



**1985 & 1999 AIRPORT  
INDUSTRIAL PARK DR.**  
MARIETTA, GA 30060

**Investment Sale**  
**Two Buildings Totaling 14,866± SF**

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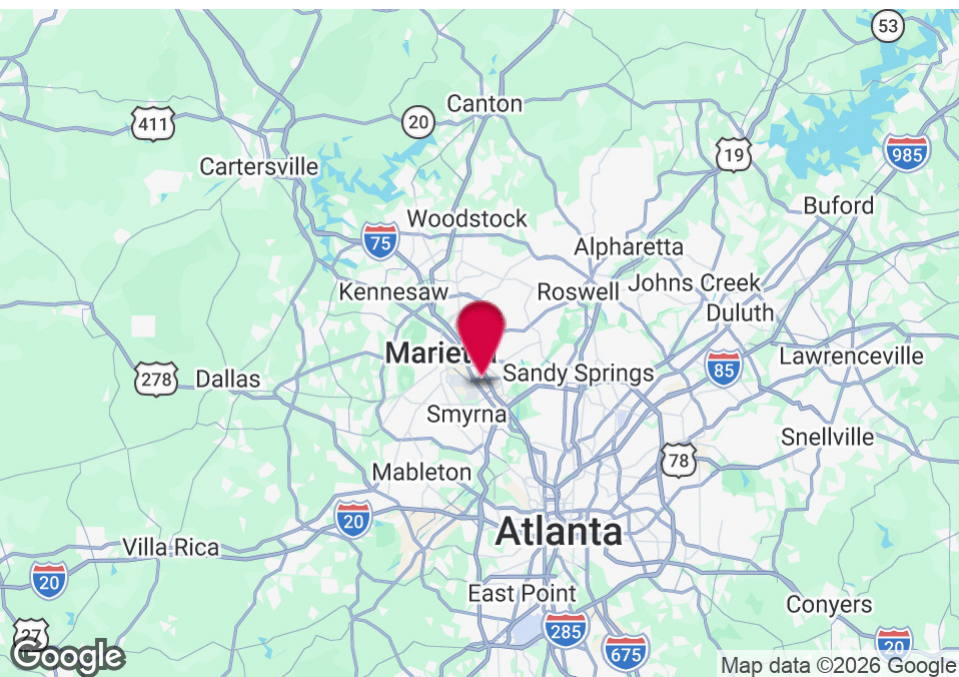
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Industrial • Commercial • Investment  
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# INVESTMENT SALE

## 14,866± SF



## PROPERTY HIGHLIGHTS

- 1.4± Acres Total
- 100% Occupied | NNN Lease
- Fee Simple Ownership
- Infill Cobb County Industrial Location
- Large Monument Sign
- Excellent Location & Access
- 49± Parking Spaces
- Zoned LI
- Built in 1987
- Priced at \$ 1,850,000.00

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## RENT ROLL

Tenant Name	Square Feet	Lease Start	Lease End	Increases	Current Monthly	Current PSF	Options
Friendship Paint & Body Centers	14,866 +/-	2/1/2025	1/31/2035	2% Annually	\$10,710.00	\$8.65	1 (10-Year)
(Corporate Guaranty from Parent Company)							

Price	\$1,850,000.00
Net Operating Income	\$128,520.00
Cap Rate	6.95%

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# MARKET OVERVIEW

## ATLANTA

Atlanta's industrial real estate market remains one of the strongest and most active in the Southeast, driven by sustained population growth, expanding e-commerce demand, and its unmatched transportation infrastructure. Anchored by Hartsfield-Jackson Atlanta International Airport, extensive interstate connectivity (I-75, I-85, I-20), and proximity to the Port of Savannah, Atlanta serves as a premier logistics and distribution hub. The market continues to see strong tenant demand from third-party logistics providers, advanced manufacturing, and regional distribution users. While new construction has increased vacancy in select submarkets, long-term fundamentals remain solid, with well-located Class A facilities and infill properties commanding strong absorption and rental growth. Overall, Atlanta's industrial sector continues to offer stability, scalability, and long-term investment appeal.



### FORTUNE 500

Georgia is home to 18 Fortune 500 headquarters, with Atlanta serving as the economic engine of the Southeast and a magnet for global corporate investment.



### HIGH STATE CREDIT RATINGS

Georgia maintains AAA bond ratings from all three major credit rating agencies, reflecting fiscal discipline, pro-business policies, and long-term financial stability.



### HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

Located just 10 miles south of Downtown Atlanta, Hartsfield-Jackson is consistently ranked the world's busiest airport and serves as the primary hub for Delta Air Lines —supporting global connectivity and logistics dominance.

## COMPANIES HEADQUARTERED IN ATLANTA



Projected annual population growth rate in Metro Atlanta (nearly double the national average)



Fastest-growing large metros for job growth in the U.S.



Southeast leader in industrial absorption



Of the U.S. population reachable within a 2-hour flight

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# MARKET OVERVIEW

## COBB COUNTY

Cobb County is one of Metro Atlanta's most established and strategically located industrial submarkets, offering a diverse mix of distribution, light manufacturing, and service-oriented industrial properties. Positioned along key transportation corridors including Interstate 75, Interstate 285, and U.S. 41 (Cobb Parkway), the submarket provides excellent regional connectivity to the Southeast and direct access to Atlanta's urban core.

The Southeast Cobb/Marietta industrial corridor – home to Airport Industrial Park is characterized by a strong concentration of small to mid-bay industrial product, making it ideal for service users, contractors, automotive businesses, and last-mile distribution. Average industrial rents in the Marietta area remain competitive relative to other Atlanta submarkets, contributing to strong occupancy levels and long-term tenant stability.

Overall, Cobb County continues to be a highly desirable industrial submarket due to its central location, accessibility, and diverse tenant base, making it an attractive option for both occupiers and investors seeking stable, well-located industrial space.



### FORTUNE 500

Cobb County, GA, is a major economic hub hosting several Fortune 500 headquarters and key corporate offices. Key Fortune 500 companies based in Cobb include The Home Depot (ranking 26th on Fortune 500), Genuine Parts Company (NAPA), HD Supply, and Assurant. Other major firms include RaceTrac Petroleum, Lockheed Martin, GE Energy, and Wellstar Health System.



### COBB COUNTY INTERNATIONAL AIRPORT

The Cobb County International Airport – McCollum Field (RYY) is a premier general aviation gateway located just 20 miles northwest of Atlanta. Since its inception as McCollum Field in 1960, it has transformed into a general aviation reliever airport and a preferred hub for corporate aviation in Metro Atlanta.

## COMPANIES HEADQUARTERED IN COBB COUNTY



3rd Largest  
County In  
Georgia

Population estimated at approximately 797,811, reflecting a 0.56% annual growth rate.

Key Industry  
Growth

The Marietta & Kennesaw areas are currently defined by strong growth in advanced manufacturing, biosciences, and professional services, supported by institutional investments & local redevelopment projects.

Infrastructure  
Modernization

Through initiatives like CobbForward, the county is prioritizing freight rail modernization and "smart technology" along major corridors to ease congestion and reduce shipping costs.

Logistics  
Advantage

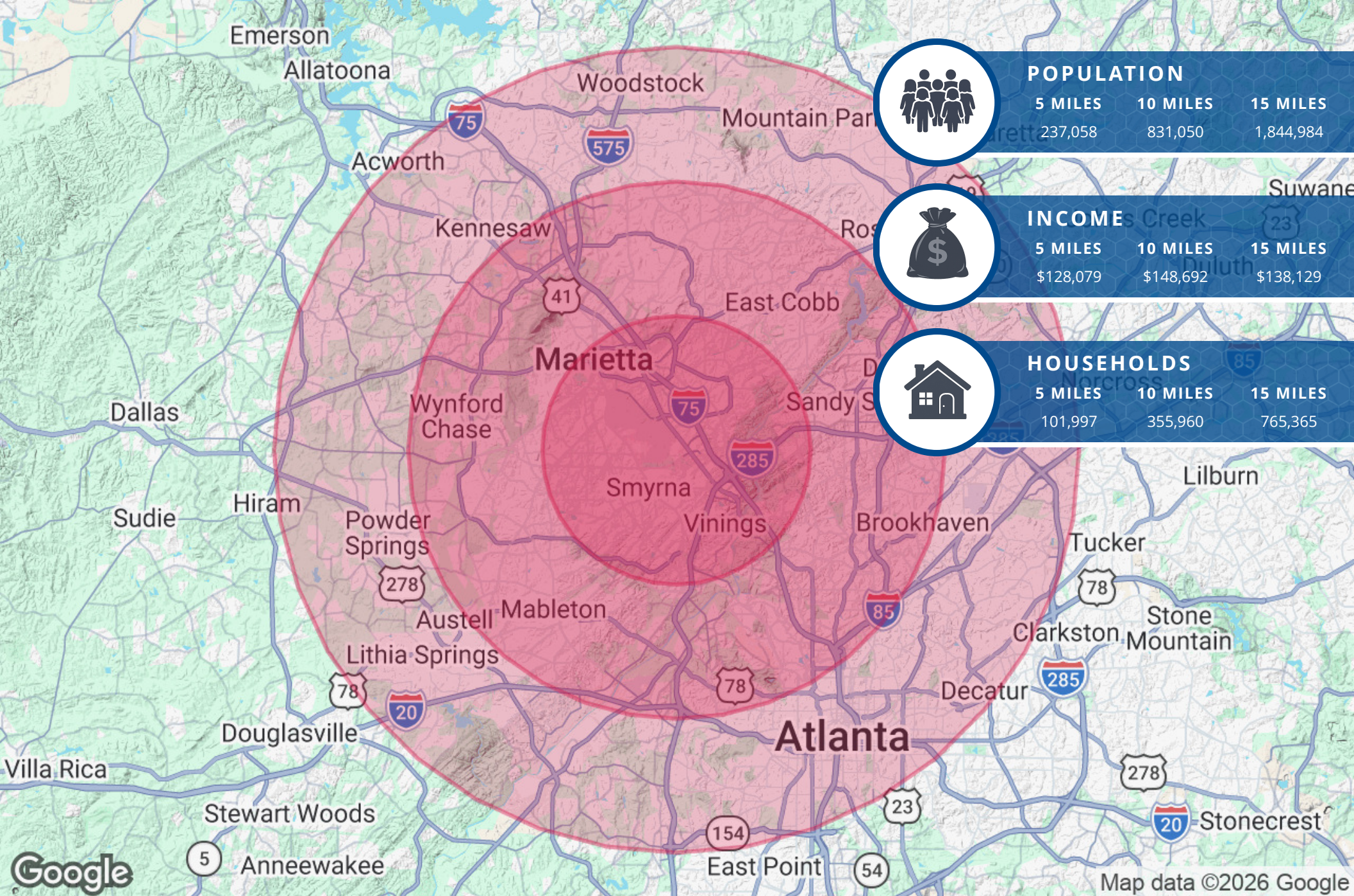
Cobb County provides a significant logistics advantage due to its role as a strategic multimodal hub within Georgia's \$107 billion transportation industry.

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POPULATION			
	5 MILES	10 MILES	15 MILES
	237,058	831,050	1,844,984



INCOME			
	5 MILES	10 MILES	15 MILES
	\$128,079	\$148,692	\$138,129



HOUSEHOLDS			
	5 MILES	10 MILES	15 MILES
	101,997	355,960	765,365

Google

Map data ©2026 Google

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