

# 2140 CANTON ROAD

MARIETTA, GEORGIA • 30066

**FLEXIBLE OWNER-  
USER OPPORTUNITY  
IN COBB COUNTY**



**2 Buildings | 1.44 Total Acres | 13,603 Total Square Feet**



## **CONTENTS**

1. Property Details
2. Site Plan
3. Floor Plans
4. Zoning Overview
5. Why 2140 Canton Road?
6. Market Growth Analysis
7. Expenses & Systems Information
8. Property Photos

**MATT PARISI**

Vice President

404.323.3107

[mparisi@industry-rep.com](mailto:mparisi@industry-rep.com)



# PROPERTY DETAILS

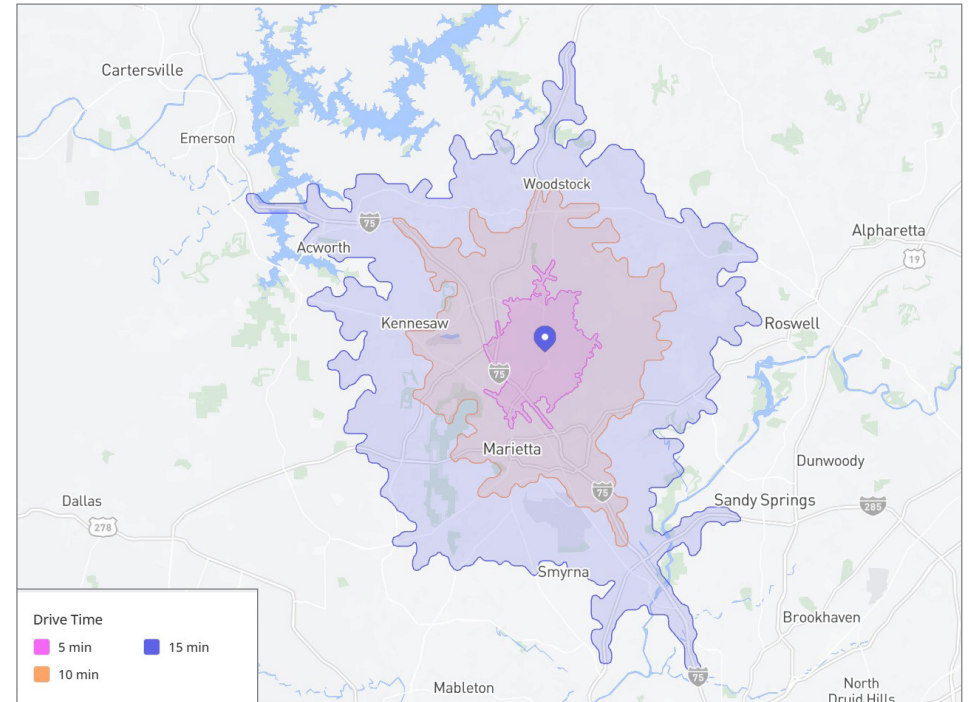
## PROPERTY RECORD

Address	2140 Canton Road
City	Marietta (unincorporated)
Zip Code	30066
County	Cobb
Zoning Municipality	Cobb
Zoning	General Commercial (GC)
Acreage	1.44 Acres
Parcel ID	16070800030

## CONSTRUCTION

Year Built	1995
Rentable Square Footage	13,603
Material	Metal
Max Clear Height	14' (A)   13' 6" (B)
Min Clear Height	11'7" (A)   12'2" (B)
Drive-Ins (12'x12')	4 (A)   1 (B)
Parking Spaces	44-50

## DRIVE TIMES



## INVESTMENT HIGHLIGHTS



LOCATION POISED FOR  
**POPULATION GROWTH**  
& **APPRECIATION**



**HIGH VISIBILITY**  
CORRIDOR FOR  
**BRAND RECOGNITION**



**FLEXIBLE REAL ESTATE**  
WITH **CLEAR SPAN**  
CONSTRUCTION



**SUPPLEMENTAL INCOME**  
**OPPORTUNITY WITH**  
2-BUILDING SETUP



**ABUNDANT**  
OFF-STREET  
PARKING

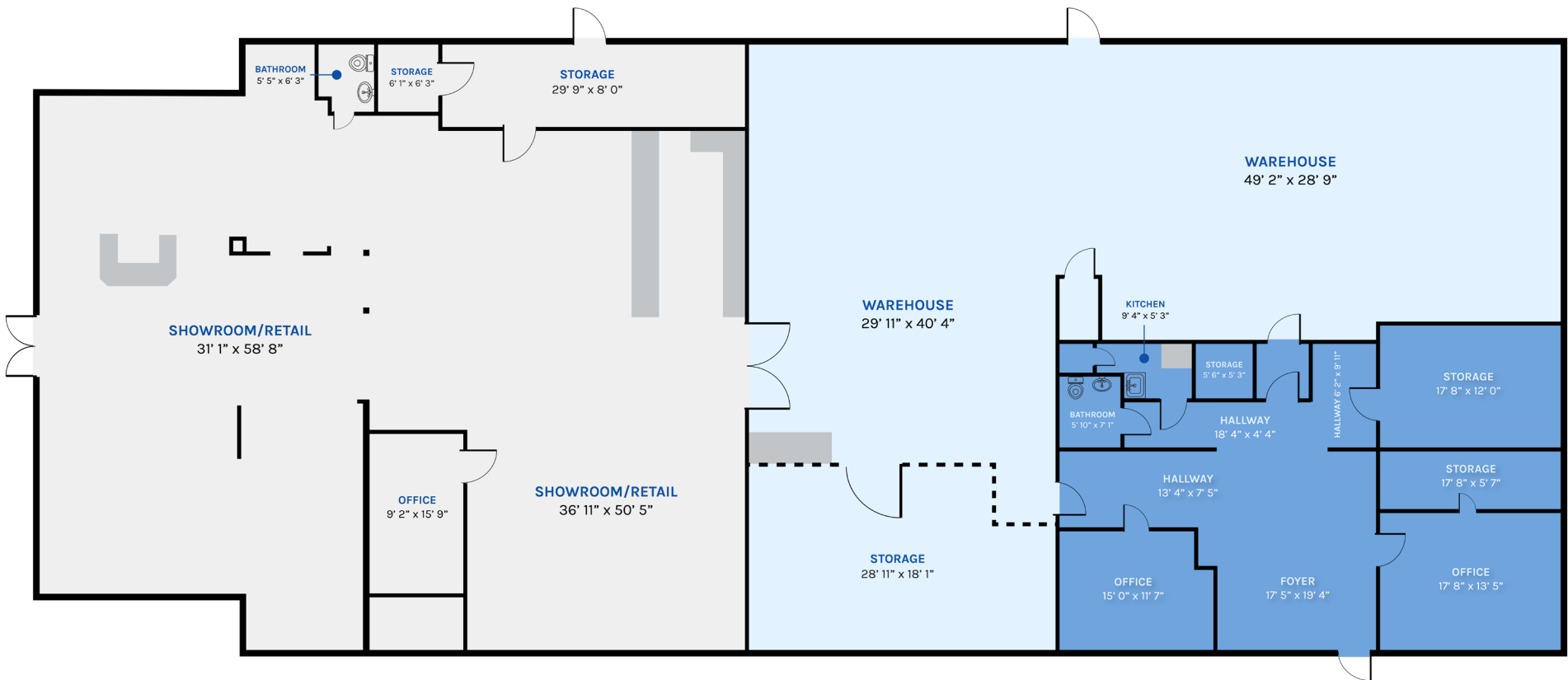


**GATED ACCESS**  
FOR ADDED  
SECURITY

# SITE PLAN




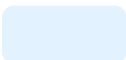
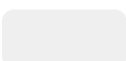
# BUILDING A FLOOR PLAN



## BUILDING A FLOOR PLAN DETAILS

SIZE	9,418 SF	RETAIL/SHOW	4,400 SF	MIN. CLEAR	11'7"
OFFICE	1,714 SF	BATHROOMS	Three (3)	DRIVE-IN BAYS	Four (4) Bays
WAREHOUSE	3,304 SF	MAX. CLEAR	14'	BAY DIMENSIONS	12' x 12'

## FLOOR PLAN KEY

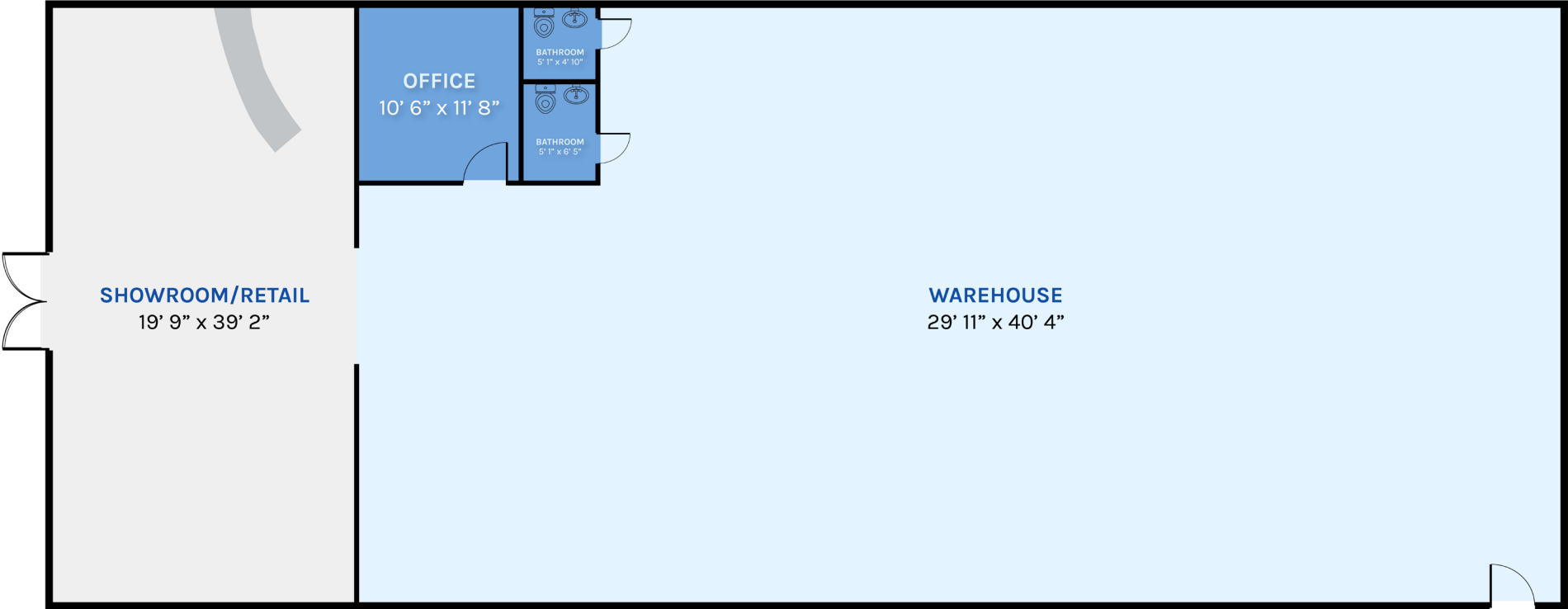
	OFFICE
	WAREHOUSE
	SHOWROOM/RETAIL

## VIRTUAL TOUR






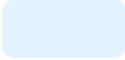
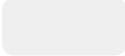
# BUILDING B FLOOR PLAN



## BUILDING B FLOOR PLAN DETAILS

SIZE	4,185 RSF	BATHROOMS	Two (2)	BAY DIMENSIONS	12' x 12'
OFFICE	~150 RSF	MAX. CLEAR	13'6"	MISC.	Air Receiver Tanks, 4-Post Automotive Lift, 2-Post Atlas Automotive Lift
WAREHOUSE	~3,400 RSF	MIN. CLEAR	12'2"		
RETAIL/SHOW	~750 RSF	DRIVE-IN BAYS	One (1) Bay		

## FLOOR PLAN KEY

	OFFICE
	WAREHOUSE
	SHOWROOM/RETAIL

## VIRTUAL TOUR



# ZONING & LAND USE OVERVIEW



## General Commercial

Most flexible commercial zoning district next to Light Industrial

FUTURE LAND USE

**NAC**

Neighborhood Activity Center



### Grandfathered Status — Active Since the 1990s

Current use on file with County Records: "**Lawn Equipment & Small Engine Repair**"

### BUYER OPTIONS



### Continue Grandfathered Use

Buyer may continue operating under the current use or a substantially similar use. No rezoning required.

#### IDEAL FOR:

Equipment repair, small engine service, lawnmower sales/service, similar trade operations

OR



### Rezone to NAC-Compatible District

If use changes significantly, rezoning to a district within the NAC future land use is the most likely path to approval.

#### IDEAL FOR:

Professional/contractor offices, light vehicle repair, nonautomotive repair, neighborhood retail, indoor gym, tool rental

## NAC-COMPATIBLE ZONING DISTRICTS

**SC**

Suburban Condo Residential

**LRO**

Low Rise Office

**LRC**

Limited Retail Commercial

**NRC**

Neighborhood Retail Commercial

**RSL**

Residential Senior Living

*NRC is the most flexible commercial district within NAC*

## NRC Zoning Uses

Most Flexible Option

### KEY PERMITTED USES

#### Professional/Contractor Office

Services involving predominantly administrative, professional or clerical operations such as: law, doctor, accounting, real estate, architect, engineer, insurance, contractor, land surveyor, and similar uses

#### Light Vehicle Repair

Oil changes, tire rotations, brakes, inspections, PPF/protective covering installation. Does not include body shop work.

#### Nonautomotive Repair Services

Low intensity repair shops such as jewelry, camera, home appliance, television and VCR repair shops

#### Neighborhood Retail

Retail commercial uses with a neighborhood-oriented market supplying necessities that require frequent purchasing

### KEY SPECIAL EXCEPTION USES

Contractor (specialized) w/o heavy equipment Indoor Sports / Gym

Consumer Goods & Services Reupholstery & Furniture Repair Tool Rental

### IMPORTANT RESTRICTIONS

- Special Exception uses must be fully enclosed — no outdoor operations except merchandise display.
- Unless allowed within a permitted use, no overnight parking of commercial vehicles permitted "outdoors," except minivans or cars.

# WHY 2140 CANTON ROAD?

## A Rare Opportunity in a Market With Almost None

This property represents the only building of its kind between here and Piedmont Road that will come to market within the foreseeable cycle. Of the three comparable properties in the 9,000 to 20,000 SF range across this corridor, all are occupied by long-term users with no plans to relocate. When scarcity defines the market, waiting is a losing strategy.

**955K**

RESIDENTS WITHIN A 15-MIN DRIVE

**\$105K**

MEDIAN INCOME (2X STATE AVG.)

**26,600**

VEHICLES PER DAY

## PROPERTY ADVANTAGES

- >> **Clearspan construction** — No interior columns dictating your layout. Configure for warehouse, showroom, service, office, or any combination.
- >> **Multi-building setup** — Occupy what you need, lease the balance. Let tenants offset your carrying costs while you grow.
- >> **Minimal restrictions** — Not adjacent to residential means reduced setback and screening requirements.
- >> **Prime visibility** — 26,600 daily vehicle count delivers consistent, effortless exposure.

## BUILT FOR FLEXIBILITY

This property accommodates virtually any use case: warehousing, showroom, service operations, flex space, or professional office — and allows you to reconfigure as your business evolves.

The multi-building configuration opens a door many owner-users overlook: **income potential**. Occupy what you need today and expand into your own space on your own timeline.

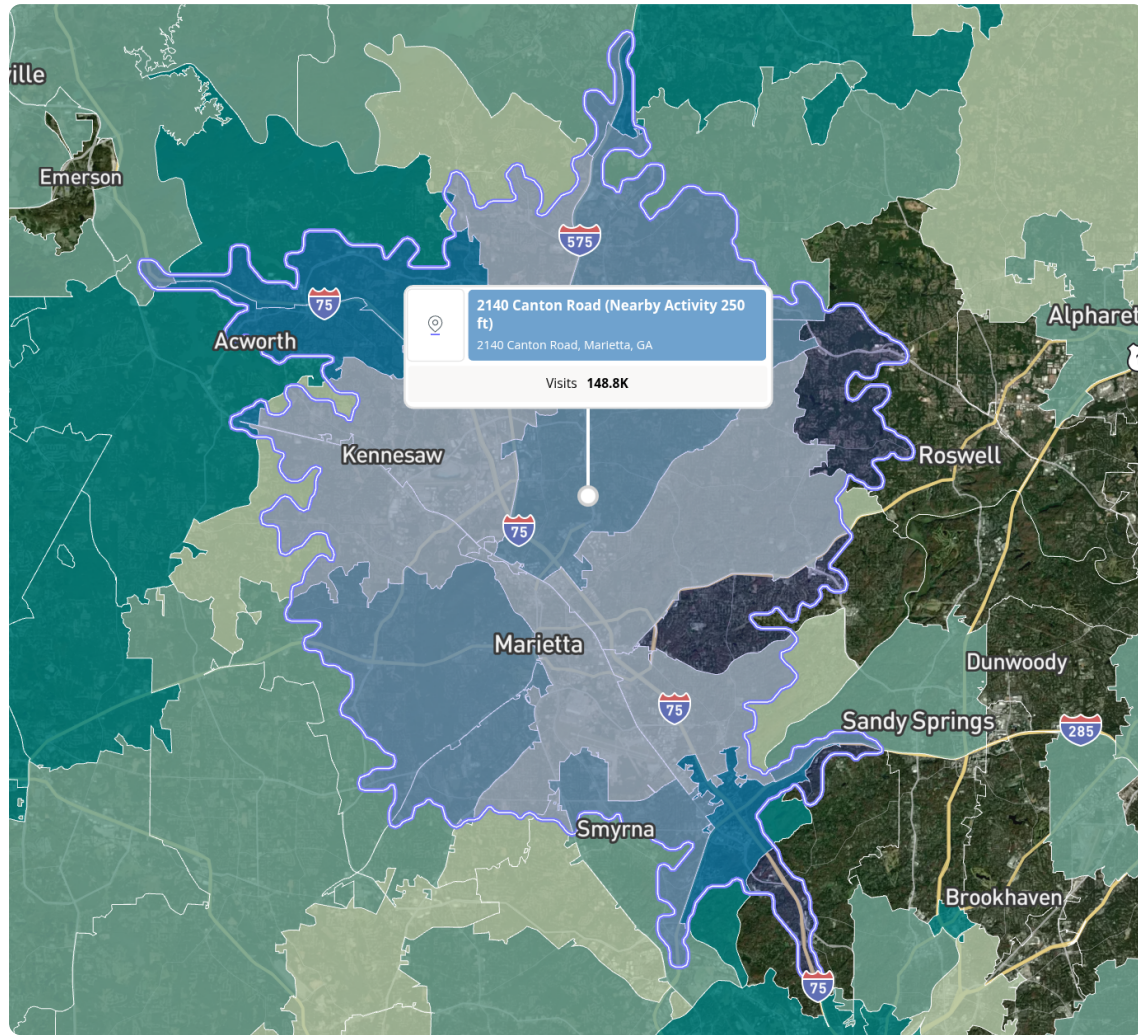
*“Properties like this don’t come to market often because owners hold them. The combination of scarcity, flexibility, and a fast-growing trade area creates a rare alignment.”*

**- MATT PARISI**





# MARKET GROWTH ANALYSIS



## The Bottom Line

The Northwest Atlanta corridor isn't just growing — it's accelerating. Within a 15-minute drive, you'll reach nearly 955,00 residents with a median household income of \$105,000 — double the state average.

This is a high-earning customer base, workforce, and service area that continues to expand year over year. This isn't speculative growth. It's happening now, and it's compounding.

.....

For the right buyer, this isn't just a building — it's a long-term position in one of Metro Atlanta's strongest growth corridors.

Projected Population Growth 2023–2028 | 15-Minute Drive Time from 2140 Canton Road

**>10%**

Acworth  
Vinings / Battery

**5-10%**

Immediate Area  
Woodstock • W. Marietta • Smyrna

**2-5%**

Kennesaw • East Cobb  
I-75 Corridor



# EXPENSES & OPERATING SYSTEMS

## OPERATING SYSTEMS

BUILDING A	
SYSTEM	YEAR INSTALLED
Roof	Original
Office HVAC	2020
Office Furnace	Original
Warehouse Suspended Heater	Original
Retail Suspended Heater	Original
Water Heater 1	Original
Water Heater 2	Original

BUILDING B	
SYSTEM	YEAR INSTALLED
Roof	Original
Office HVAC	Original
Office/Retail Furnace	Original
Warehouse Suspended Heater	Original
Water Heater	Original
White Air Receiver Tank	2019
Black Air Receiver Tank	2020/2021

## OPERATING EXPENSES

ITEM/VENDOR	ANNUAL COST
County Taxes (2024)	\$7,813.31
Property Insurance	\$ 3,147
Waste	\$2,333.88
Landscape	\$3,000
Utilities	Market rates













# 2140 CANTON ROAD .....

MARIETTA, GEORGIA • 30066



**MATT PARISI**

Vice President

404.323.3107

[mparisi@industry-rep.com](mailto:mparisi@industry-rep.com)



5901 Peachtree Dunwoody Rd NE

Building B, Suite 350

Atlanta, GA 30328-5382

770.458.2051

[IndustryRealEstatePartners.com](http://IndustryRealEstatePartners.com)

Industry Real Estate Partners has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This flyer is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Industry Real Estate Partners 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.

