

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES



COMMERCIAL DIVISIONSM

For Sale - Light Industrial Investment Property

1875 Airport Industrial Park Drive SE
Marietta, GA 30060

Exclusively Represented By:

Willie F. Smith, MRED

Realtor

404 941 0288

willie.smith@bhhsgeorgia.com

OFFERING MEMORANDUM

Table Of Contents

FOR SALE

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Table Of Contents

PROPERTY SUMMARY	3
PROPERTY DESCRIPTION	4
COMPLETE HIGHLIGHTS	5
INTERIOR PHOTOS	6
EXTERIOR PHOTOS	7
REGIONAL MAP	8
LOCATION MAP	9
PARCEL MAP	10
DEMOGRAPHICS MAP & REPORT	11
ABOUT ME	12

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Executive Summary

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Executive Summary

This 13,330± SF industrial property on 1.26 acres is located in Marietta's established industrial corridor with quick access to I-75, I-285, and US-41. The two versatile buildings are divided into three units, all fully occupied, yet leased at below-market rental rates—providing immediate income and strong upside potential for investors seeking solid ROI from day one.

Features include high ceilings, concrete floors, and drive-in roll-up doors, ideal for light industrial, automotive, or service users. Current operations consist of an auto collision repair center with a paint booth and two spacious maintenance suites with vehicle lifts, supported by central HVAC, hanging gas furnaces, and radiant tube heating.

The property also offers secure gated parking and ample surface spaces, making it especially attractive to contractors and small businesses needing indoor storage and fleet space. Its prime location, versatile design, and strong tenant base create a rare opportunity for investors, owner-operators, and growing businesses alike.

SELLER FINANCING AVAILABLE - Call for more details or to schedule a tour.

Offering Summary

Sale Price:	\$2,100,000
Number of Units:	4
Lot Size:	1.26 Acres
Building Size:	13,330 SF

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Property Description

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Location Description

Positioned within a well-established industrial corridor of Marietta, this site is surrounded by a mix of light industrial facilities, distribution centers, and automotive sales and repair businesses. The area benefits from convenient access to I-75, I-285, and US-41, ensuring excellent regional connectivity for logistics, suppliers, and workforce commuting. The surrounding business environment supports a wide range of industrial and automotive operations, making it a strategic location for both owner-occupants and investors.

Site Description

The property features two industrial buildings totaling 13,330± square feet situated on 1.26-acres. Designed for flexible industrial and service uses, the site offers ample parking and functional layouts to support a variety of operations. Its configuration provides accessibility for both employees and customers, with space well-suited for light manufacturing, distribution, or automotive-related businesses.



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Complete Highlights

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Property Highlights

- 2 Buildings (4,160± SF & 9,170± SF)
- 360± SF Office Space
- 17 Drive-In Doors
- 3-Phased Power
- Central HVAC (One Suite)
- Hanging Gas Furnace Heated
- Zoned Light Industrial
- 1.5-Miles from Interstate (I-75)
- 2.5-Miles from Truist Park, and The Battery Atlanta

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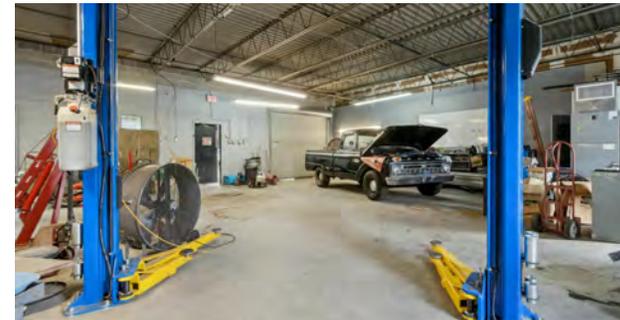
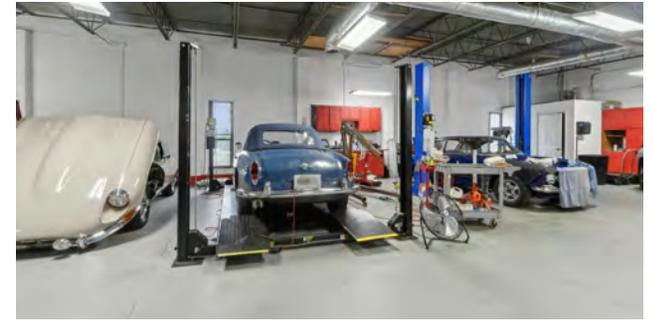
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Interior Photos

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Exterior Photos

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Regional Map

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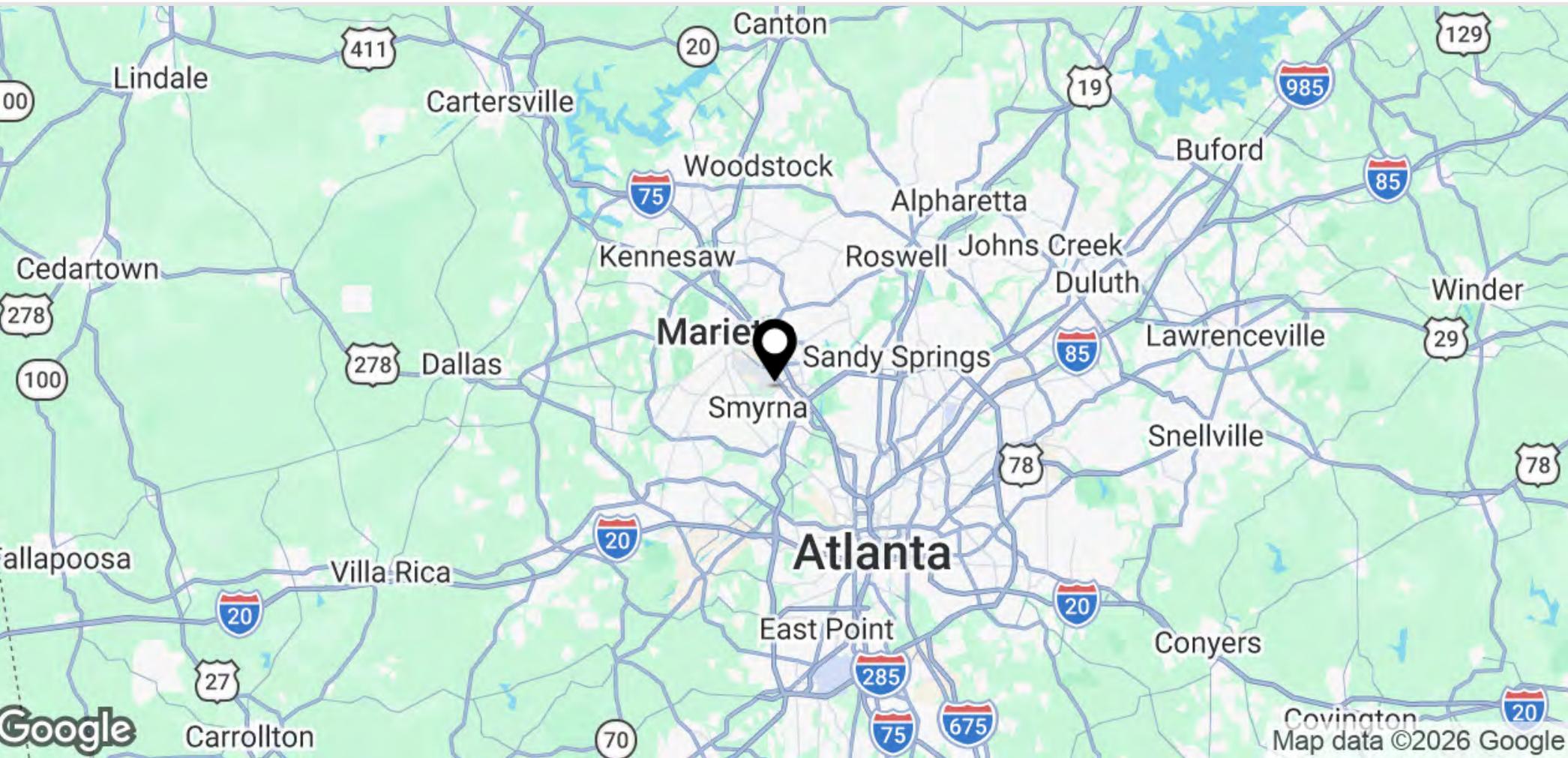
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Location Map

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Parcel Map

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Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	7,869	105,513	243,235
Average Age	34	36	38
Average Age (Male)	33	35	37
Average Age (Female)	35	37	39

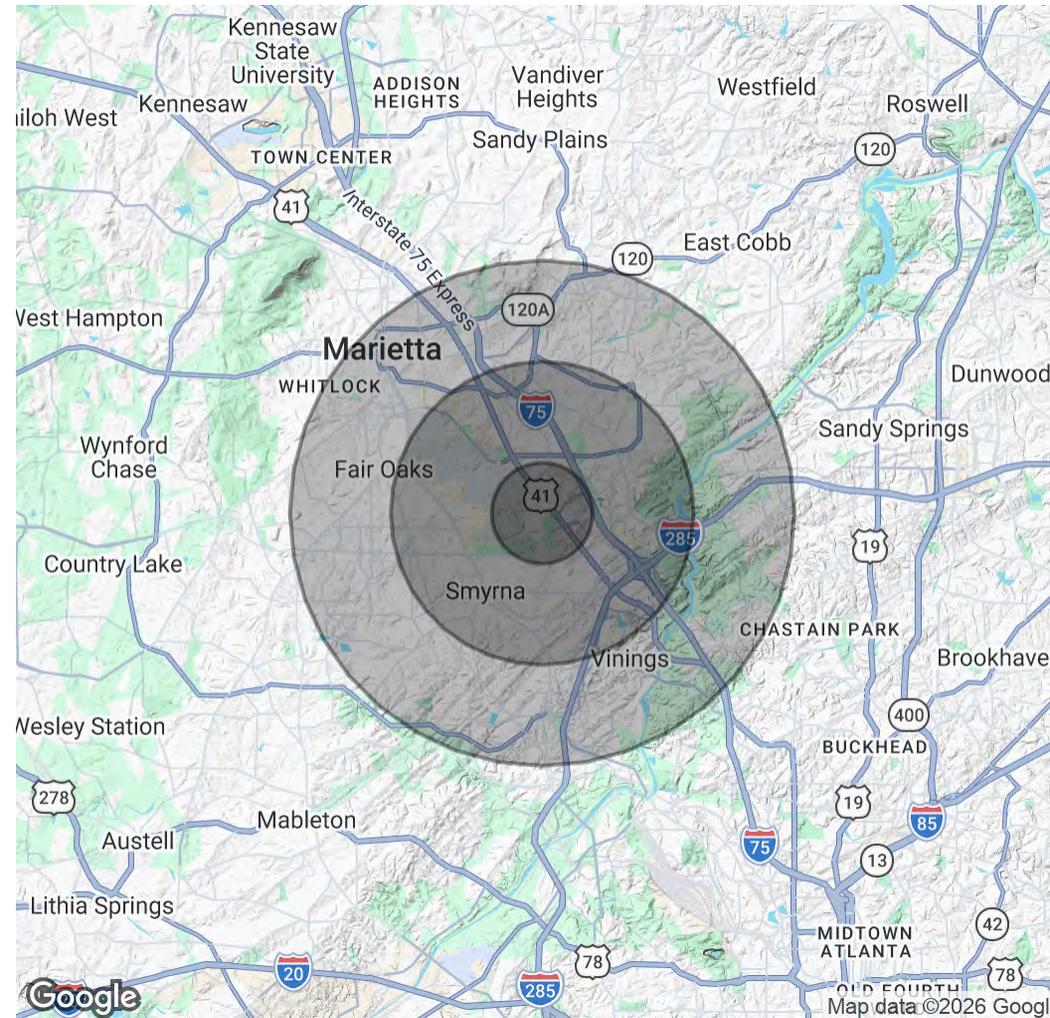
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,893	49,891	104,074
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$69,314	\$107,346	\$125,278
Average House Value	\$320,012	\$427,712	\$497,848

Total Employees

Traffic Counts

Airport Industrial Park Drive and Cobb Parkway (US-41) SE	32,200/day
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Demographics data derived from AlphaMap



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Advisor Bio & Contact

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GA #405521

Professional Background

Willie Smith is a Commercial Realtor specializing in investment management, land sales, and landlord/tenant representation. A CCIM candidate and active member of the Georgia CCIM Chapter, where he serves on the Education Committee and is a mentee, he is skilled in financial and market analysis, entitlements, and negotiations to achieve the highest and best use of assets. Holding a Master of Real Estate Development (MRED) from Auburn University, Willie combines advanced real estate expertise with the discipline and precision gained from his 20-year U.S. Army career in logistics and IT to deliver results-driven strategies for his clients.

Education

- Masters of Real Estate Development, Auburn University, 2022
- Bachelors of Science in Computer Information Systems, Saint Leo University, 2007

Memberships

- * Member of Atlanta Commercial Board of Realtors since 2023; Government Affairs & RPAC and Forms Committees
- * Member of Georgia CCIM Chapter since 2023; Mentorship Committee
- * Graduate of REAP 2023 Academy

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