

**4225 JVL Industrial Park Drive
Building 5, Suite 504
Marietta, Georgia 30066**



LISTING PRESENTATION | 4225 JVL INDUSTRIAL PARK DR, BLDG 5, SUITE 504 | MARIETTA, GA

Exclusively Listed by

Scott Morchower - Director, Associate Broker | (770) 310-9575 | smorchower@kw.com | 334182, GA

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KW COMMERCIAL | ATLANTA - PERIMETER
115 Perimeter Center Place, Suite 100
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Executive Summary



Property Overview

Reception plus 1 extra office and a bathroom.

Offices area approximately 300 sq ft.

Warehouse approximately 1,700 sq ft.

18 ft ceiling.

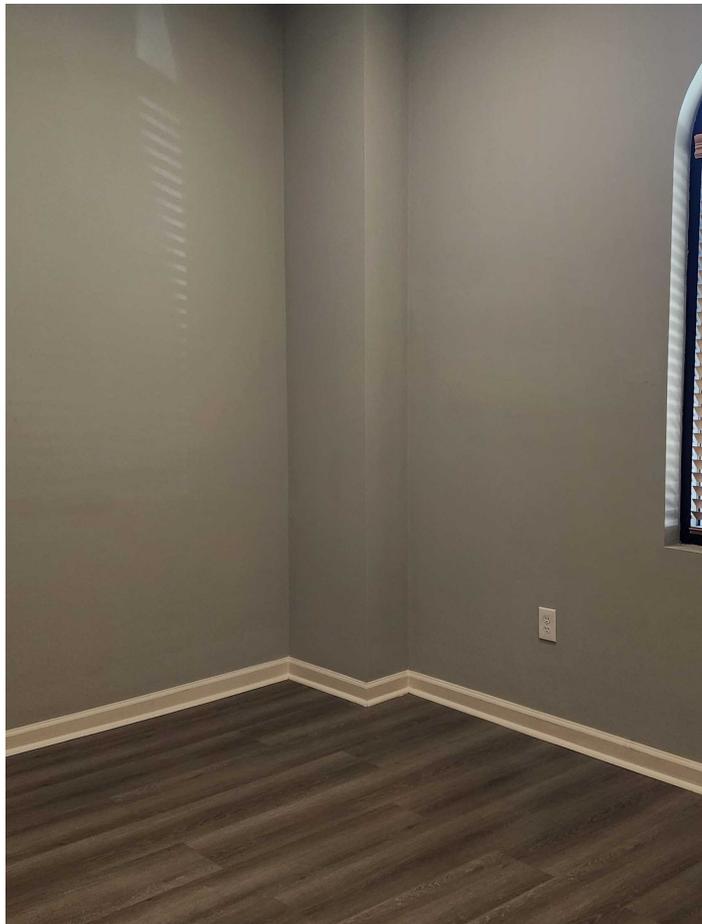
Large roll up drive in door.

Asking Price: \$495,000

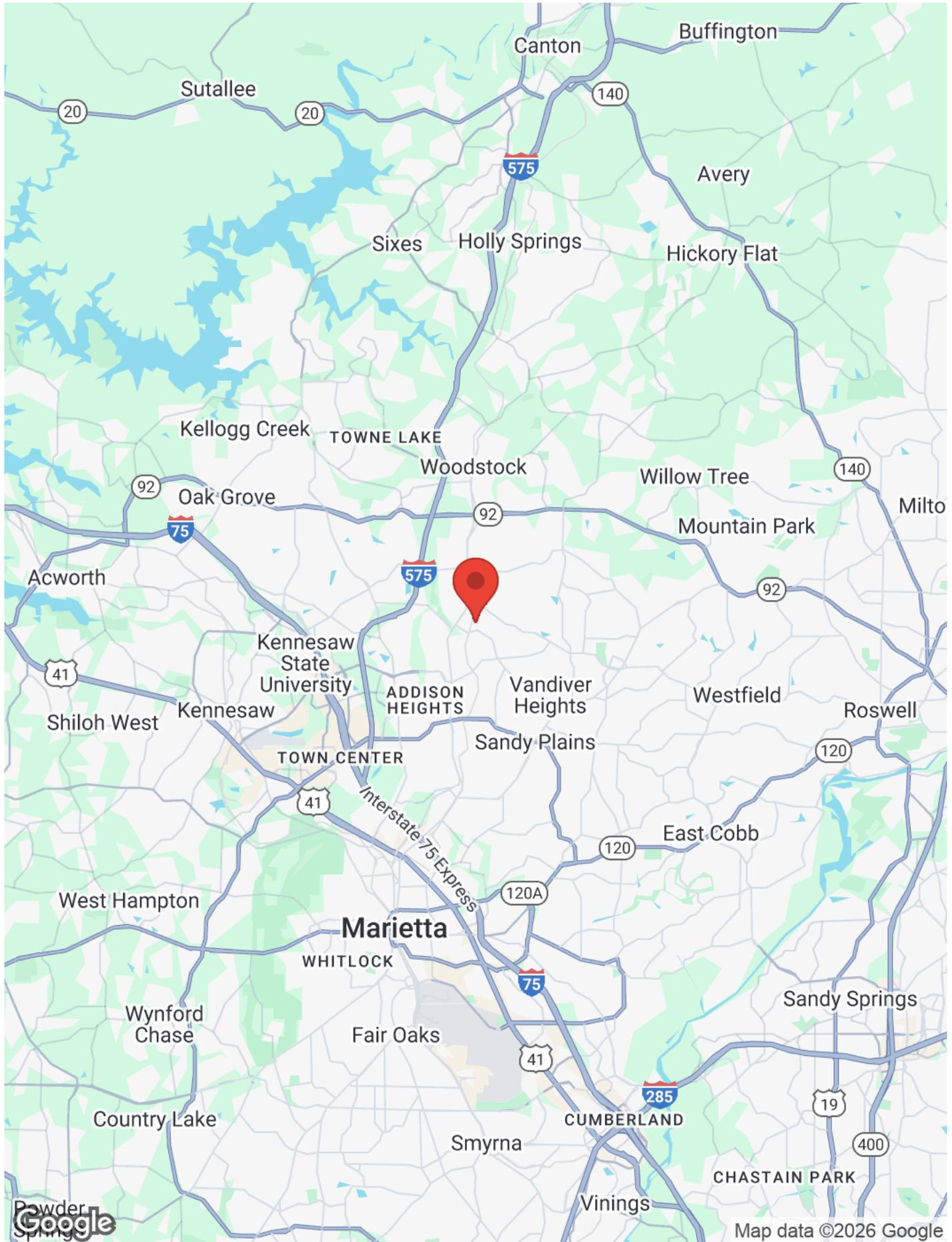
Property Photos



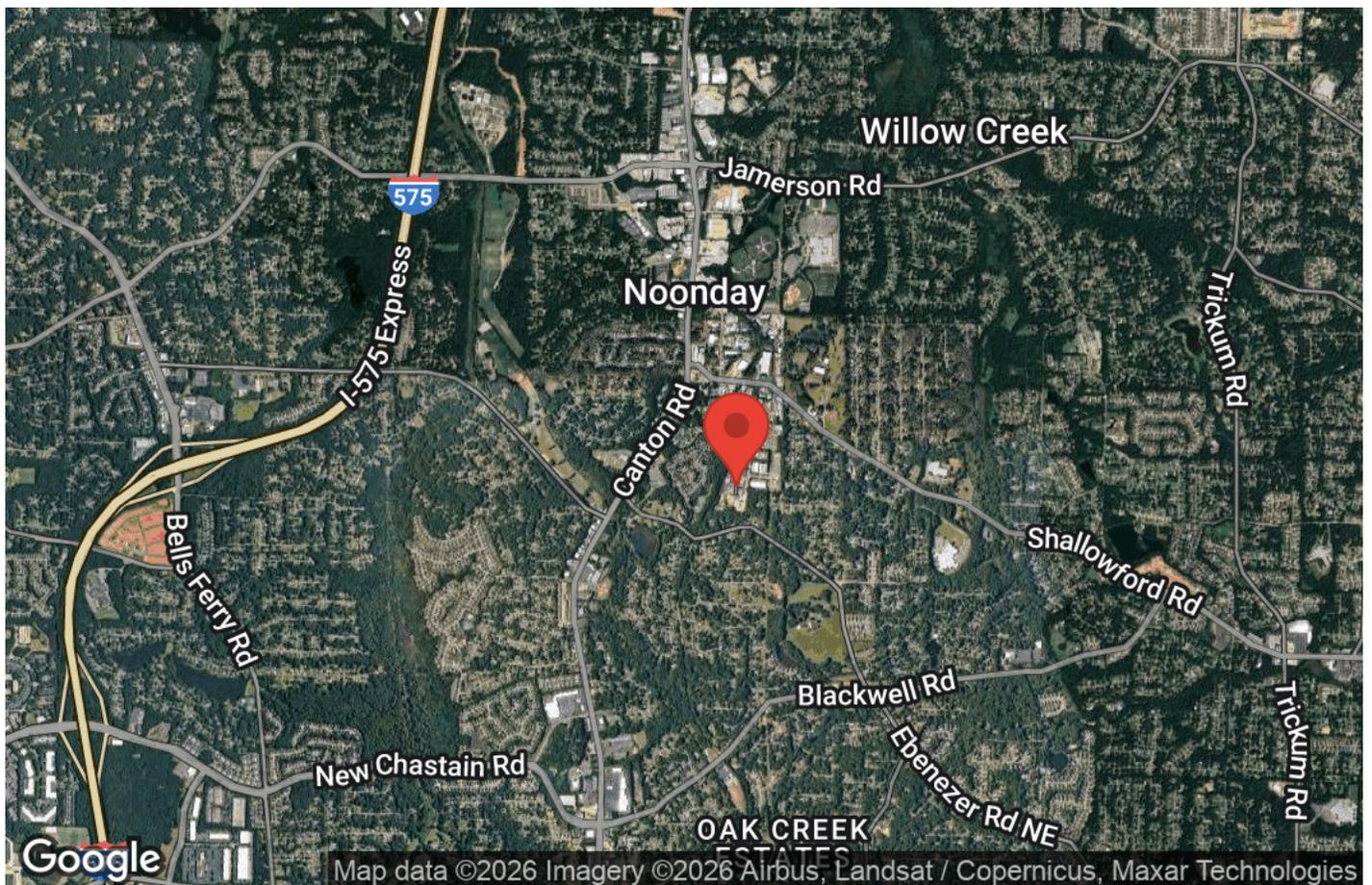
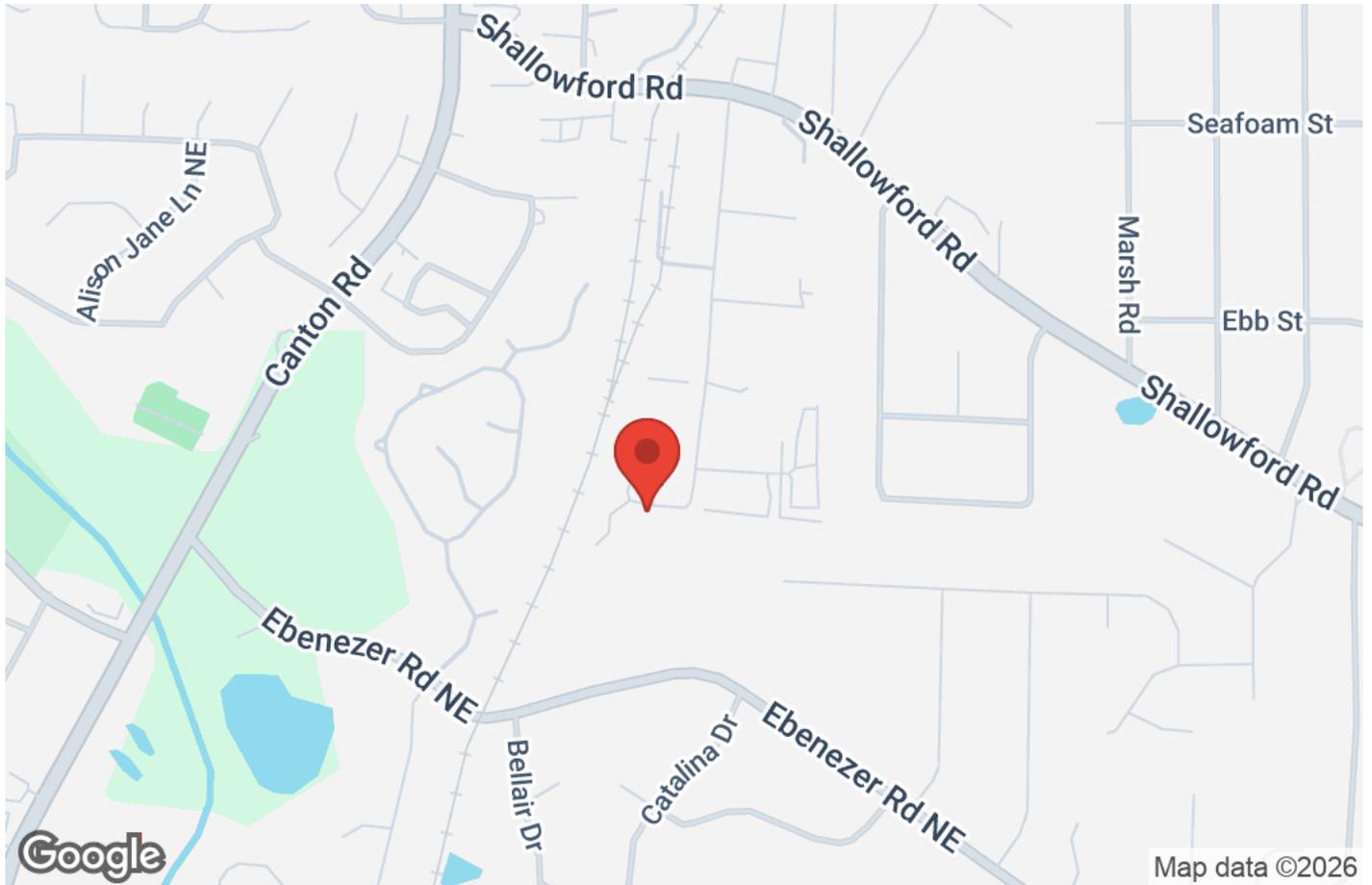
Property Photos



Regional Map



Location Maps



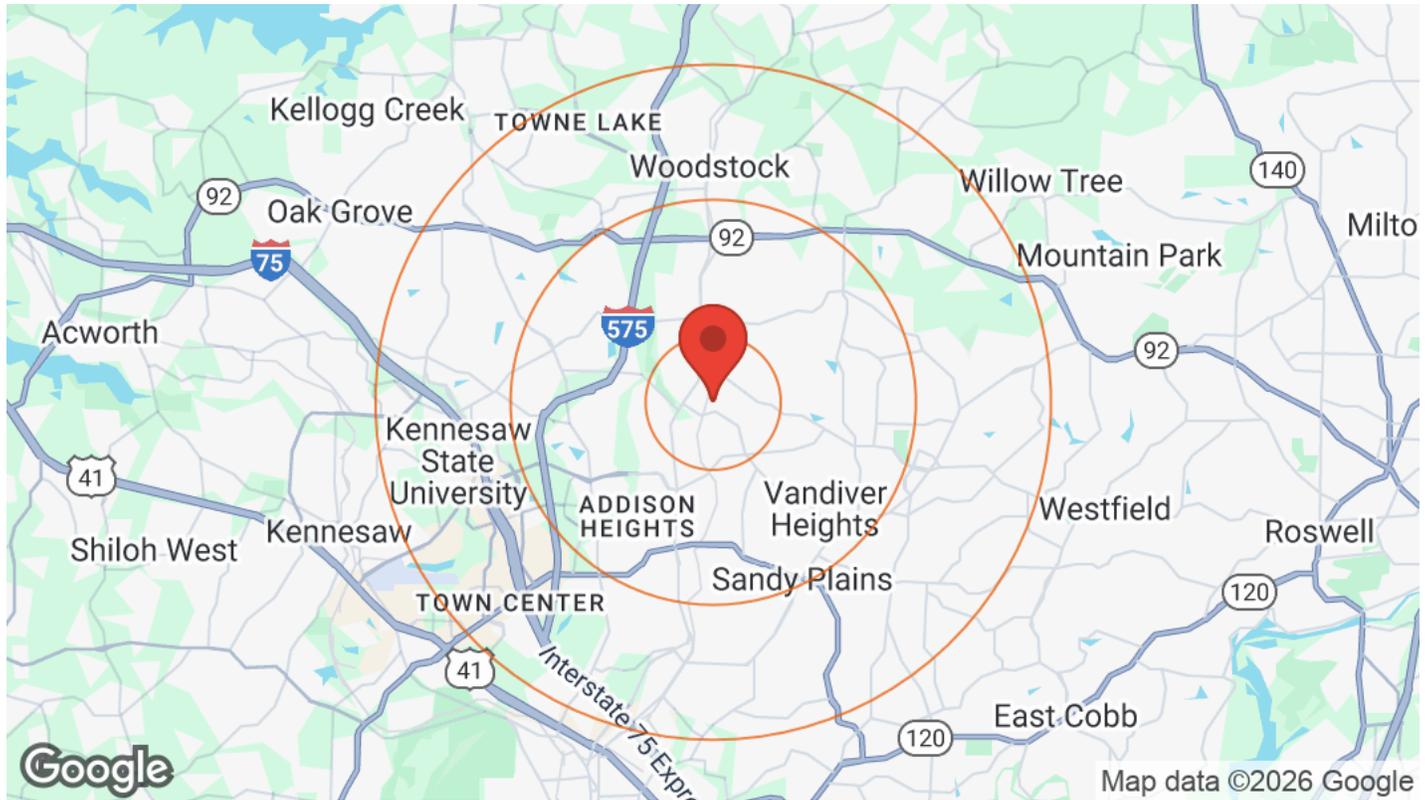
Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	N/A	N/A	N/A
	Female	N/A	N/A	N/A
	Total Population	N/A	N/A	N/A
Age	Ages 0-14	N/A	N/A	N/A
	Ages 15-24	N/A	N/A	N/A
	Ages 25-54	N/A	N/A	N/A
	Ages 55-64	N/A	N/A	N/A
	Ages 65+	N/A	N/A	N/A
Race	White	N/A	N/A	N/A
	Black	N/A	N/A	N/A
	Am In/AK Nat	N/A	N/A	N/A
	Hawaiian	N/A	N/A	N/A
	Hispanic	N/A	N/A	N/A
	Asian	N/A	N/A	N/A
	Multi-Racial	N/A	N/A	N/A
	Other	N/A	N/A	N/A
Income	Median	N/A	N/A	N/A
	< \$15,000	N/A	N/A	N/A
	\$15,000-\$24,999	N/A	N/A	N/A
	\$25,000-\$34,999	N/A	N/A	N/A
	\$35,000-\$49,999	N/A	N/A	N/A
	\$50,000-\$74,999	N/A	N/A	N/A
	\$75,000-\$99,999	N/A	N/A	N/A
	\$100,000-\$149,999	N/A	N/A	N/A
	\$150,000-\$199,999	N/A	N/A	N/A
	> \$200,000	N/A	N/A	N/A
Housing	Total Units	N/A	N/A	N/A
	Occupied	N/A	N/A	N/A
	Owner Occupied	N/A	N/A	N/A
	Renter Occupied	N/A	N/A	N/A
	Vacant	N/A	N/A	N/A

Professional Bio



Scott Morchower

Director, Associate Broker

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Director, Associate Broker at KW Commercial Perimeter Office with over 13 years of background exclusively in Commercial Real Estate. 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023 Multi-Million Dollar Club Lifetime member with well over 5 Million in Commercial properties transactions each year. Extensive background and experience in Purchase and Sales Transactions of Commercial properties for Businesses & Developers. 1031 Tax Exchanges, NNN Investments, Lease negotiations and Property Management. Specialties include: Representing Sellers and Investors, Representing Tenants and Landlords on Leasing. Tenant representation services are provided at no fee to the tenant. President of The Association of Georgia Real Estate Exchangers "AGREE" 2021-2024.

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