

AVAILABLE

52,380 SF

981-983 Industrial Park Drive
Marietta, GA 30062



PROPERTY OVERVIEW

- Infill location
- Ideal for manufacturing
- Total Building SF: 52,380 SF
- Minimum Divisible SF: 20,700 SF
- Fully sprinklered
- Zoning: Heavy Industrial

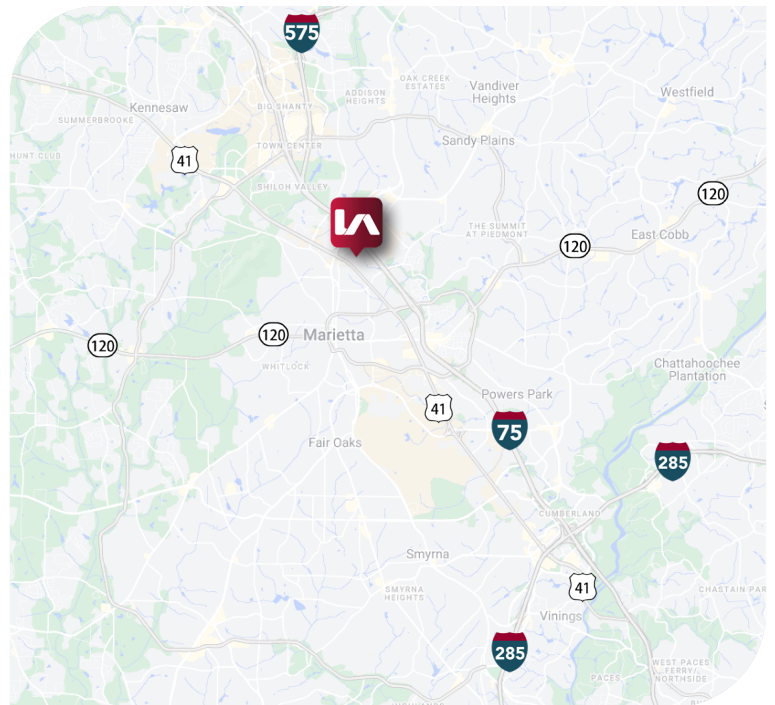
ESTIMATED OWNER OCCUPANT SBA FINANCING (as of 6/1/24)

BANK OF AMERICA

EDDIE VELARDE
eduardo.velarde@bofa.com
470.631.1328

- Monthly payment \$44,563 (assumes 10% downpayment)

** SBA financing requires approval through the applicable SBA program. Actual amortization, rate and extension of credit are subject to necessary credit approval.*



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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but not warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



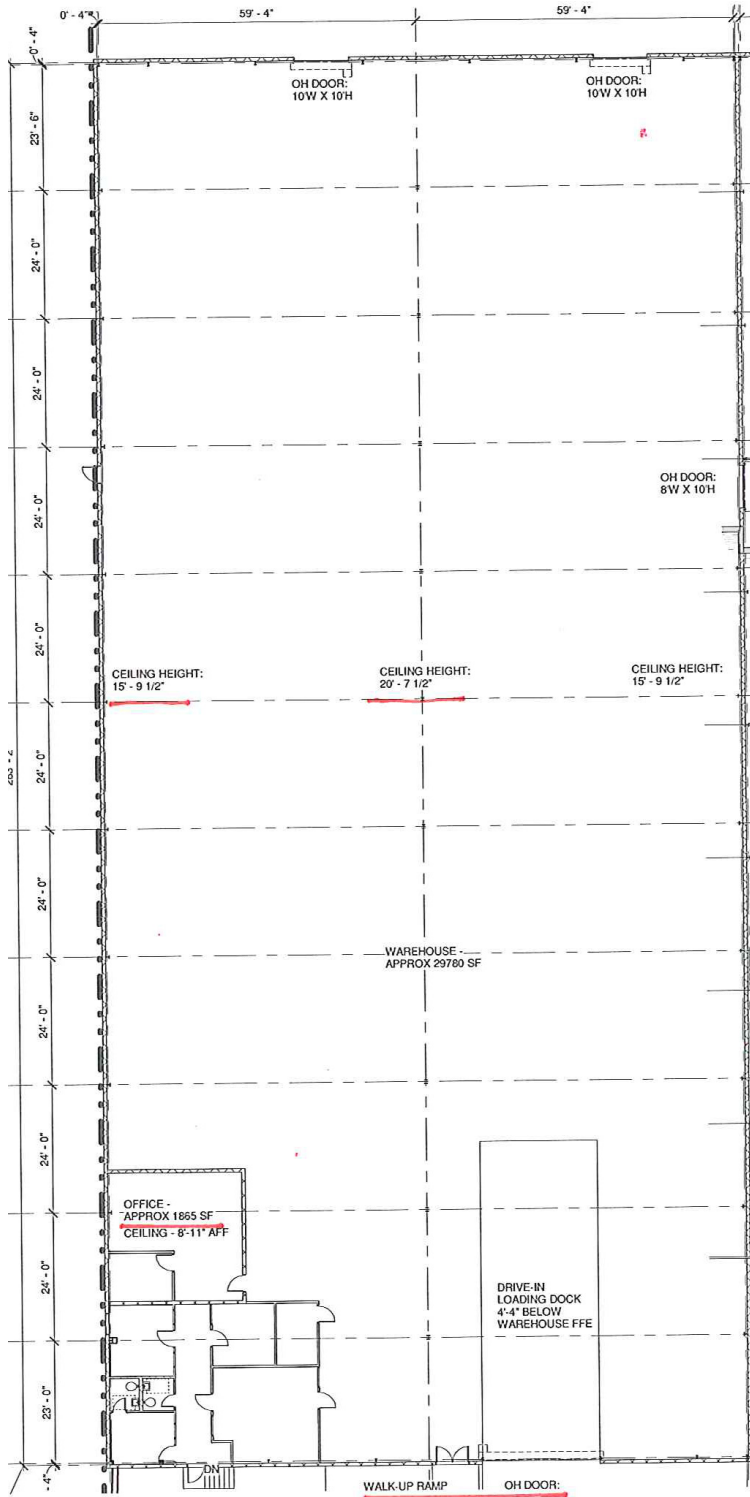
**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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981 INDUSTRIAL PARK DRIVE

Available: 31,680 SF

Office SF: 1,865 SF

Loading: 2 dock high (dock well)

1 EOD leveler

1 drive in (forklift)

Power: 200 amp 3 phase

Clear Height: 20' at peak; 17' at eaves

Column Spacing: 24' x 59'4" typical

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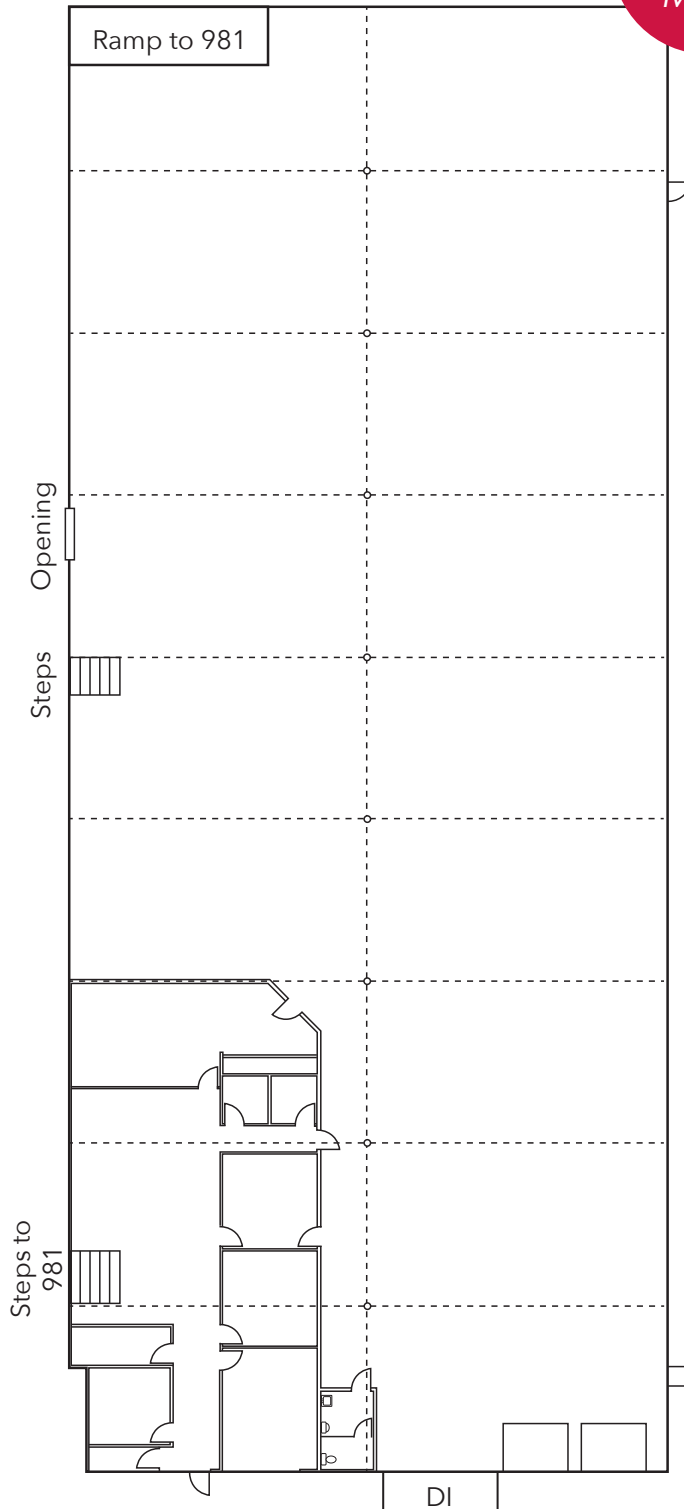
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983 INDUSTRIAL PARK DRIVE

Available: 20,700 SF

Office SF: 1,300 SF

Loading: 2 dock high

1 EOD leveler

1 drive in

Power: 800 amp 3 phase

Clear Height: 23' at peak; 19' at eaves

Column Spacing: 25' x 59'4" typical

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KEY DISTANCES

- I-75: 1.4 miles via GA Highway 5
- I-75: 1.9 miles via Highway 120 Loop
- I-285: 8.3 miles
- FedEx: 4.9 miles
- Hartsfield-Jackson Atlanta Int'l Airport: 32.9 miles

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