

AVAILABLE

**20,700 SF**

983 Industrial Park Drive  
Marietta, GA 30062



## PROPERTY OVERVIEW

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

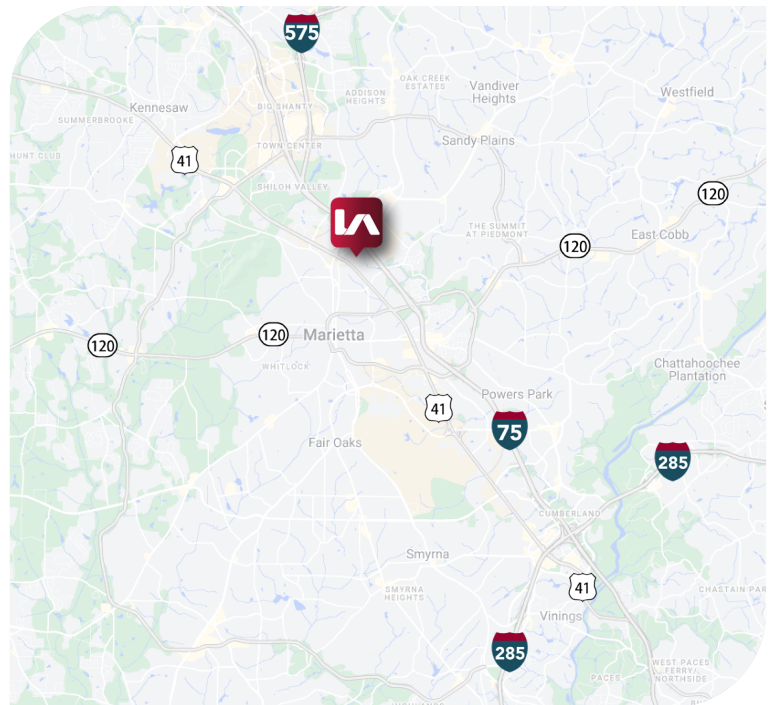
## ESTIMATED OWNER OCCUPANT SBA FINANCING (as of 6/1/24)

**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.



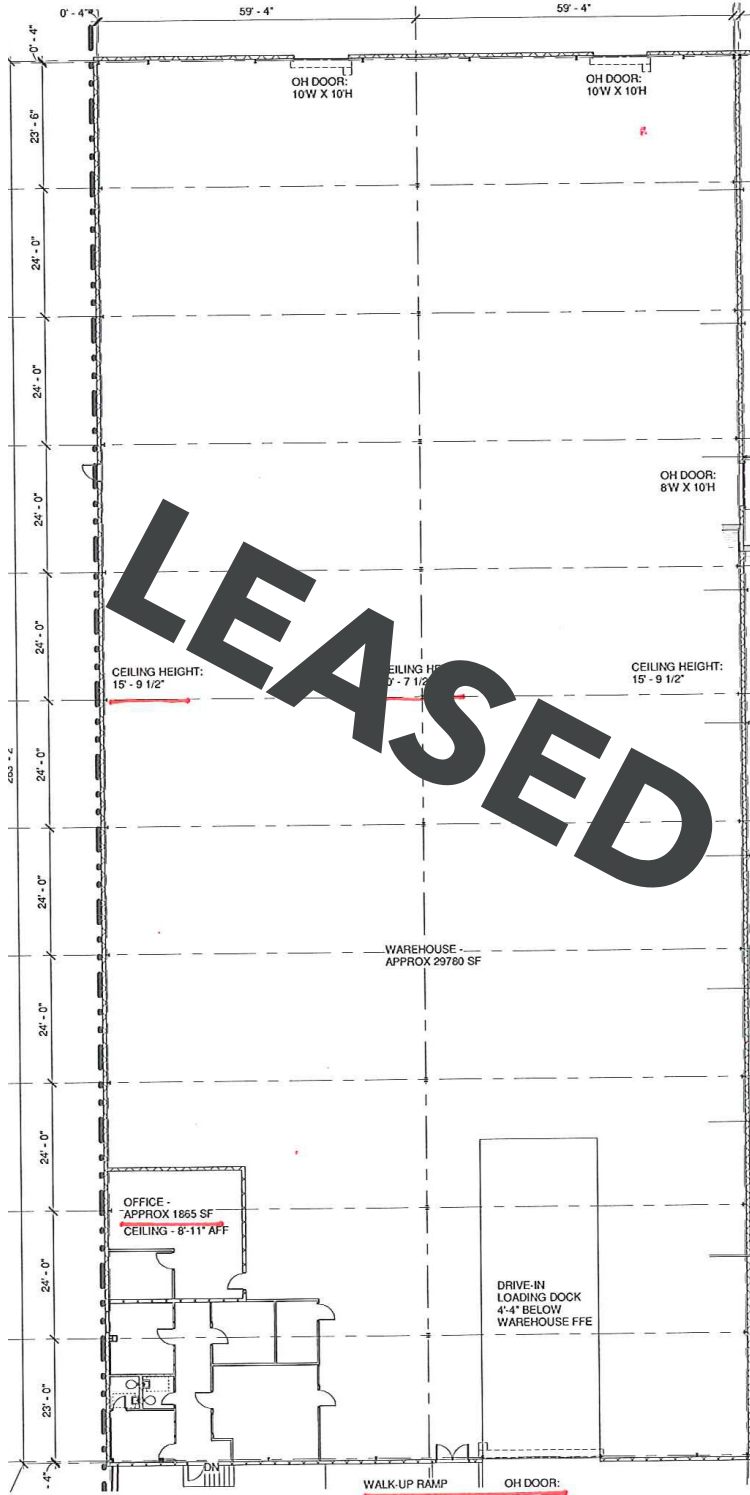
**LEE &  
ASSOCIATES**

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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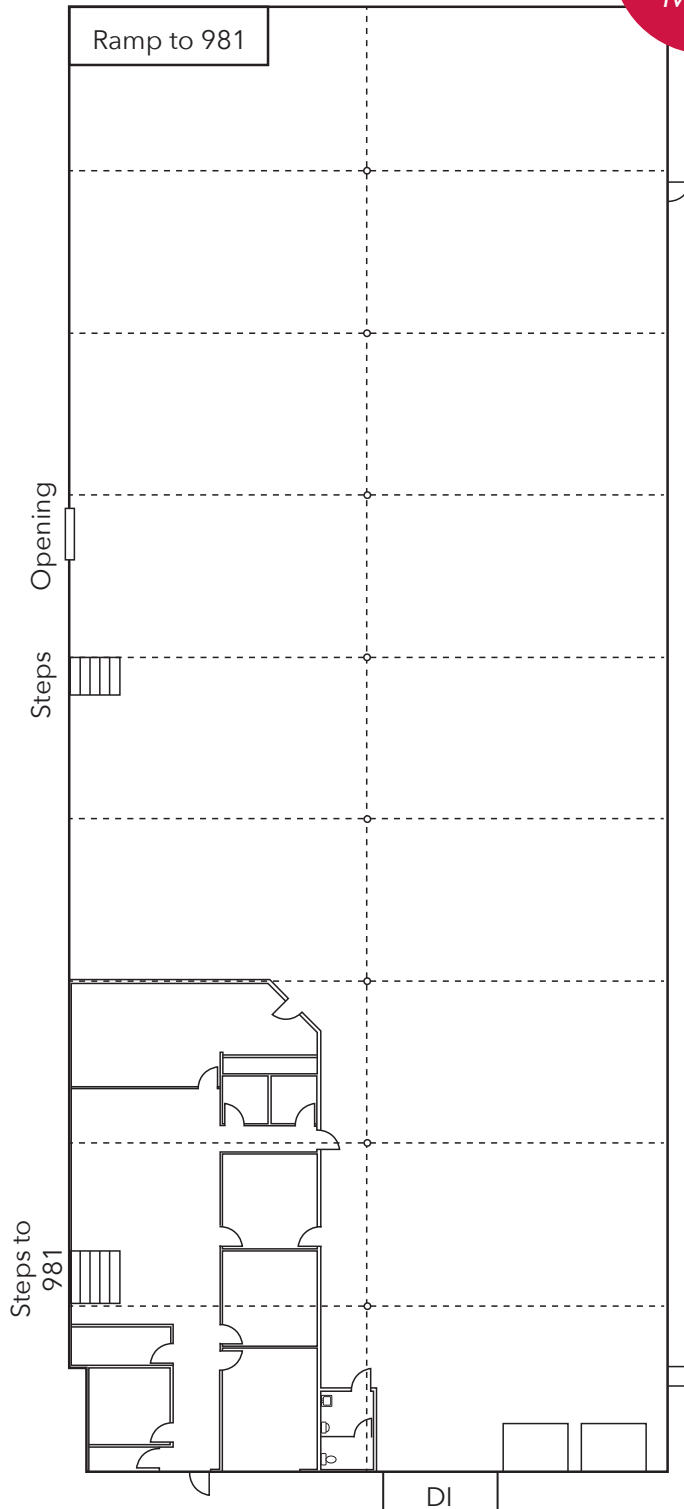
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## 983 INDUSTRIAL PARK DRIVE

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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