

Confidentiality Disclaimer

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.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

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	С	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

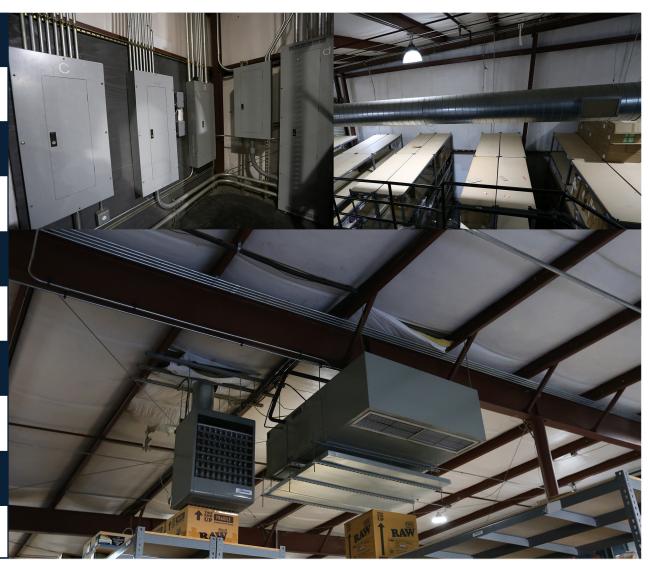
Excellent Condition Roof

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



Lowe's

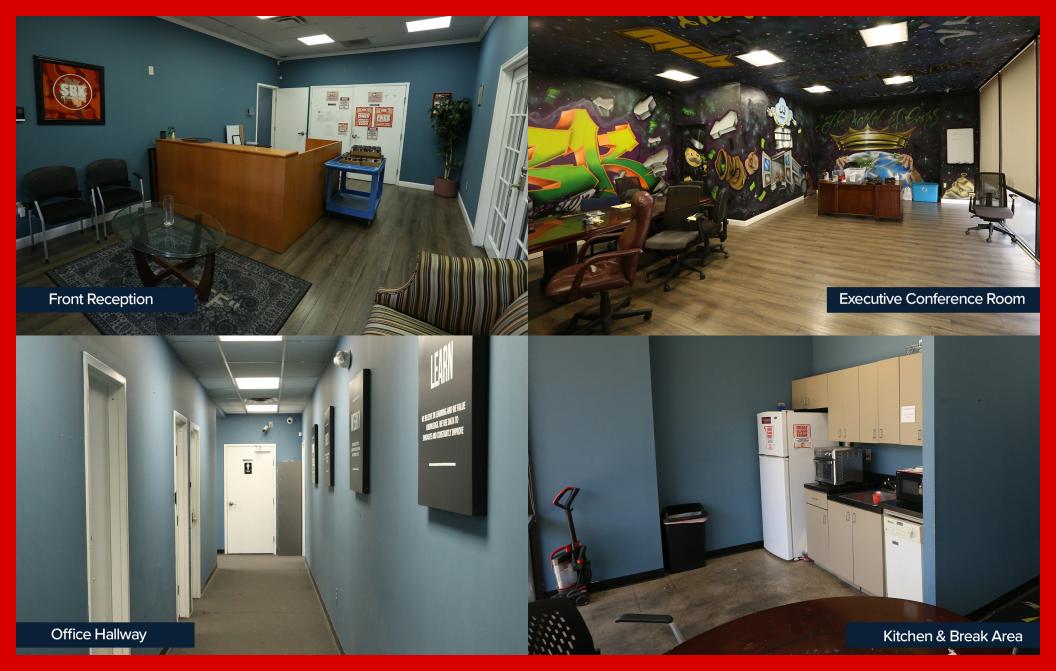
3042 Matlock Dr.

Walmart

TRACTOR SUPPLY Cº

Subject









Contact:

Your commercial real estate expert

Josh Ahlzadeh

josh@delzaproperties.com

404.580.8885



770.984.1787



Delza Properties

550 Pharr Rd. NE

Atlanta, GA 30305

