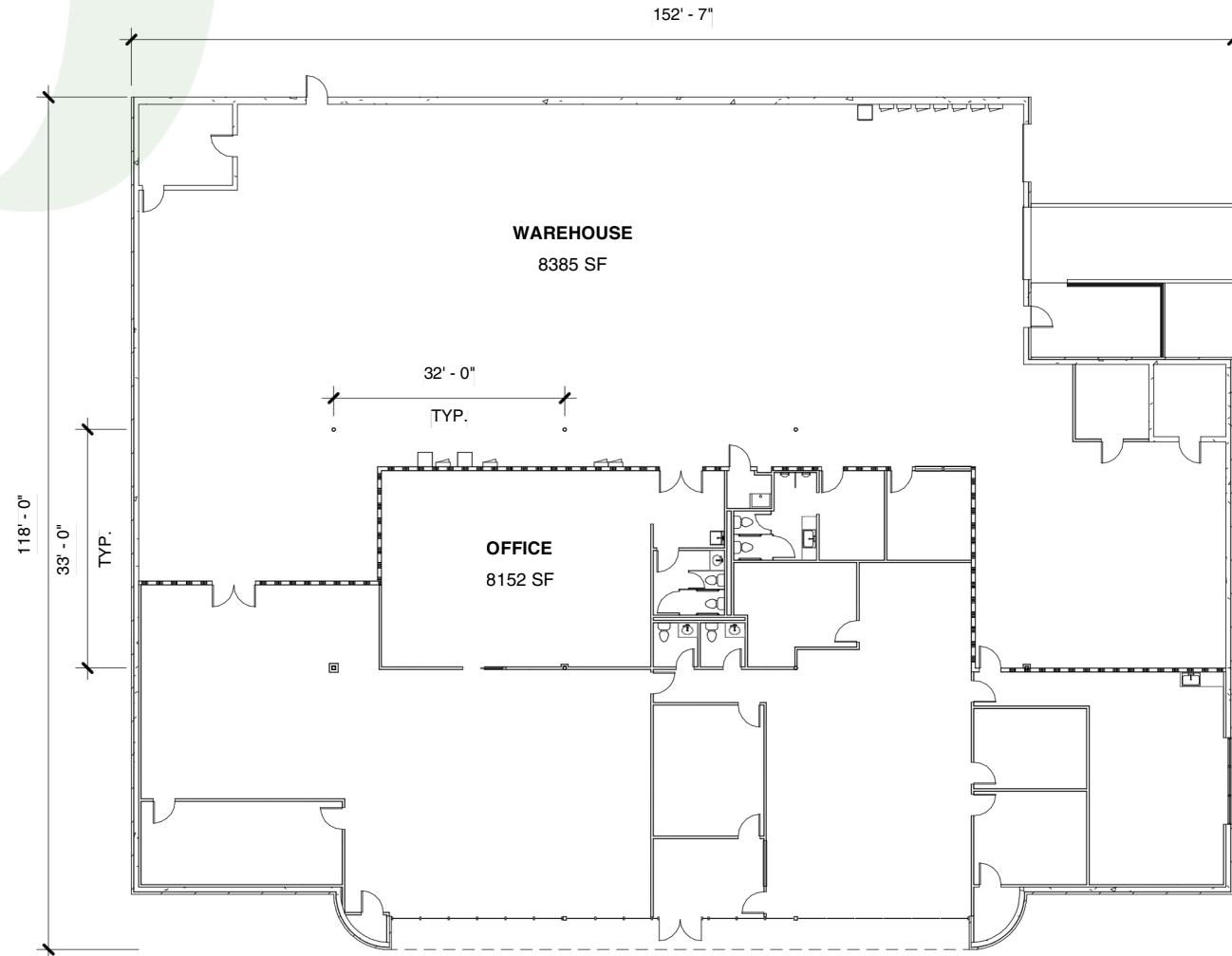
North Cooper
Lake Park

SOUTHEAST REGIONAL ACCESS
LOCATION > DISTANCE (DRIVING MILES)

INTERSTATE 75	0.7 miles
INTERSTATE 285	2.6 miles
DOBBINS AIR RESERVE	1.7 miles
THE BATTERY	4.3 miles
HARTSFIELD-JACKSON	24 miles

KINGSTON COURT

16,537 SF Fully Conditioned Light Industrial Warehouse Available



OUTSIDE STORAGE

$\frac{1}{3}$ Acre

PARCEL SIZE

1.46 Acre

ZONING

M1 Light Industrial

CLEAR HEIGHT

18'

LOADING

1 Dock High Door
1 Drive-In Ramp

PARKING

45 Spaces

HEAVY POWER

2000 AMPS

HVAC

100% Office & Warehouse

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