



FOR SALE

14,865 +/- Light Industrial Warehouse

3042 Matlock Drive
Kennesaw, Georgia 30144



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Zach Taylor Real Estate has been retained as the exclusive brokers to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Zach Taylor Real Estate or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

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This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

Executive Summary

Opportunity to own a Single Tenant 14,865 Light Industrial Warehouse on a Fenced in .92 acre lot.
Located 1 mile from Downtown Kennesaw and Kennesaw State University.
Easy Access to I-75 and Metro Atlanta.



Property Type	Industrial	Year Built	2005
Property Subtype	Warehouse	Tenancy	Single
Building Class	C	Parking Ratio	1.35/1,000 SF
Lot Size	0.92 AC	Clear Ceiling Height	28'
Rentable Building Area	14,865 SF	No. Dock-High Doors/ Loading	1
No. Stories	1	No. Drive In/Grade-Level Doors	4
Zoning	L1		

AMENITIES

Fenced Lot

Security System

Skylights

Air Conditioning

Heavy Duty Power

Excellent Condition Roof

Excellent Condition Ceiling

Minor Landscaping Responsibility

Fully Heated and Cooled

No Deferred Maintenance





Sold Comparables



Subject Property

3042 Matlock Drive, Kennesaw, GA 30144

SALE PRICE	BUILDING SIZE	PRICE/SF
\$3,225,000	14,865 SF +/-	\$216.95



2106 Moon Station Dr.
Kennesaw, GA 30144

SOLD PRICE	\$893,500
BUILDING SIZE	5,000 SF
PRICE/SF	\$178.70
SOLD DATE	8/28/2023



3625 Kennsaw N Ind Pkwy.
Kennesaw, GA 30144

SOLD PRICE	\$1,250,000
BUILDING SIZE	8,074 SF
PRICE/SF	\$154.82
SOLD DATE	5/26/2023



800 Progressive Way
Marietta, GA 30066

SOLD PRICE	\$3,750,000
BUILDING SIZE	16,160 SF
PRICE/SF	\$232.05
SOLD DATE	8/29/2023



100 Loudermilk Dr. Bldg 200
Marietta, GA 30060

SOLD PRICE	\$6,893,774
BUILDING SIZE	38,250 SF
PRICE/SF	\$180.23
SOLD DATE	9/14/2023

LOCATION

- A Strategic Location for Your Business.
- Close proximity to major retail, other medical offices, and residential areas.
- High visibility and traffic count along Acworth Due West Road

- Proximity to other area hospital/medical centers:

Children's at Town Center Outpatient...	4±	mi.
Wellstar Kennestone Hospital.....	6.5±	mi.
Wellstar Acworth Health Park.....	8.3±	mi.
Northside Cherokee Hospital	8.8±	mi.
Northside Towne Lake.....	10±	mi.
Wellstar Cobb Hospital.....	14±	mi.
Piedmont Cartersville.....	21±	mi.



Demographics

	1 Mile	3 Mile	5 Mile
Population	9,106	54,227	178,714
Avg. HH Income	\$108,852	\$97,739	\$111,741
Avg. Home Value	\$387,207	\$424,481	\$451,120
Employees	11,015	64,935	114,205

Vehicles Per Day

Acworth Due West Road	17,300	VPD
Cobb Pkwy N/Hwy 41	41,000	VPD
I-75	235,301	VPD
I-575	89,200	VPD





Front Entry & Parking



Front Walkway



Main Loading Dock



Second Loading Bay



Front Reception



Executive Conference Room



Office Hallway



Kitchen & Break Area



Upstairs Open Office Space



View of Warehouse



Upstairs Single Office



Additional Overhang Space



View of Warehouse



Warehouse Aisle



Electric Panels



HVAC Unit & Ceiling

Contact:

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