

FOR LEASE/SALE



CANTON CHEROKEE INDUSTRIAL PARK
166 ETOWAH INDUSTRIAL CT, CANTON, GA 30114
219,896 SF AVAILABLE
JANUARY 2026



PROPERTY DETAILS



Exceptional access.
Strategic flexibility.
Proven infrastructure.

166 Etowah Industrial Court delivers production-ready specifications with dual-story office, expansive truck courts, and turnkey logistics feature, all in a market with momentum.

Feature

Detail

Address

166 Etowah Industrial Court,
Canton, GA 30114

Site Area

13.00 Acres

Total Building SF

219,896

Main Level Office

7,014 SF

Upper Level Office

6,617 SF

Warehouse Office

1,035 SF

Total Office Space

14,666 SF

Year Built

1990/2005

Clear Height

28'-30'

Column Spacing

40' x 42'10"

Loading Type

Rear load

Feature

Detail

DH/DI Doors

18 (all with levelers)/2

Floor Slab

6" thick, concrete, 4000 psi

Building Depth

300'

Truck Court Depth

125' with 60' apron

Car Parking

204

Construction

Pre-cast concrete tilt-up walls

Roof Type

TPO (warranty expires 2034)

Fire Protection

Wet Sprinkler System

Interior Lighting

T-5 with motion sensors

Power

4,100 amps



SITE PLAN

Business-Ready Location: Pro-business location in Cherokee County with access to a strong labor pool.

Premier Access and Supply Chain Synergy: Industrial-zoned site near major supply chain and distribution hubs.

Logistics-Optimized Facility Design: Large trailer parking and expansive truck courts optimize logistics and loading.

Employee and Operational Support: Minutes from workforce centers, housing, retail, dining, and services.



ACCESS MAP

Location	Distance
Highway 20	0.9 miles
Interstate 575	1 mile
Interstate 75	20 miles
Interstate 285	29 miles
Hartsfield-Jackson Atlanta Int'l Airport	49.4 miles



Location that accelerates your business
Less than 3 minutes to Hwy 20 & I-575



NEIGHBORHOOD MAP



Canton lies at the core of the Northwest Atlanta industrial submarket. A region defined by its rapid growth, favorable zoning, and proximity to key transit nodes like I-575 and Highway 20. With rising demand from manufacturing, distribution, and regional logistics, this corridor offers exceptional access to workforce, suppliers, and metro Atlanta's expanding economy.



EMPLOYMENT OVERVIEW

166 Etowah Industrial Ct, Canton, Georgia, 301142
Drive time of 45 minutes

INCOME



\$111,204
Median Household
Income



\$58,693
Per Capita Income



\$380,252
Median Net Worth

EDUCATION



5.8%
No High School Diploma



14.4%
High School Diploma



22.7%
Some College/Associate's Degree



54.2%
Bachelor's/Grad/Prof Degree

BUSINESS



65,232
Total Businesses



789,881
Total Employees

KEY FACTS



1,503,593
Population



38.4
Median Age



577,829
Households



\$89,867
Median Disposable Income

COMMUTERS



16.7%
Spend 7+ hours
commuting to and from
work per week



65.8%
Drive Alone to Work

EMPLOYMENT



73.5%
White Collar



14.2%
Blue Collar



12.3%
Services



3.6%
Unemployment Rate



Source : This infographic contains data provided by ESRI (2025, 2030), Esri-Data Axle (2025), Esri - MRI - Simmons (2025), ACS (2019 - 2023).



LABOR SNAPSHOT

Demographics within a 45 minute drivetime of 166 Etowah Industrial Ct, Canton, GA

- **Daytime population**
 - » Total: 964,300
 - » Workers: 718,514
- **Occupations**
 - » White Collar: 73.5%
 - » Blue Collar: 14.2%
 - » Services: 12.3%
- **Labor force metrics**
 - » Total Civilian Labor Force: 821,504
 - » Employment-Population Ratio: 96.4%
 - » Labor Force Participation Rate: 67.1%
 - » Unemployed Population: 29,791

Age Group	Civilian Labor Force	Employed	Unemployment Rate
16-24	110,914	101,535	8.5%
25-54	532,168	517,816	2.7%
55-65	125,190	121,509	2.9%
65+	53,232	50,854	4.5%

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