

# FOR LEASE/SALE



CANTON CHEROKEE INDUSTRIAL PARK  
166 ETOWAH INDUSTRIAL CT, CANTON, GA 30114  
219,896 SF AVAILABLE  
JANUARY 2026



# PROPERTY DETAILS



Exceptional access.

Strategic flexibility.

Proven infrastructure.

166 Etowah Industrial Court delivers production-ready specifications with dual-story office, expansive truck courts, and turnkey logistics feature, all in a market with momentum.

Feature	Detail	Feature	Detail
Address	166 Etowah Industrial Court, Canton, GA 30114	DH/DI Doors	18 (all with levelers)/2
Site Area	13.00 Acres	Floor Slab	6" thick, concrete, 4000 psi
Total Building SF	219,896	Building Depth	300'
Main Level Office	7,014 SF	Trailer Parking	2+ acre trailer lot
Upper Level Office	6,617 SF	Truck Court Depth	125' with 60' apron
Warehouse Office	1,035 SF	Car Parking	166
Total Office Space	14,666 SF	Construction	Pre-cast concrete tilt-up walls
Year Built	1990/2005	Roof Type	TPO (warranty expires 2034)
Clear Height	28'-30'	Fire Protection	Wet Sprinkler System
Column Spacing	40' x 42'10"	Interior Lighting	T-5
Loading Type	Rear load	Power	4,100 amps



# SITE PLAN

**Business-Ready Location:** Pro-business location in Cherokee County with access to a strong labor pool.

**Premier Access and Supply Chain Synergy:** Industrial-zoned site near major supply chain and distribution hubs.

**Logistics-Optimized Facility Design:** Large trailer parking and expansive truck courts optimize logistics and loading.

**Employee and Operational Support:** Minutes from workforce centers, housing, retail, dining, and services.



# ACCESS MAP

Location	Distance
Highway 20	0.9 miles
Interstate 575	1 mile
Interstate 75	20 miles
Interstate 285	29 miles
Hartsfield-Jackson Atlanta Int'l Airport	49.4 miles



Location that accelerates your business  
Less than 3 minutes to Hwy 20 & I-575



# NEIGHBORHOOD MAP



Canton lies at the core of the Northwest Atlanta industrial submarket. A region defined by its rapid growth, favorable zoning, and proximity to key transit nodes like I-575 and Highway 20. With rising demand from manufacturing, distribution, and regional logistics, this corridor offers exceptional access to workforce, suppliers, and metro Atlanta's expanding economy.



# EMPLOYMENT OVERVIEW

## INCOME



166 Etowah Industrial Ct, Canton, Georgia, 301142  
Drive time of 45 minutes

## EDUCATION



5.8%

No High School Diploma



22.7%

Some College/Associate's Degree



14.4%

High School Diploma



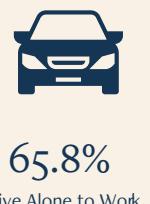
54.2%

Bachelor's/Grad/Prof Degree

## BUSINESS



## COMMUTERS



Source : This infographic contains data provided by ESRI (2025, 2030), Esri-Data Axle (2025), Esri - MRI - Simmons (2025), ACS (2019 - 2023).

## KEY FACTS



1,503,593 Population



577,829 Households



38.4

Median Age



\$89,867 Median Disposable Income

## EMPLOYMENT



73.5%

White Collar



14.2%

Blue Collar



12.3%

Services



3.6%

Unemployment Rate



# LABOR SNAPSHOT

Demographics within a 45 minute drivetime of 166 Etowah Industrial Ct, Canton, GA

- **Daytime population**
  - » Total: 964,300
  - » Workers: 718,514
- **Occupations**
  - » White Collar: 73.5%
  - » Blue Collar: 14.2%
  - » Services: 12.3%
- **Labor force metrics**
  - » Total Civilian Labor Force: 821,504
  - » Employment-Population Ratio: 96.4%
  - » Labor Force Participation Rate: 67.1%
  - » Unemployed Population: 29,791

Age Group	Civilian Labor Force	Employed	Unemployment Rate
16-24	110,914	101,535	8.5%
25-54	532,168	517,816	2.7%
55-65	125,190	121,509	2.9%
65+	53,232	50,854	4.5%

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