

For Lease or Sale

56,145 SF

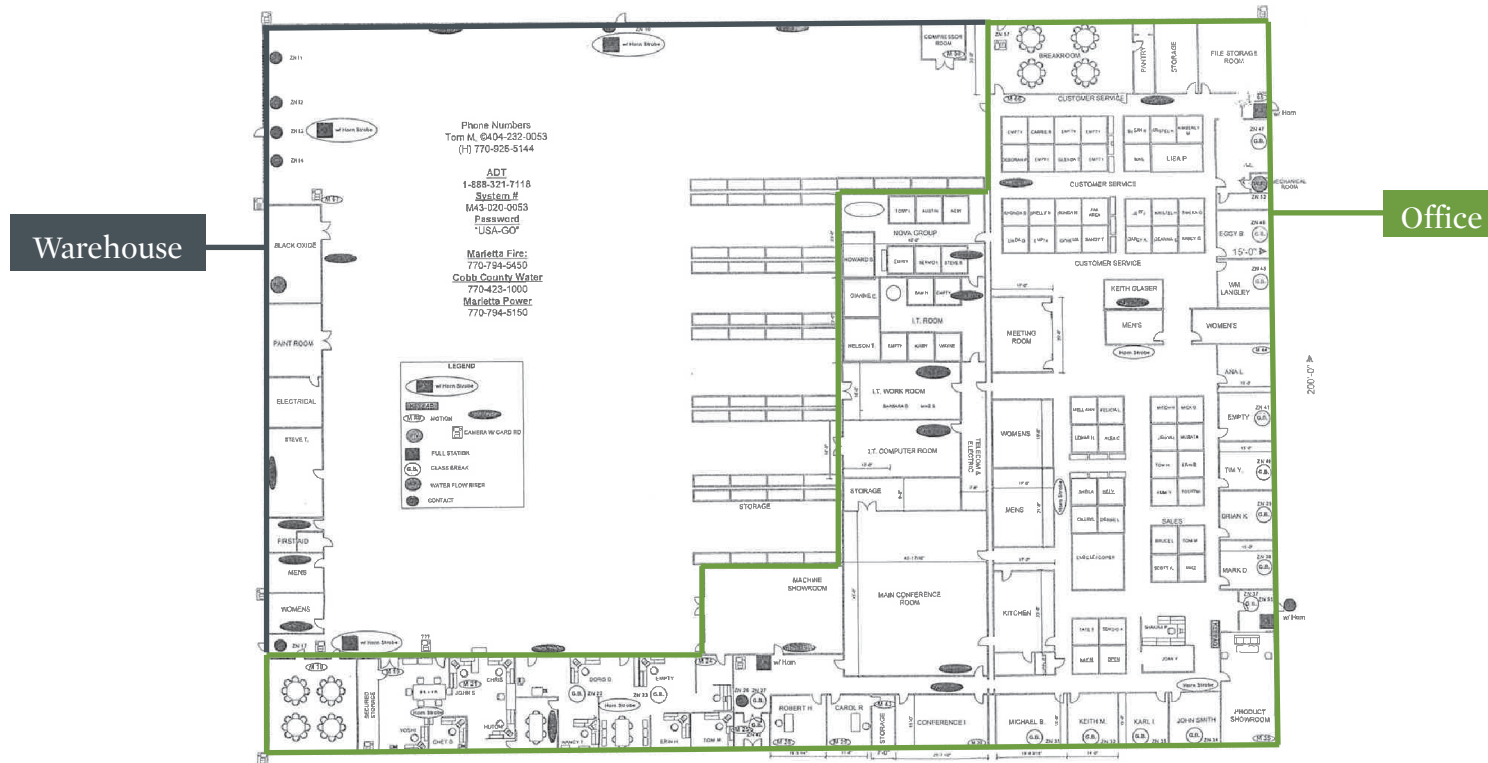
1300 Cobb Industrial Dr, Marietta, GA 30066



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Marietta, GA 30066



- 56,145 SF total building
- ~25,000 SF office
- 1-2 acres of potential outdoor storage
- Fully conditioned warehouse
- 6.41 acres
- Built in 1984
- Zoning: heavy industrial
- Heavy power
- 2 dock high doors, 1 drive in
- Clear height: 15'6" up to 17'6" at loading area
- Parking: ~129 spaces (2.43/1000)
- On-site generator
- Wet sprinkler system
- LED lighting throughout

Industrial Outdoor Storage (IOS) Opportunities

Option A: $\pm 1-2$ AC Outdoor storage/ building expansion opportunity

Option B: ± 1 acres



Corporate Neighborhood

Access

- 1.2 mi to I-75
- 5.5 mi to I-285
- 6.5 mi to I-575







Renovations Coming Soon!

- New exterior paint
- Paved/Graded outdoor storage
- New landscaping



***Disclaimer: These renderings are conceptual and intended for illustrative purposes only.*



Test Fit Options

56,145 SF 1300 Cobb Industrial Dr, Marietta, GA 30066



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