

FOR LEASE

Field Park Industrial

1449 FIELD PARK CIR

Marietta, GA 30066

15,400 SF
AVAILABLE

\$13.00
SF/YR



Lionel Sterling

Broker

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Property Overview

15,400 SF
AVAILABLE SF

\$13
ASKING RATE SF/YR

2001
YEAR BUILT

46,174.00 SqFt
LOT SIZE

15,400 SqFt
BUILDING SQFT

16086800090
PARCEL ID

Commercial
ZONING TYPE

Cobb
COUNTY

3 Phase
ENERGY / POWER TYPE

EXECUTIVE SUMMARY

- 15,400 SF industrial building on 1.06 acres just off Hwy 41, ±1.5 miles to I-75 & I-575. Features 22' clear height, drive-in & dock-high loading, three-phase power, and multiple exterior office entrances. Separately metered utilities allow for single or dual-tenant flexibility. Prime Cobb County location with strong demographics, deep labor pool access, and excellent connectivity to suppliers and customers throughout Metro Atlanta.

PROPERTY HIGHLIGHTS

- The property has two separate entrances into two separate offices, two separately metered electrical and HVAC systems, which would allow for the space to be demised into 2 income producing warehouses. Combined space is a total of 15,400 square feet of rentable building area. Building has 22' ceiling clearance, 3 phase power, sprinklers and more.

ACCESSIBILITY

TRANSIT

Bells Ferry Rd + Cobb Pkwy	0.5 mi
Church St Ext + Elizabeth St	1.1 mi
Cobb Pkwy at Field Park Circle	0.1 mi

AIRPORTS

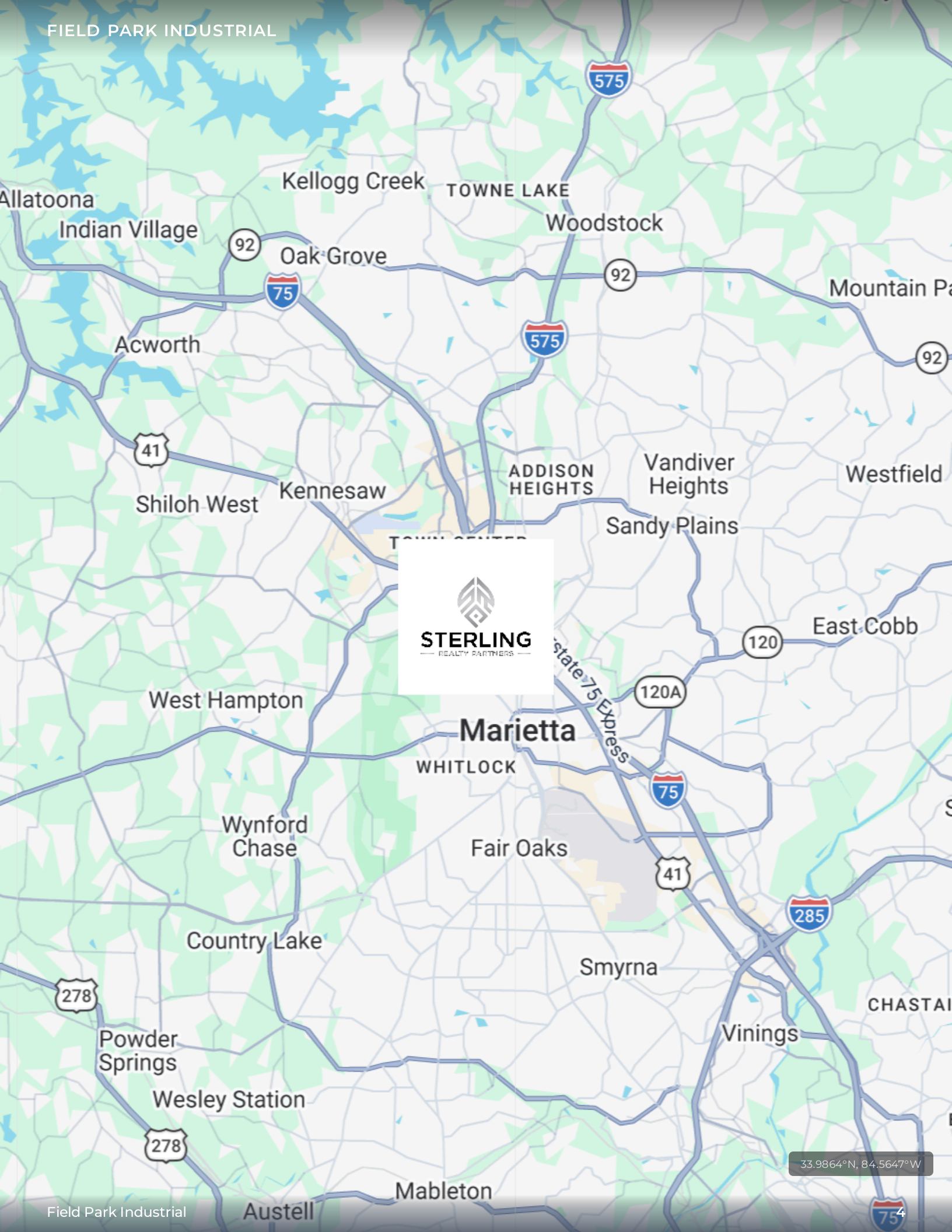
Hartsfield-Jackson Atlanta International Airport	25.6 mi
Fulton County Airport - Brown Field (FTY)	14.7 mi
DeKalb-Peachtree Airport	16.6 mi

HIGHWAYS

Phillip Landrum Memorial Highway	0.7 mi
Northwest Corridor Express Lanes	0.7 mi
Larry McDonald Memorial Highway	0.7 mi
GA 5	1.0 mi

Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	LEASE TERM
400	15,400 SF	\$13 SF/Yr	NNN	5 – 10 Yrs



33.9864°N, 84.5647°W





Market Overview

12/18/1834

Marietta is a city in and the county seat of Cobb County, Georgia, United States. At the 2020 census, the city had a population of 60,972. The 2019 estimate was 60,867, making it one of Atlanta's largest suburbs.



KEY FACTS

Population	59,067
Area	23.4 sq mi
Elevation	1,129 ft
Time Zone	Eastern Time Zone
County	Cobb County
Incorporated	1834
State	Georgia

DEMOGRAPHIC SNAPSHOT

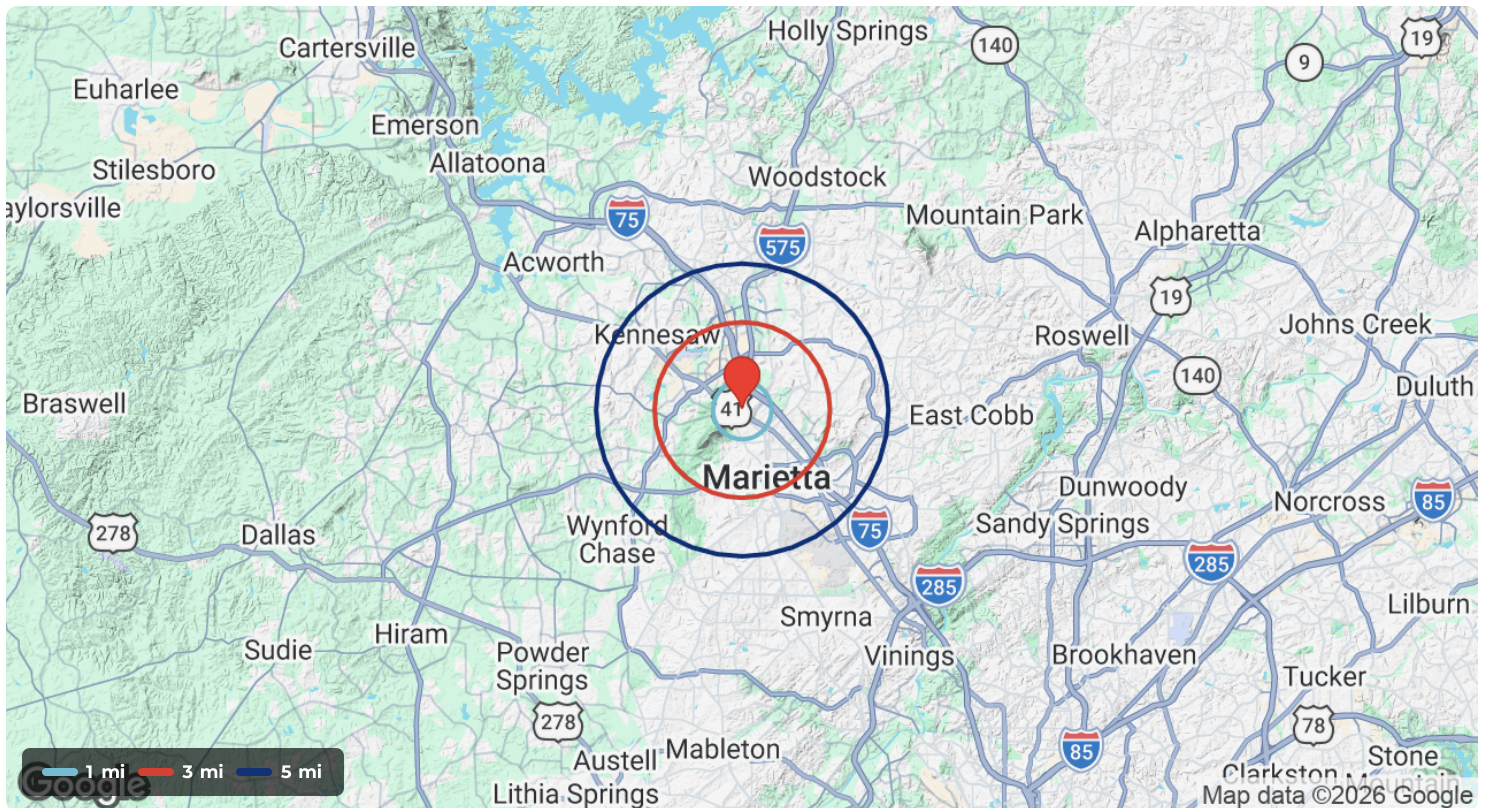
1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	Population	Population
Median HH Income	Median HH Income	Median HH Income
Households	Households	Households

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION				1 MILE	3 MILE	5 MILE
2000 Population				1,756	35,675	135,730
2010 Population				4,238	48,482	154,906
2025 Population				5,441	57,465	178,644
2030 Population				5,604	59,062	182,622
2025-2030 Growth Rate				0.59 %	0.55 %	0.44 %
2025 Daytime Population				10,648	99,086	218,376

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	693	14,512	52,363	less than \$15,000	140	1,611	5,120
2010 Total Households	1,796	19,822	59,810	\$15,000-\$24,999	46	1,132	3,237
2025 Total Households	2,152	23,366	69,331	\$25,000-\$34,999	57	1,186	2,911
2030 Total Households	2,208	24,066	71,193	\$35,000-\$49,999	299	2,586	6,254
2025 Avg. Household Size	2.52	2.32	2.47	\$50,000-\$74,999	287	3,228	10,153
2025 Owner Occupied Housing	809	12,360	41,671	\$75,000-\$99,999	325	2,844	8,474
2030 Owner Occupied Housing	886	13,140	43,788	\$100,000-\$149,999	569	4,596	13,259
2025 Renter Occupied Housing	1,343	11,006	27,660	\$150,000-\$199,999	63	2,096	7,655
2030 Renter Occupied Housing	1,322	10,926	27,405	\$200,000 or greater	367	4,086	12,267
2025 Vacant Housing	106	1,639	3,868	Median HH Income	\$92,742	\$90,579	\$94,615
2025 Total Housing	2,258	25,005	73,199	Average HH Income	\$117,810	\$122,080	\$124,711



Source: ESRI / ArcGIS Business Analyst

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FOR MORE INFORMATION



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