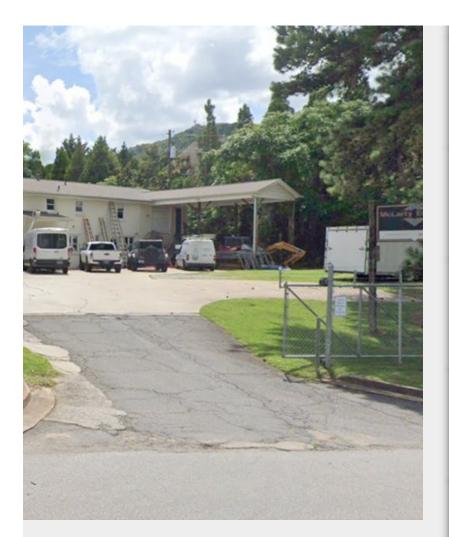


# **1675 NW Old 41 Hwy** 1675 NW Old 41 Hwy, Marietta, GA 30060

Tim Bland Cutting Edge Properties 1675 Old 41 Hwy NW,Kennesaw, GA 30152 <u>celandscape@bellsouth.net</u> (770) 420-0558



Rental Rate:	\$11.75 /SF/YR
Min. Divisible:	2,400 SF
Property Type:	Industrial
Property Subtype:	Service
Rentable Building Area:	7,800 SF
Year Built:	1984
Rental Rate Mo:	\$0.98 /SF/MO

# 1675 NW Old 41 Hwy

\$11.75 /SF/YR

Perfect location, right by Kennesaw Mountain and convenient to I-75/5-75. Office and Outside Lot Space includes three separate rooms (No Warehouse available). Including fenced lot space. Perfect for storage, materials, equipment, etc. Great for contractors, construction company, landscape company, etc.

No drop-ins, by appointment only. Additional space available.

No Car Sales, No Car Repairs, No Churches. Rate: \$2500 Month Lease Offices and Lot Space, \$2950 with Utilities Included (Does not include internet, tenant responsibility)....

- Conveniently located near Kennesaw Mountain and 1-75/5-75
- High traffic visibility, Traffic Count 23,700
- Fenced Lot Space / Yard Storage/Parking
- Perfect for Contractors
- Available Now!





#### **1st Floor**

Space Available	2,400 - 2,550 SF	Main floor of the house; including 3 offices, bathroom, kitchen area and storage. Fenced lot space (storage, materials, equipment, parking). Additional space available upon request. Perfect for subcontractor, landscaper, construction, etc.No Car Sales, No Car Repairs, No Churches.No Car Repair, No Car Dealers, No Churches.
Rental Rate	\$11.75 /SF/YR	
Date Available	Now	
Service Type	TBD	
Space Type	Relet	
Space Use	Industrial	
Lease Term	Negotiable	

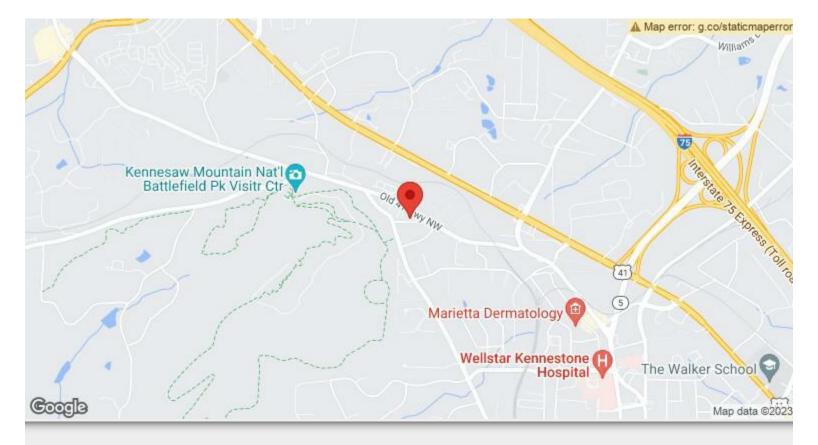
#### **Major Tenant Information**

**Tenant** Cutting Edge Landscape Contractors McLarty Enterprises SF Occupied

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Lease Expired



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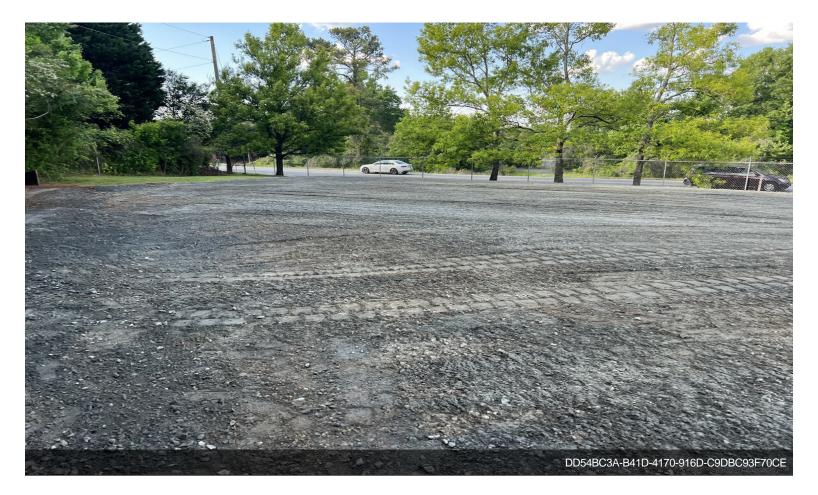
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