

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

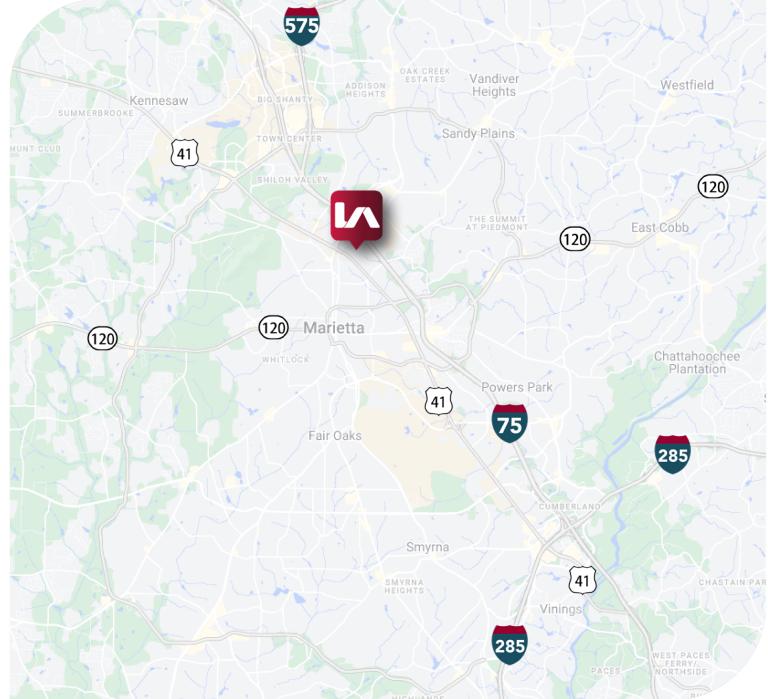
EDDIE VELARDE
eduardo.velarde@bofa.com
470.631.1328

- 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.

BILLY SNOWDEN, SIOR
bsnowden@lee-associates.com
O 404.442.2839

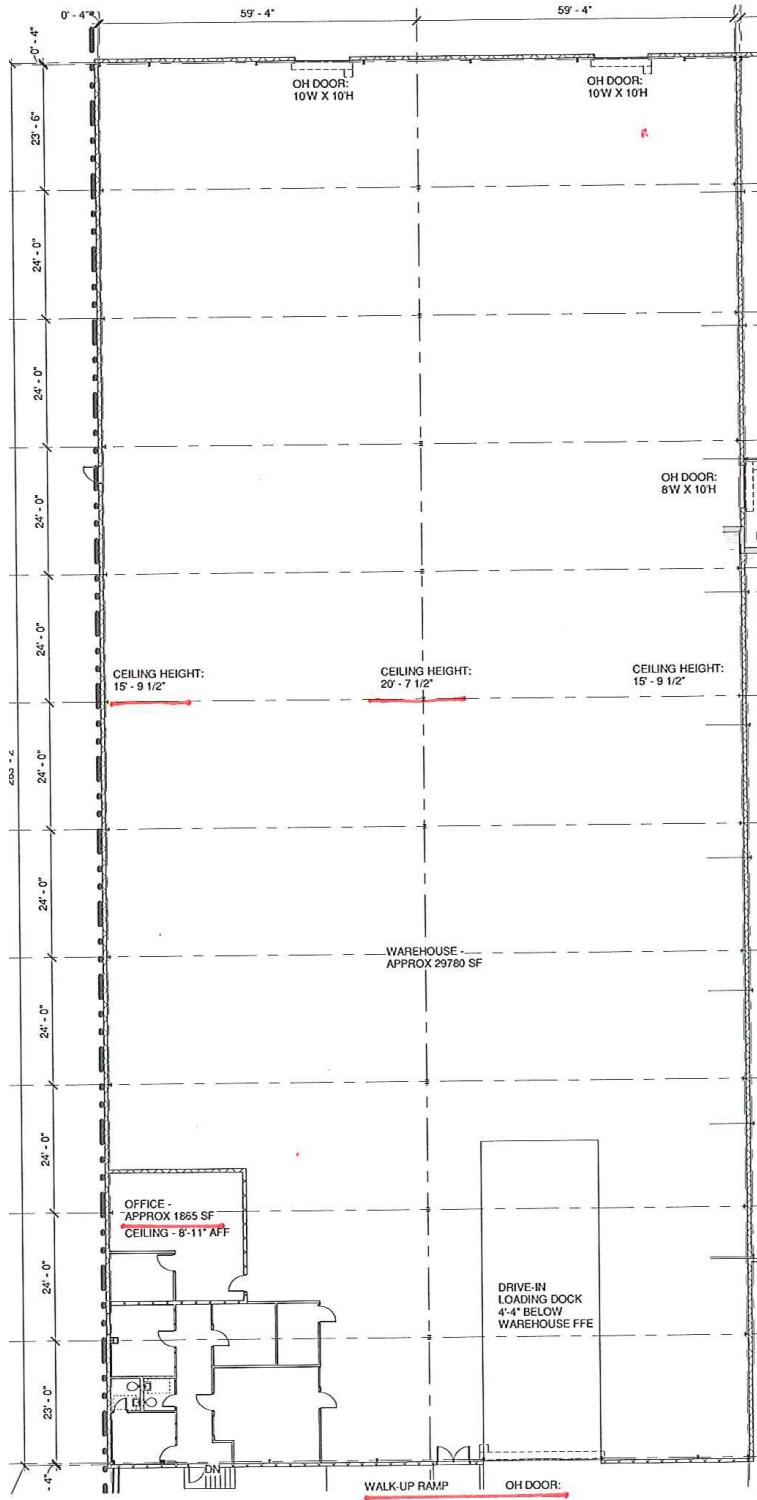
RICK TUMLIN, CCIM, SIOR
rtumlin@lee-associates.com
O 404.442.2816



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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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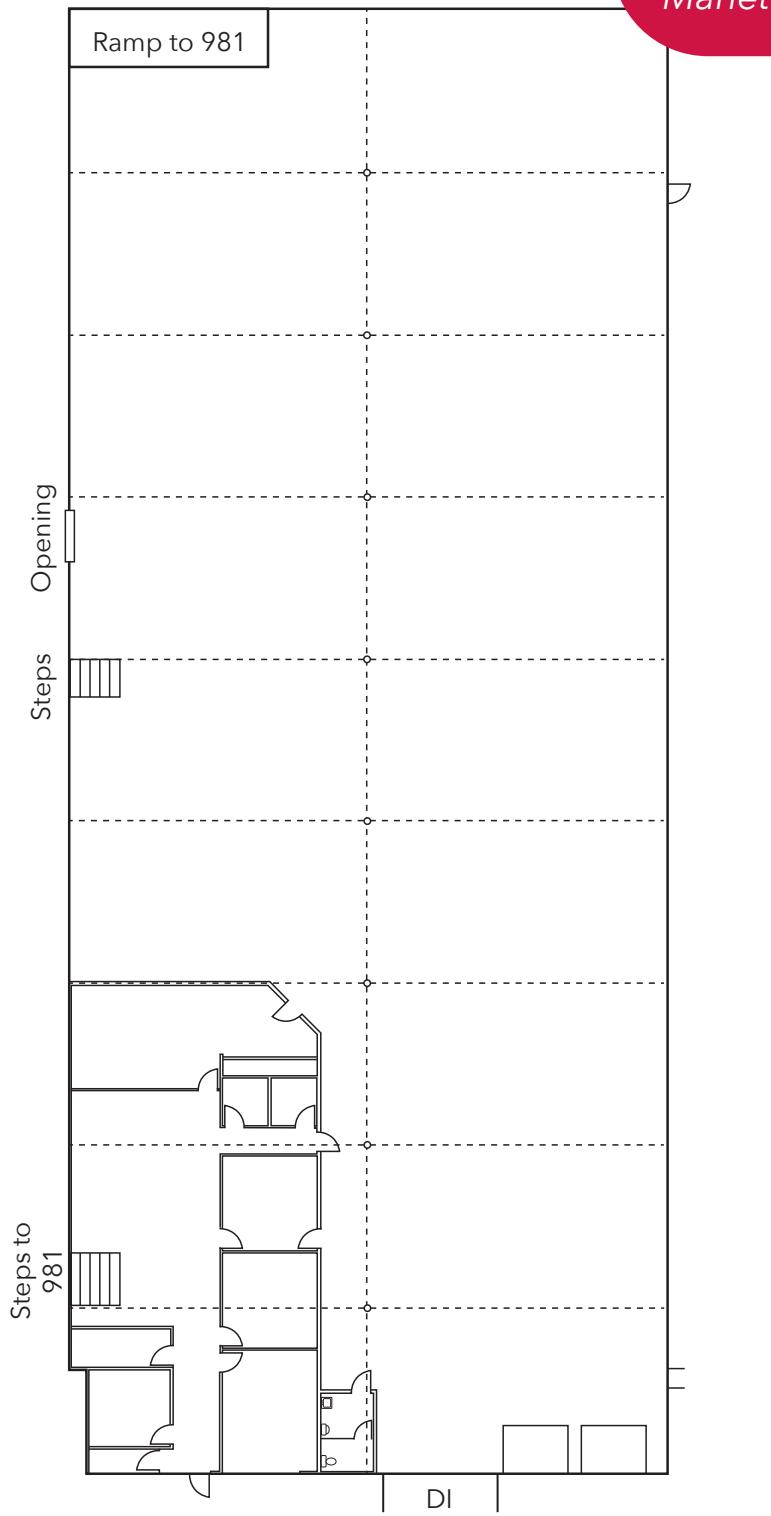
WILLIE CANDLER
wcandler@lee-associates.com
O 404.442.2802

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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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