

# FOR SALE

ASKING PRICE

**\$2,700,000 | \$175.32 / SF**

**15,400 SF**

Total Building

**22'-23'**

Clear Height

**3 + 1**

Drive-In + Dock

**3-Phase**

Power

**1.06 Acres**

Lot Size

## **1449 FIELD PARK CIRCLE NW**

Marietta, GA 30066 | Cobb County | Industrial for Sale



### **STERLING REALTY PARTNERS, INC.**

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## OFFERING SUMMARY

|               |                           |
|---------------|---------------------------|
| Property Type | Industrial Warehouse      |
| Sale Type     | Fee Simple – Unencumbered |
| Asking Price  | \$2,700,000               |
| Price / SF    | \$175.32 / SF             |
| Building Size | 15,400 SF                 |
| Lot Size      | 1.06 Acres                |
| Year Built    | 2001                      |
| Construction  | Masonry                   |
| Clear Height  | 22'–23'                   |
| Loading       | 1 Dock High + 3 Drive-In  |
| Power         | 3-Phase Electric          |
| Water/Sewer   | City of Marietta          |
| Heating       | Gas                       |
| Zoning        | LI – Light Industrial     |
| Parking       | ±25 Spaces                |
| Financing     | SBA 504 / 7(a) Eligible   |

## OWNERSHIP OPPORTUNITY

| Opportunity     | Detail                                                                             |
|-----------------|------------------------------------------------------------------------------------|
| Owner-User      | Ideal for business acquiring own facility                                          |
| Investor        | Value-add or NNN lease-up play                                                     |
| SBA Financing   | Low down payment options available                                                 |
| Demising Upside | Divisible into up to 4 configs (3 suites, or Suites 100+200 combined at 10,500 SF) |

## PROPERTY DESCRIPTION

Positioned in one of Cobb County's most established industrial corridors, 1449 Field Park Circle presents a rare fee-simple acquisition opportunity — a fully functional 15,400 SF industrial facility on 1.06 acres with immediate owner-user or investor appeal. Attractively priced relative to recent comparable sales activity along the Field Parkway corridor, the property represents a well-positioned acquisition in an active submarket. The property features 22'–23' clear heights, multiple loading configurations, 3-phase power, and excellent access to I-75, I-575, I-285, and the greater Atlanta metro.

The building's proximity to Wellstar Kennestone Hospital creates a unique opportunity for medical suppliers, healthcare distributors, laboratory users, service contractors, logistics providers, light manufacturing, and e-commerce businesses seeking to own their own Cobb County facility. The building is currently demised into three primary suites (3,800 SF, 4,900 SF, and 6,700 SF), with Suites 100 and 200 combinable into a contiguous 10,500 SF space — offering a buyer multiple leasing configurations without additional capital investment. The property is also well-suited as an investor acquisition with strong lease-up potential.

## INVESTMENT &amp; PROPERTY HIGHLIGHTS

- Fee simple sale — no encumbrances
- Attractively priced vs. recent Field Parkway corridor sales
- 15,400 SF masonry construction — built 2001
- 22'–23' clear heights — above market for Cobb County
- 1 dock-high loading door + 3 drive-in doors
- 3-phase electric power
- Multiple exterior entrances with dedicated office access
- Individual utility metering — multi-tenant capable
- Suites 100 & 200 combinable into 10,500 SF configuration
- LI zoning — wide range of permitted uses
- SBA 504 / 7(a) financing eligible
- Owner-user or investor acquisition

## IDEAL BUYER PROFILE

- Business owner seeking to own their facility
- Medical Supply & Healthcare Distribution
- Light Manufacturing, Lab, or Service Operations
- Logistics, Fulfillment & E-Commerce
- Real estate investor — lease-up or value-add
- 1031 Exchange buyer

## BUILDING DESCRIPTION

This warehouse facility provides flexibility rarely found in today's market. Multiple office entrances, separately metered utility capabilities, and existing warehouse divisions allow single or multi-tenant configurations without extensive build-out. Whether an owner-user requires the entire 15,400 SF, the combined 10,500 SF Suite 100+200 configuration, or prefers to occupy a portion and lease the remainder, the building's layout accommodates a variety of strategies.

## LOCATION DESCRIPTION

1449 Field Park Circle is strategically positioned within Cobb County's Field Park industrial corridor — one of metro Atlanta's most sought-after suburban industrial sub-markets, providing unmatched access to the regional highway network and key demand drivers:

- ±1.5 Miles from I-75
- ±1.5 Miles from I-575
- ±2.3 Miles from Wellstar Kennestone Hospital
- Minutes from Cobb Parkway (US-41)
- Convenient access to I-285 and I-85

Wellstar Kennestone — one of Georgia's largest hospitals — is a key demand driver for healthcare supply chain users in the immediate area.

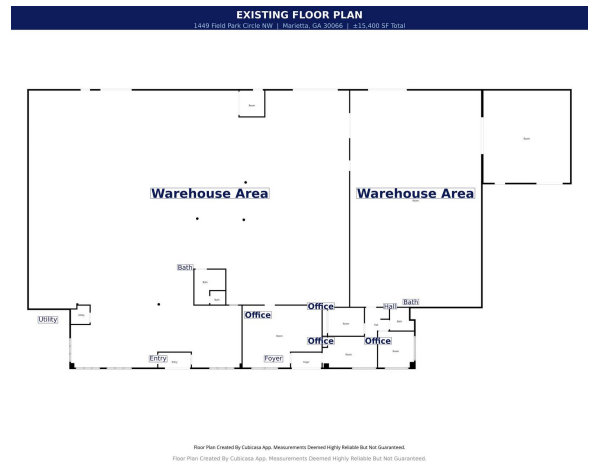
## LOCATION & BUILDING SUMMARY

|                        |                           |
|------------------------|---------------------------|
| <b>Street Address</b>  | 1449 Field Park Circle NW |
| <b>City / State</b>    | Marietta, GA 30066        |
| <b>County</b>          | Cobb County               |
| <b>Market</b>          | Atlanta Metro – Northwest |
| <b>Sub-market</b>      | Marietta / I-75 Corridor  |
| <b>Zoning</b>          | LI – Light Industrial     |
| <b>Parcel Size</b>     | 1.06 Acres                |
| <b>Year Built</b>      | 2001                      |
| <b>Construction</b>    | Masonry                   |
| <b>Water</b>           | City of Marietta          |
| <b>Sewer</b>           | City of Marietta          |
| <b>I-75 Access</b>     | ±1.5 Miles                |
| <b>I-575 Access</b>    | ±1.5 Miles                |
| <b>Kennestone Hosp</b> | ±2.3 Miles                |

## EXTERIOR VIEW



## EXISTING FLOOR PLAN



# FOR SALE

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## PROPERTY PHOTO GALLERY



## INVESTMENT HIGHLIGHTS

1449 Field Park Circle represents a compelling acquisition for both owner-users and investors. The masonry-constructed building delivers functional industrial space with above-market clear heights, flexible configurations — including a currently combined 10,500 SF unit (Suites 100 & 200) — and SBA financing eligibility, reducing the equity required at closing.

|                     |                       |
|---------------------|-----------------------|
| <b>Asking Price</b> | \$2,700,000           |
| <b>Price / SF</b>   | \$175.32 / SF         |
| <b>Building SF</b>  | 15,400 SF             |
| <b>Lot Size</b>     | 1.06 Acres            |
| <b>Year Built</b>   | 2001                  |
| <b>Construction</b> | Masonry               |
| <b>Zoning</b>       | LI – Light Industrial |
| <b>SBA Eligible</b> | Yes — 504 & 7(a)      |

## OWNER-USER ADVANTAGES

- Build equity instead of paying rent
- Lock in occupancy costs with fixed-rate SBA financing
- Occupy all 15,400 SF or lease unused space for income
- Flexible layout supports a wide range of operations
- SBA 504 loans available as low as 10% down

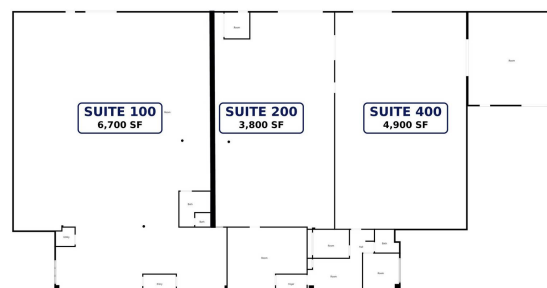
## INVESTOR ADVANTAGES

- Strong Cobb County industrial submarket fundamentals
- Divisible into up to 4 configs — 3 suites, or Suites 100 & 200 combined into a 10,500 SF unit
- Below-market vacancy in the Marietta / I-75 corridor
- Proximity to Wellstar Kennestone drives healthcare tenant demand
- 1031 exchange eligible

## NEARBY AMENITIES

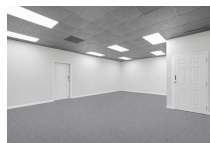
| Destination              | Distance   |
|--------------------------|------------|
| I-75 On-Ramp             | ±1.5 Miles |
| I-575 On-Ramp            | ±1.5 Miles |
| Wellstar Kennestone Hosp | ±2.3 Miles |
| Cobb Parkway (US-41)     | ±1.0 Mile  |
| Dobbins Air Reserve Base | ±4.0 Miles |
| Marietta Square          | ±3.5 Miles |
| Town Center – Kennesaw   | ±6.0 Miles |

## DEMISED SUITES PLAN



Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.  
Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

## OFFICE & WAREHOUSE INTERIORS



## DRIVE TIMES FROM PROPERTY

| Destination                | Drive Time |
|----------------------------|------------|
| I-75 / I-575 Interchange   | 3–5 min    |
| Wellstar Kennestone Hosp   | 5–7 min    |
| Downtown Marietta          | 8–10 min   |
| I-285 / Perimeter          | 20–25 min  |
| Hartsfield-Jackson Airport | 35–40 min  |
| Downtown Atlanta           | 25–35 min  |

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## AERIAL SITE VIEW



## MARKET OVERVIEW

Cobb County's northwest industrial corridor continues to experience strong demand driven by healthcare, e-commerce, and logistics growth. Vacancy rates in the Marietta / I-75 sub-market remain below regional averages, making 1449 Field Park Circle a well-timed acquisition for buyers seeking quality functional space in a high-barrier-to-entry submarket.

Proximity to Wellstar Kennestone Regional Medical Center — one of Georgia's busiest hospitals — creates exceptional demand for medical supply, durable medical equipment, and healthcare logistics operations.

## DEMOGRAPHICS

|                  | 1 MILE   | 3 MILES  | 5 MILES  |
|------------------|----------|----------|----------|
| Total Population | 5,441    | 57,465   | 178,644  |
| Total Households | 2,152    | 23,366   | 69,331   |
| Median HH Income | \$92,742 | \$90,579 | \$94,615 |

Source: ESRI / ArcGIS Business Analyst

## CONTACT THE LISTING BROKER

|         |                                |
|---------|--------------------------------|
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