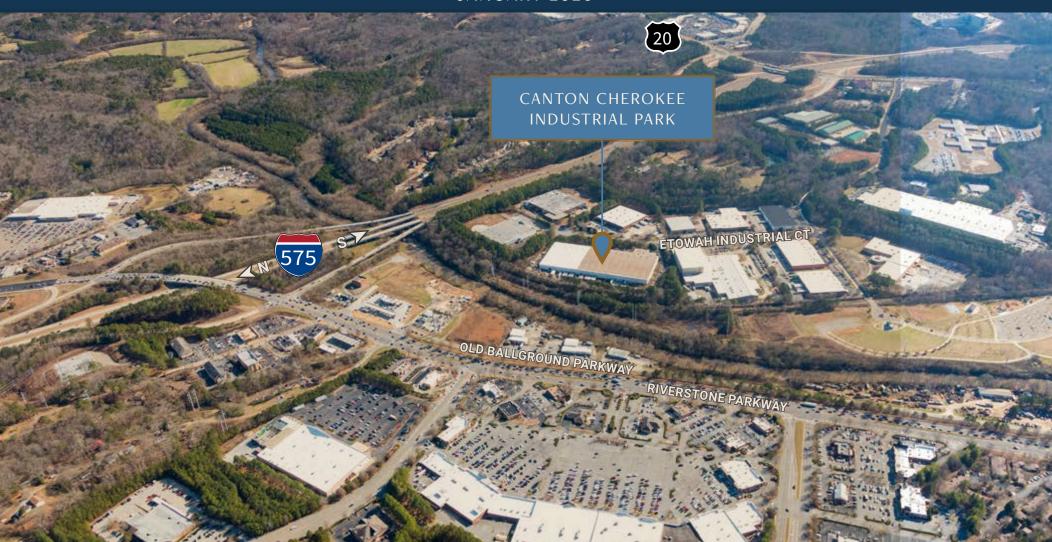


FOR LEASE/SALE



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



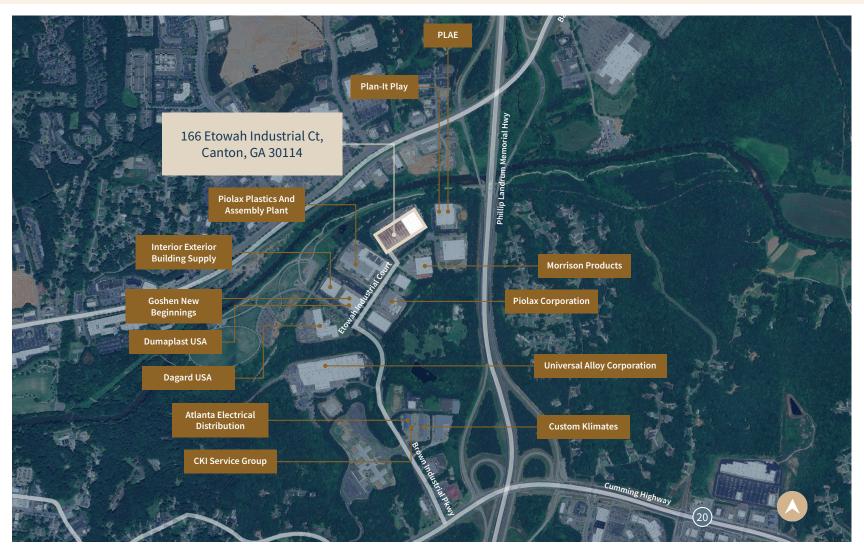
Location that accelerates your business Less than 3 minutes to Hwy 20 & I-575

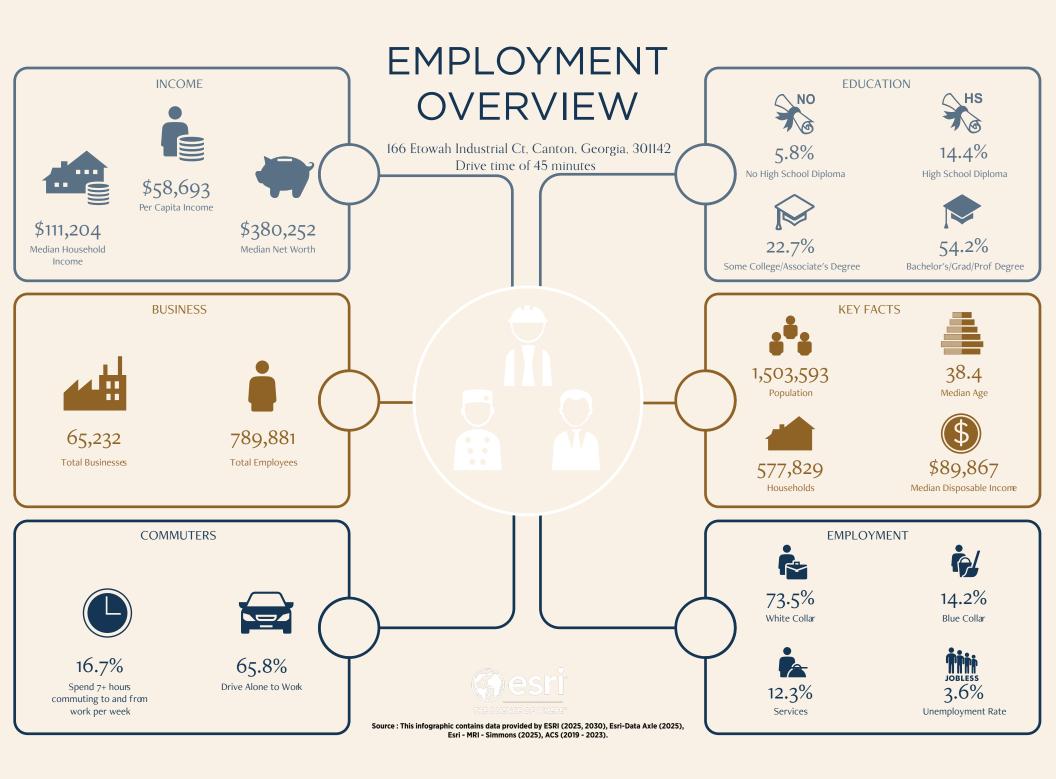


NEIGHBORHOOD MAP



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.







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%





Austin Kriz, SIOR

JLL

austin.kriz@jll.com

T + 1 404 995 2238

Tom Cromartie, SIOR

JLL

tom.cromartie@jll.com

T +1 770 540 5904

Rachel Roberts

JLL
rachel.roberts1@jll.com
T + 1 404 495 8716

Maggie Manusama
High Street Logistics Properties
mmanusama@highstreetlp.com
T + 1 631 223 5645

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc.

All rights reserved.

