

LIGHT INDUSTRIAL WAREHOUSE FOR LEASE

± 16,537 SF FULLY CONDITIONED SPACE AVAILABLE

Located in a Federal Opportunity Zone



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KINGSTON COURT OVERVIEW

Kingston Court enjoys convenient access to major transportation corridor minutes from I-75 and within a short drive to I-285 via the Marietta/Cobb network, offering efficient connectivity to the broader Atlanta metro area. The property lies in southeast Cobb County, making it accessible to a large labor pool in the metro region.

Given the building's size, industrial zoning, dock-loading capability, and power infrastructure, Kingston Court is well-positioned to accommodate a range of light industrial, manufacturing, warehousing, distribution, or similar commercial uses. Its single-tenant configuration and freestanding status also offer potential for owner-user occupancy with expansion or outdoor storage opportunities. The 16,537 SF building on a 1.46 acre parcel is a compact but functional industrial footprint. With strong utilities such as a dual-transformer & three-phase power, it is able to support manufacturing or heavy-power industrial uses.



MAJOR CAPITAL IMPROVEMENTS UNDERWAY

NEW 60 MIL TPO ROOF

- 20-Year Warranty

NEW HVAC

- Office & Warehouse

MODERNIZATION

- New Interior Office
 - (paint, carpet, lighting)
- Updated Warehouse Space
 - (white box, LED Lighting)

AVAILABLE SQUARE FOOTAGE

TOTAL

± 16,537 SF
Within 1 Building

OFFICE SPACE

± 8,152 SF

WAREHOUSE SPACE

± 8,385 SF



NEWLY RENOVATED!



OFFICE



SHOWROOM



WAREHOUSE

**FULLY CONDITIONED LIGHT INDUSTRIAL
WAREHOUSE SPACE AVAILABLE**
3001 Kingston Court, Marietta, GA 30067

 **KINGSTON COURT**



**DOBBINS AIR
RESERVE BASE**

**THE BATTERY
ATLANTA**

**COBB
GALLERIA**

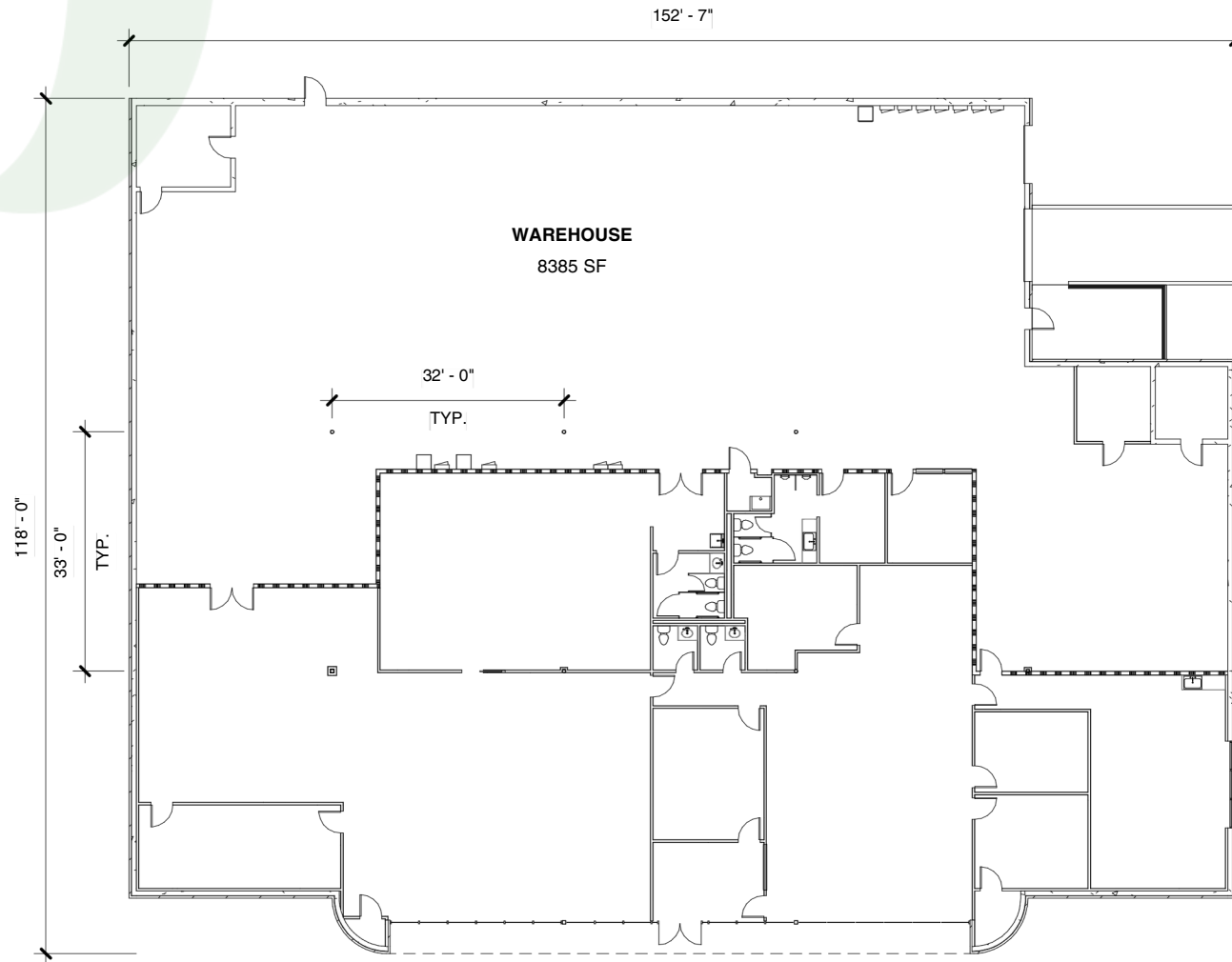
SOUTHEAST REGIONAL ACCESS
LOCATION > DISTANCE (DRIVING MILES)

INTERSTATE 75	0.7 miles
INTERSTATE 285	2.6 miles
DOBBINS AIR RESERVE	1.7 miles
THE BATTERY	4.3 miles
HARTSFIELD-JACKSON	24 miles



KINGSTON COURT

*16,537 SF Fully Conditioned Light
Industrial Warehouse Available*



OUTSIDE STORAGE
1/3 Acre

PARCEL SIZE
1.46 Acre

ZONING
M1 Light Industrial

CLEAR HEIGHT
18'

LOADING
1 Dock High Door
1 Drive-In Ramp

PARKING
45 Spaces

HEAVY POWER
2000 AMPS

HVAC
100% Office &
Warehouse

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REAL ESTATE PARTNERS

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