

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,240,000
<b>BUILDING SIZE:</b>	18,000 SF
<b>LOT SIZE:</b>	1.59 Acres
<b>PRICE / SF:</b>	\$180.00
<b>YEAR BUILT:</b>	2001
<b>ZONING:</b>	LI
<b>MARKET:</b>	ATL
<b>SUBMARKET:</b>	Marietta
<b>APN:</b>	16093300080

## PROPERTY OVERVIEW

Premier Owner/User Warehouse Opportunity in Marietta, GA

This 18,000 SF industrial property presents the perfect solution for warehouse or distribution operations. Built in 2001 and zoned LI, the property boasts a strategic location in the thriving Atlanta metropolitan area. Currently occupied, with tenant set to vacate in April 2025, this versatile space is well-equipped to meet the demands of industrial and warehouse users or investors.

The facility features a spacious breakroom, nicely finished office space, and premium amenities designed for operational efficiency and comfort. Don't miss the opportunity to acquire this prime asset in one of the region's most sought-after industrial hubs.

## PROPERTY HIGHLIGHTS

- - 18,000 SF industrial building with 2,200 sf of Office
- - 22 Foot Clear Height
- - Built in 2001 and strategically located in the ATL area
- - Zoned LI to accommodate a range of industrial activities
- - Well-equipped breakroom for employee convenience

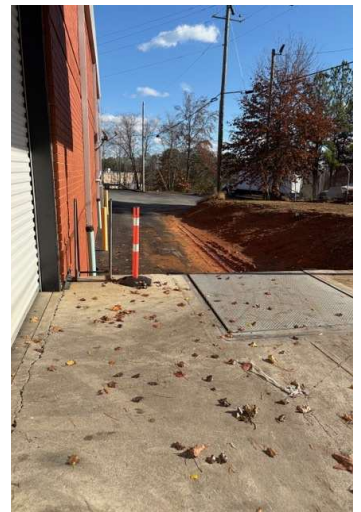
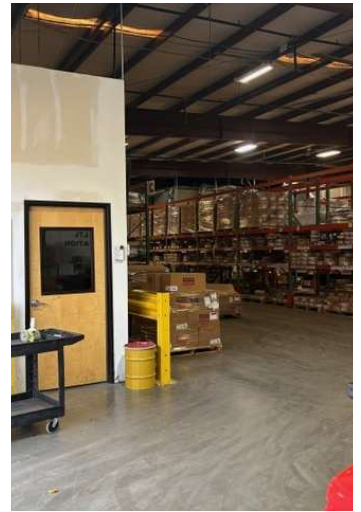
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## ADDITIONAL PHOTOS



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## TOMMY CROWE

Senior Director

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### PROFESSIONAL BACKGROUND

Tom serves as a Senior Director for SVN/Creviston Realty Inc., specializing in sales, tenant representation and leasing for office and Industrial properties.

Tom started his real estate career as an office leasing representative with Trammell Crow Company.

He then joined ING Clarion in 2005 as a Industrial Leasing Representative and was subsequently promoted to Vice President of Leasing.

In 2008, Tom became a member of the management team of an ING spinoff called Hodges Management and Leasing Company. He continued in his role as Sr. Vice President of Leasing.

In 2011 Avison Young purchased Hodges Management and Leasing. Tom continued in his role as a Principal, where he handled leasing for 3.5 million square feet in every major Atlanta submarket.

In 2019 founded Crowe Commercial Real Estate focusing on Tenant and Landlord representation, marketing and sales.

Tom has 2 boys - 13 and 15, who are avid soccer players and big fans of Atlanta United.

### EDUCATION

The University of Dayton, BA in Communications

### MEMBERSHIPS

Tom was the Atlanta Commercial Board of Realtors #1 Industrial Producer in 2010. Top 5 producer in 2009, 2011, 2012 and 2014. Became 10 year club member in 2018.

Tom is a licensed real estate Broker in Georgia, and a member of the Million Dollar Club, NAIOP (where he was a former NAIOP Future Leader and Director), and the Atlanta Commercial Board of Realtors.

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