

FOR LEASE OR SALE

IMMEDIATE AVAILABILITY

55,355 SF AVAILABLE
1480 BELLS FERRY ROAD
MARIETTA, GA 30066



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SPACE FOR LEASE - INFORMATION

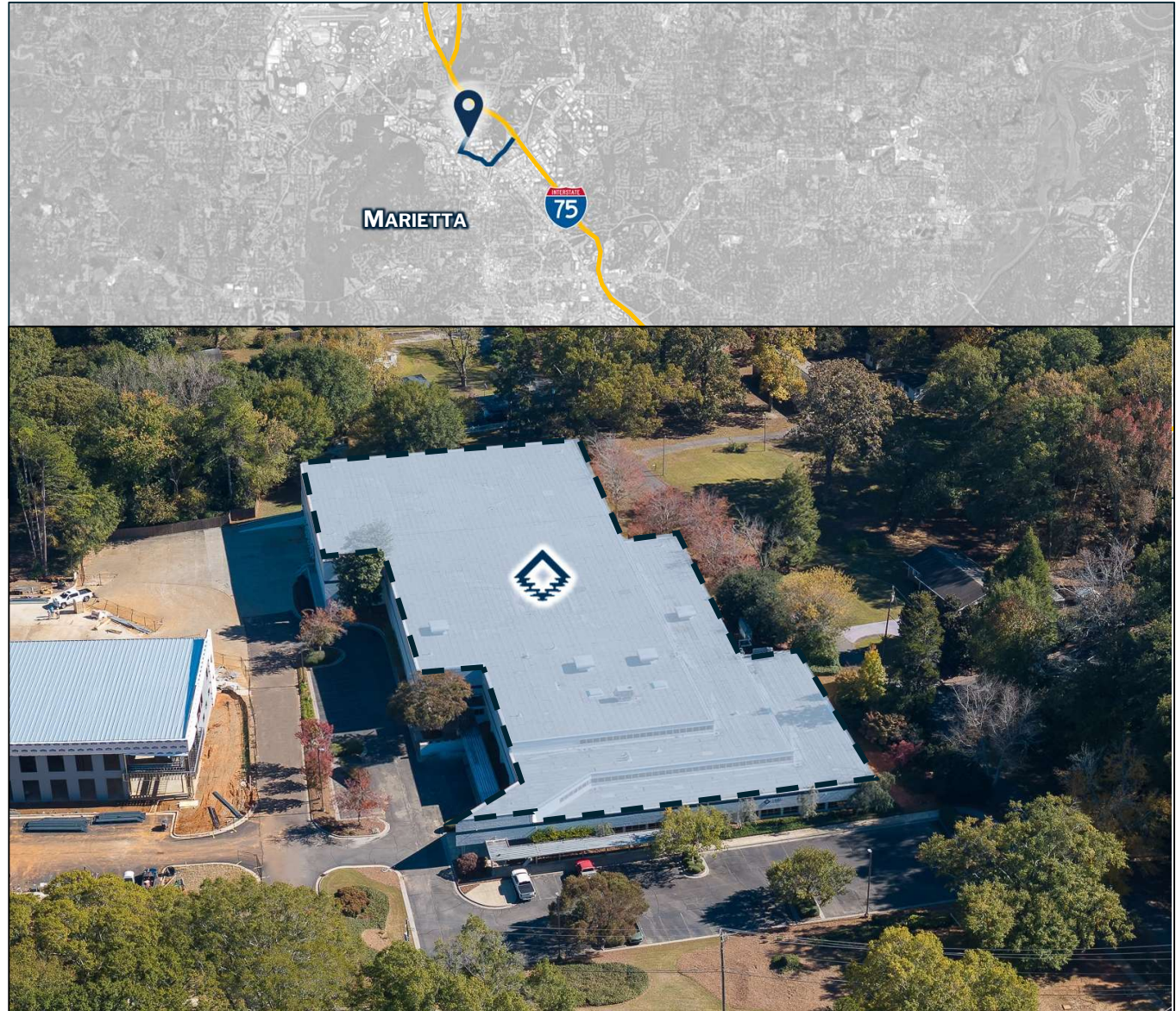
- **TOTAL SF:** 55,355
- **OFFICE SF :** 14,277
- **DOCK HIGH DOORS:** 5
- **DRIVE IN DOORS:** 1
- **CLEAR HEIGHT:** 23'
- **COLUMN SPACING:** 24' x 30'
- **SIDE LOAD CONFIGURATION**
- **HEAVY POWER:** 1,600 AMPS, 208-VOLTS, 3-PHASE
- **Sprinkler System:** ESFR
- **Completed Make Ready:**
 - Whitebox Warehouse
 - Office & Warehouse LEDs
 - Painted Hazard Columns
 - New Office Grid Tiles
 - New Office Flooring
 - New Office Interior Paint
 - New Office Millwork

MARKETED BY:

John Gosnell

(404) 563-0608

jgosnell@strategicrepartners.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt the accuracy, but we do not guarantee it. All information should be verified prior to lease.

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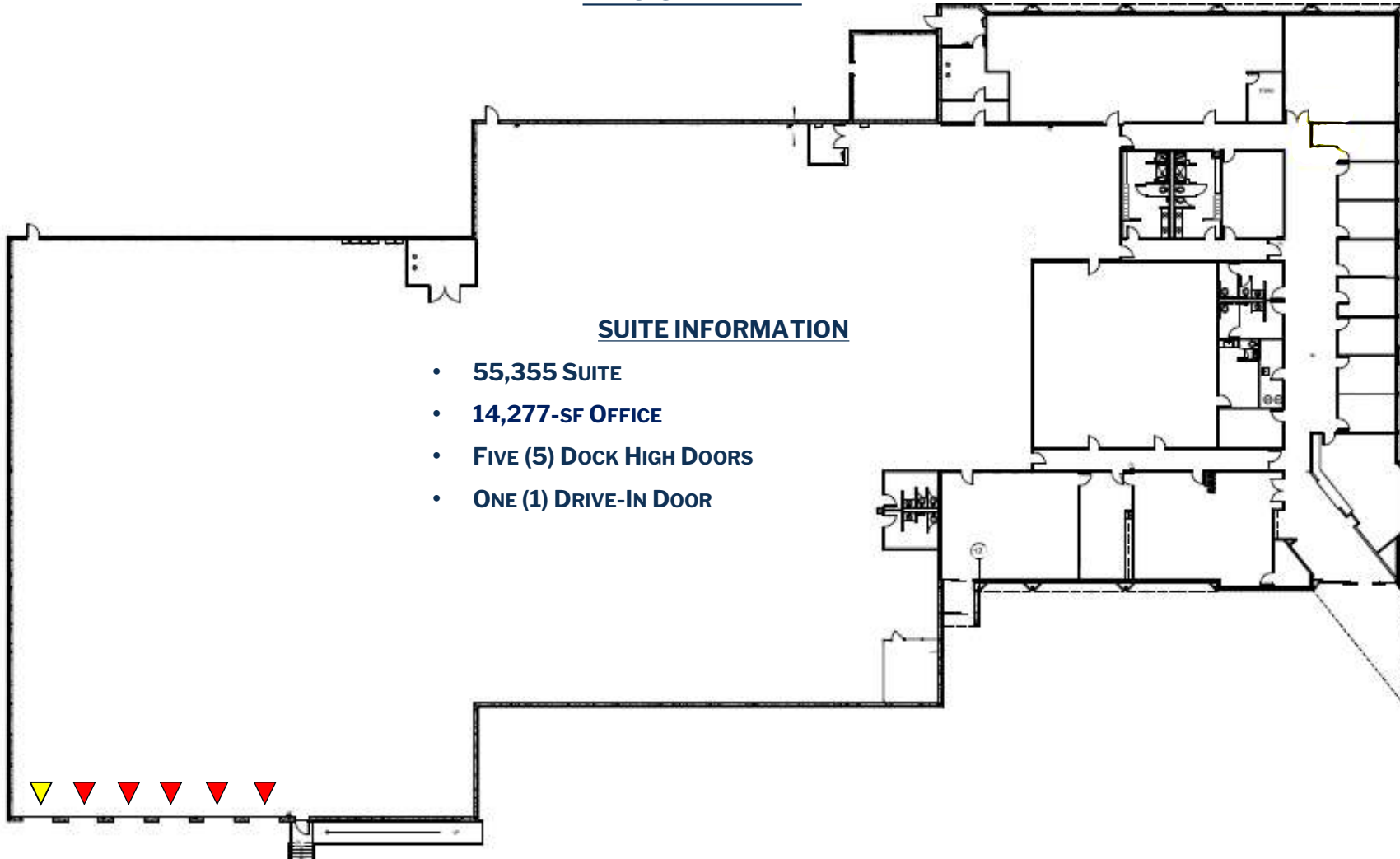
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FLOORPLAN

SUITE INFORMATION

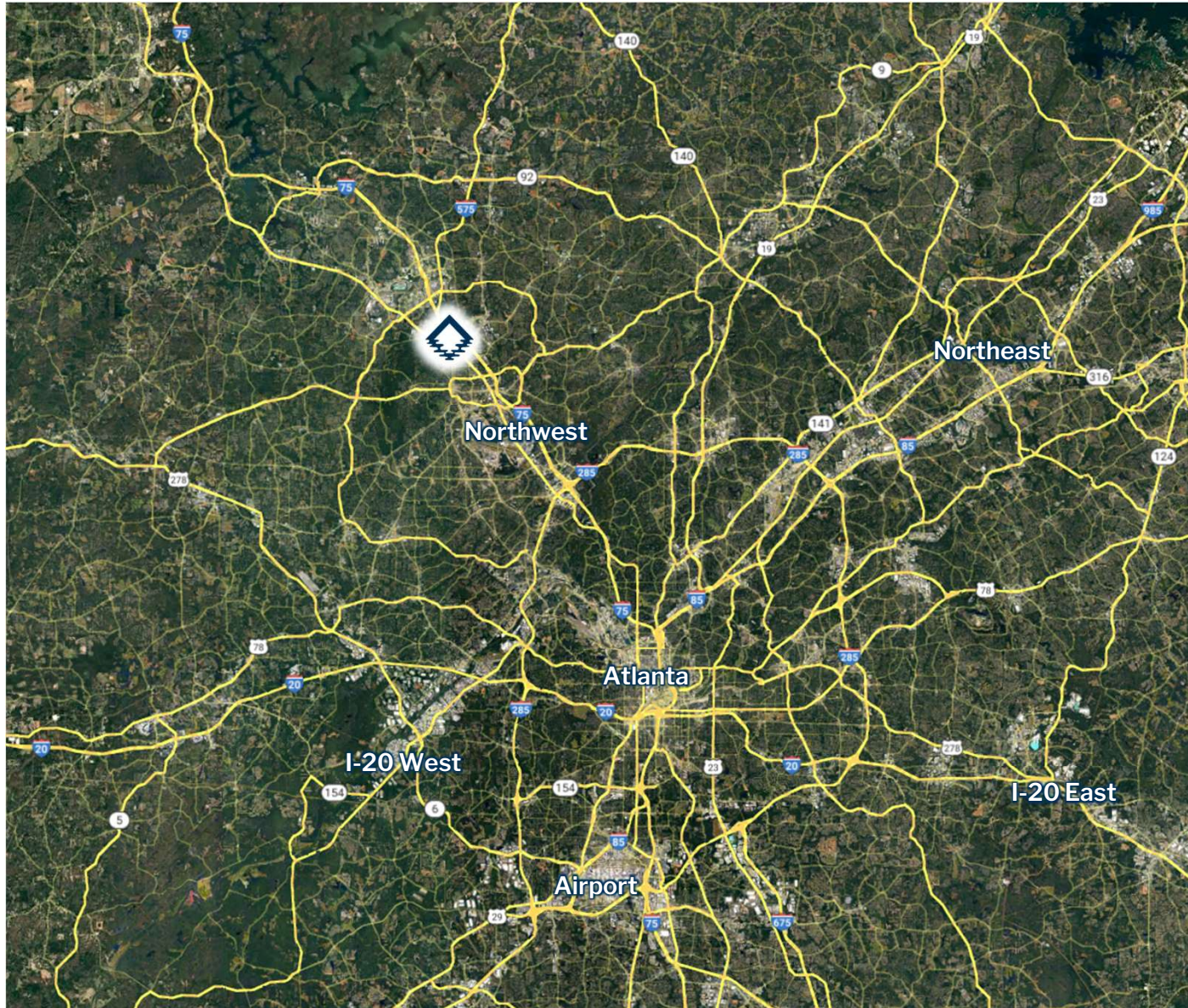
- 55,355 SUITE
- 14,277-SF OFFICE
- FIVE (5) DOCK HIGH DOORS
- ONE (1) DRIVE-IN DOOR



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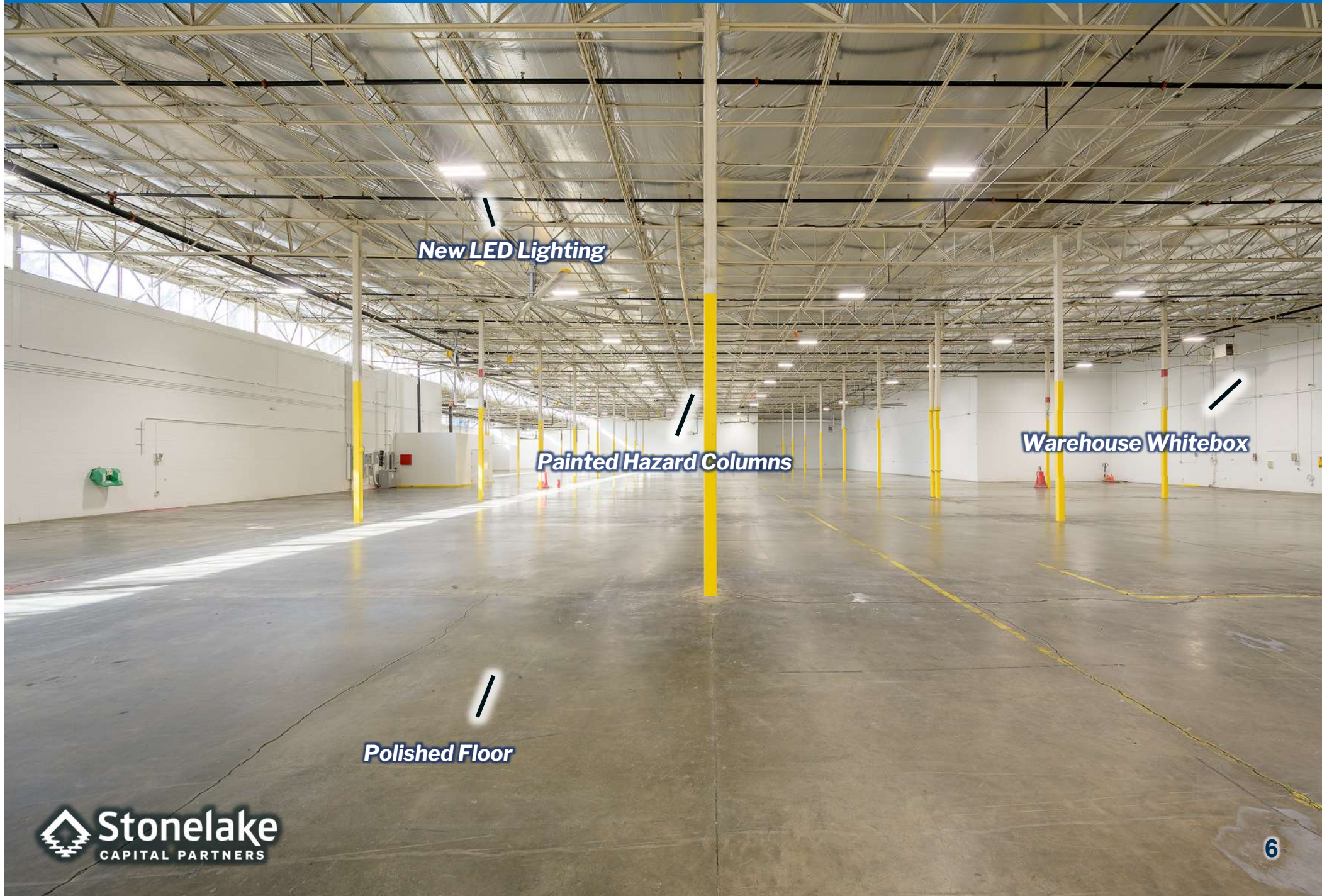
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New LED Lighting

Painted Hazard Columns

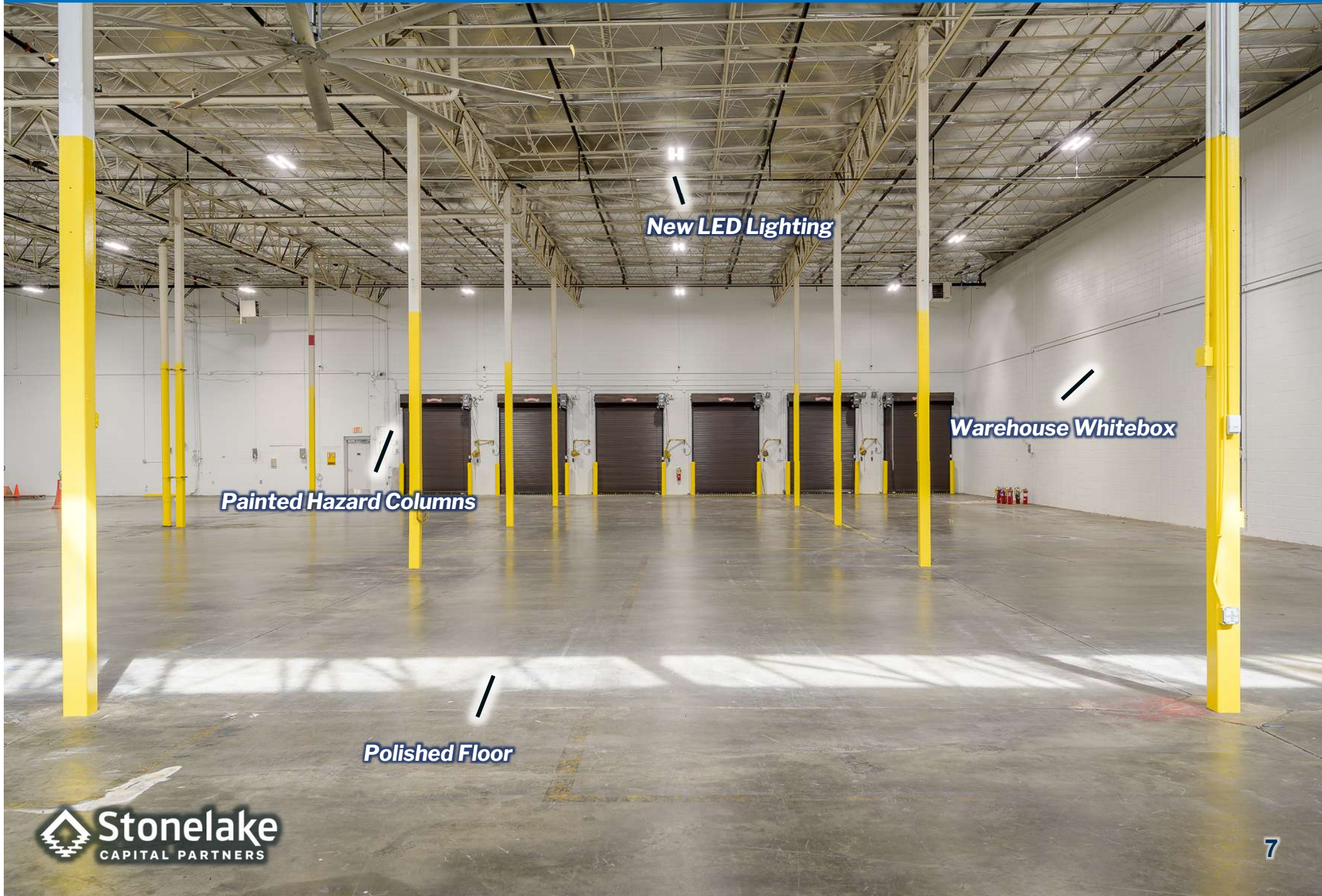
Warehouse Whitebox

Polished Floor

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Warehouse Whitebox

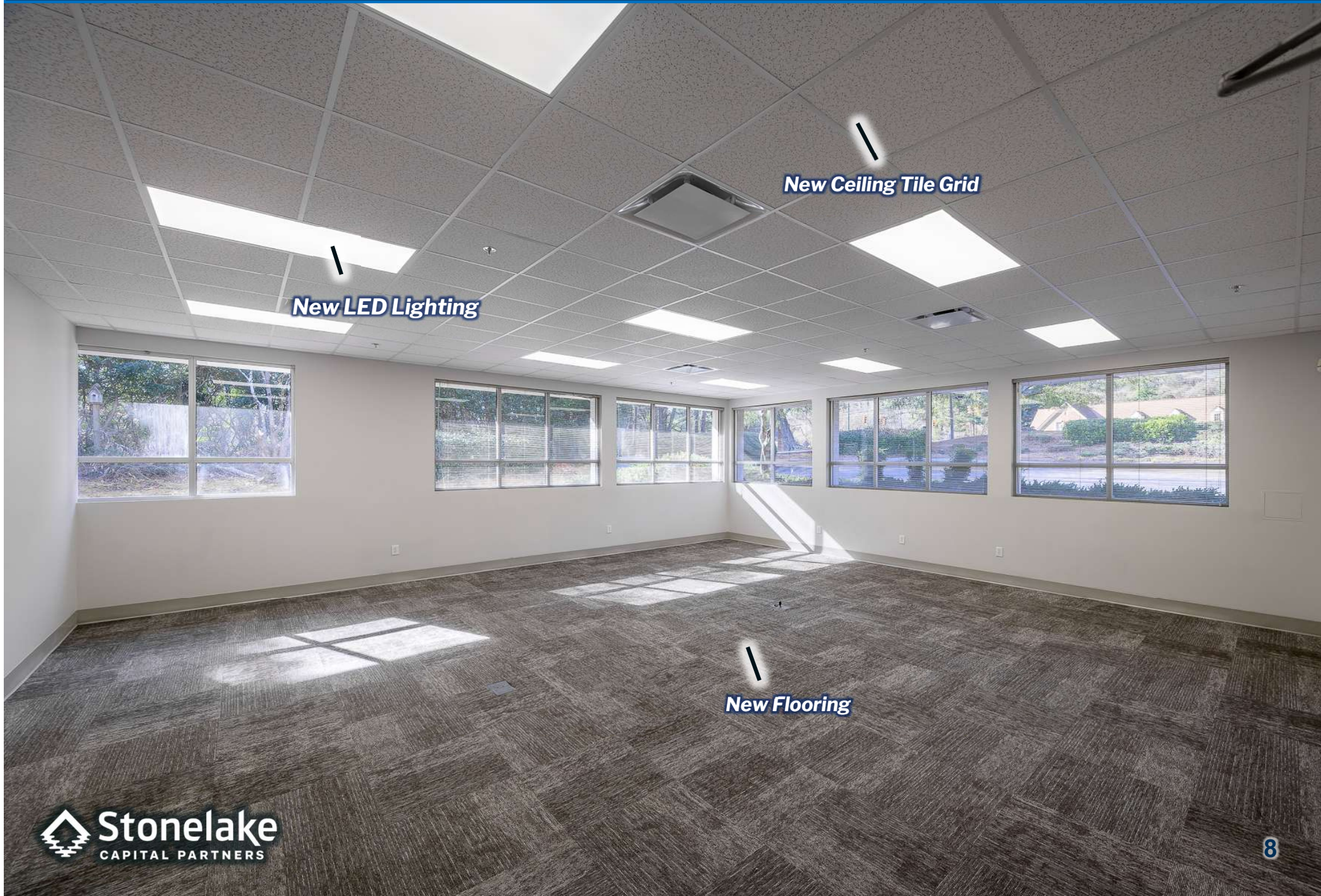
Painted Hazard Columns

Polished Floor

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New LED Lighting

New Ceiling Tile Grid

New Flooring

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