

# 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

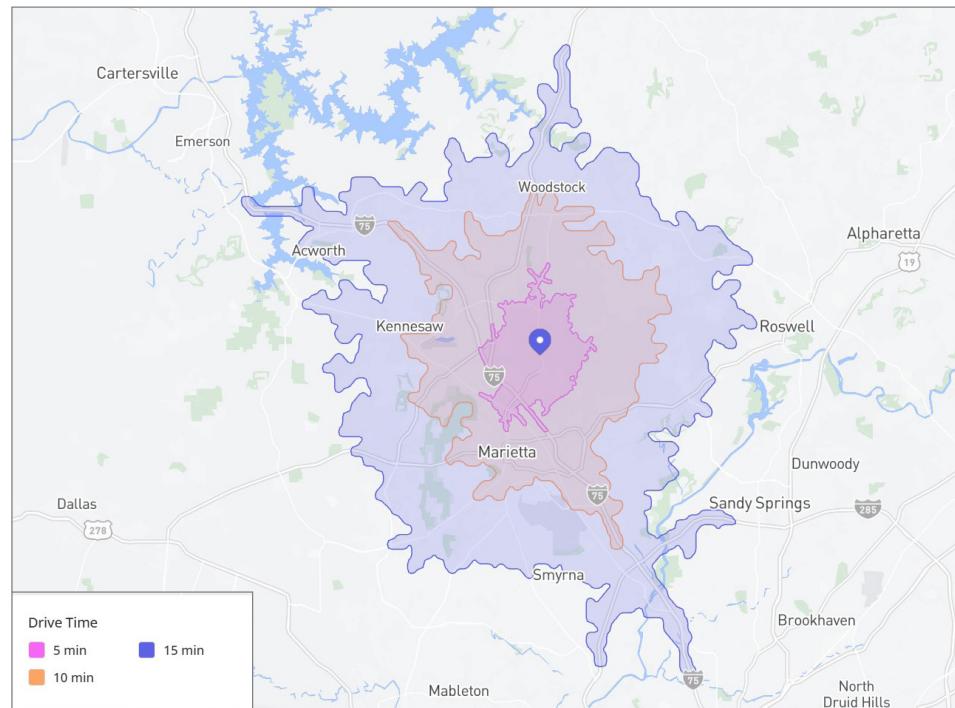
## PROPERTY RECORD

|                     |                           |
|---------------------|---------------------------|
| 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

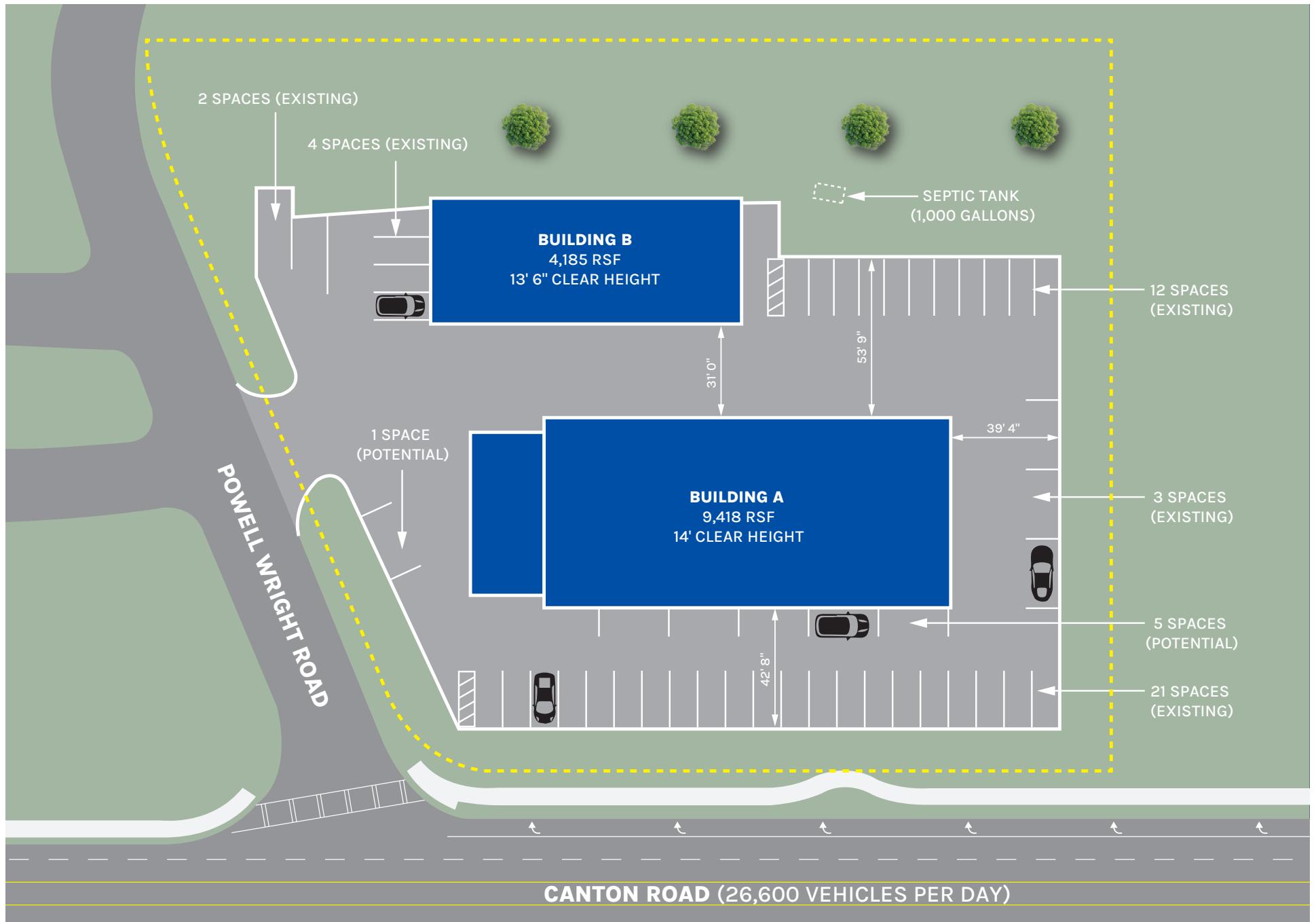


ABUNDANT  
OFF-STREET  
PARKING

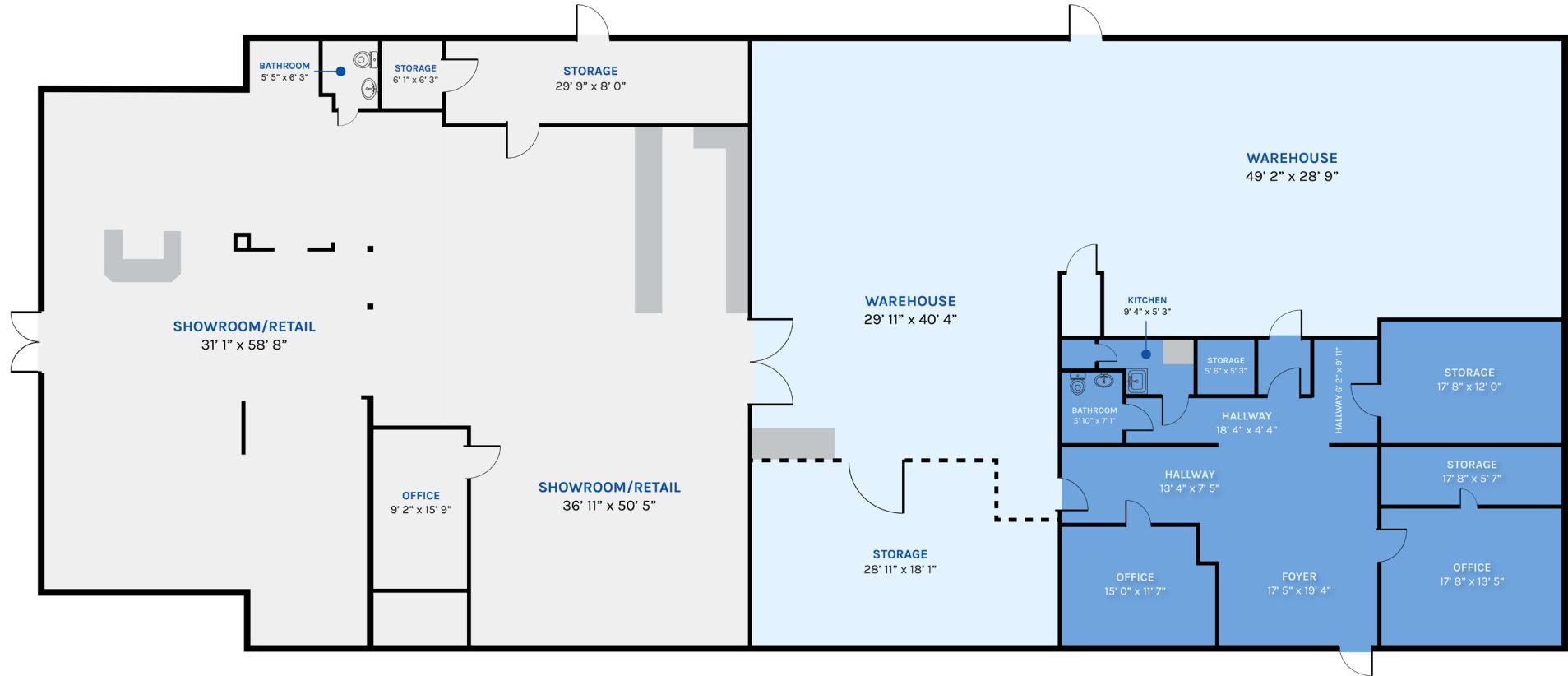


GATED ACCESS  
FOR ADDED  
SECURITY

# 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'     |

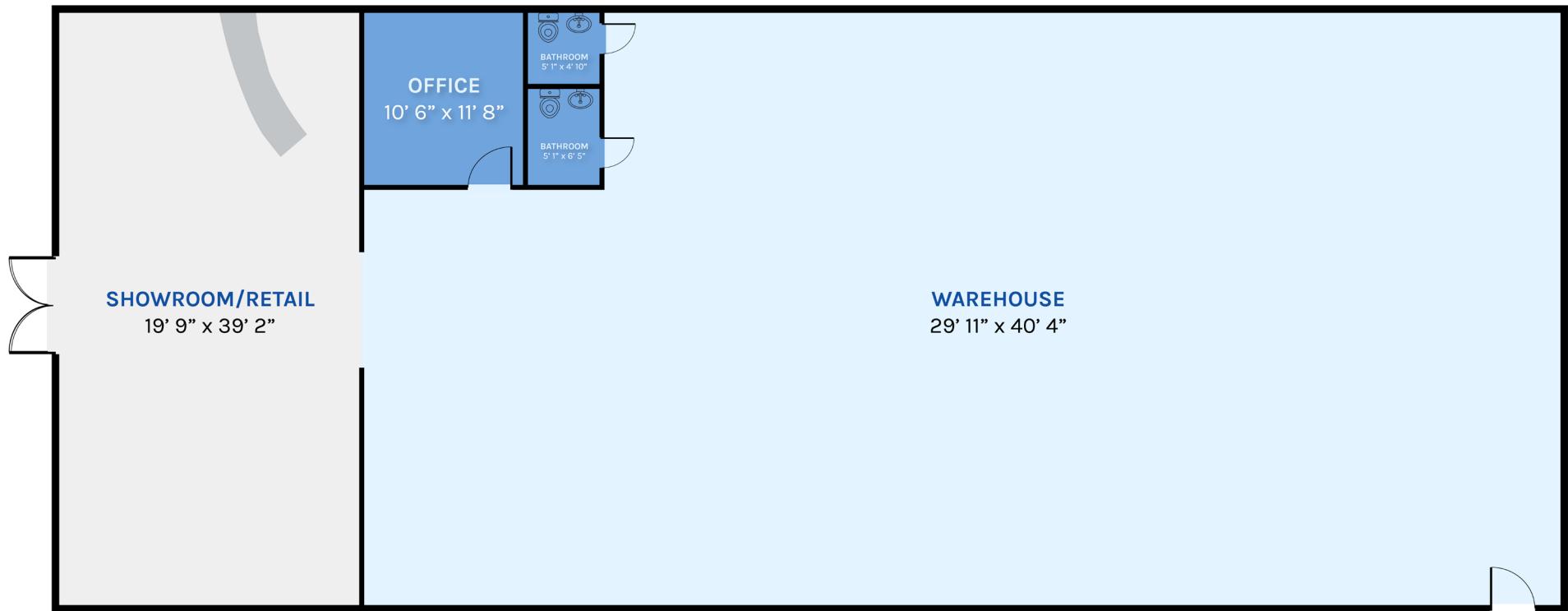
## FLOOR PLAN KEY

- 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"       |                |  |
| WAREHOUSE   | ~3,400 RSF | MIN. CLEAR    | 12'2"       | MISC.          | Air Receiver<br>Tanks, 4-Post<br>Automotive Lift,<br>2-Post Atlas<br>Automotive Lift |
| 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.

##### 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.

OR

##### IDEAL FOR:

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

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.

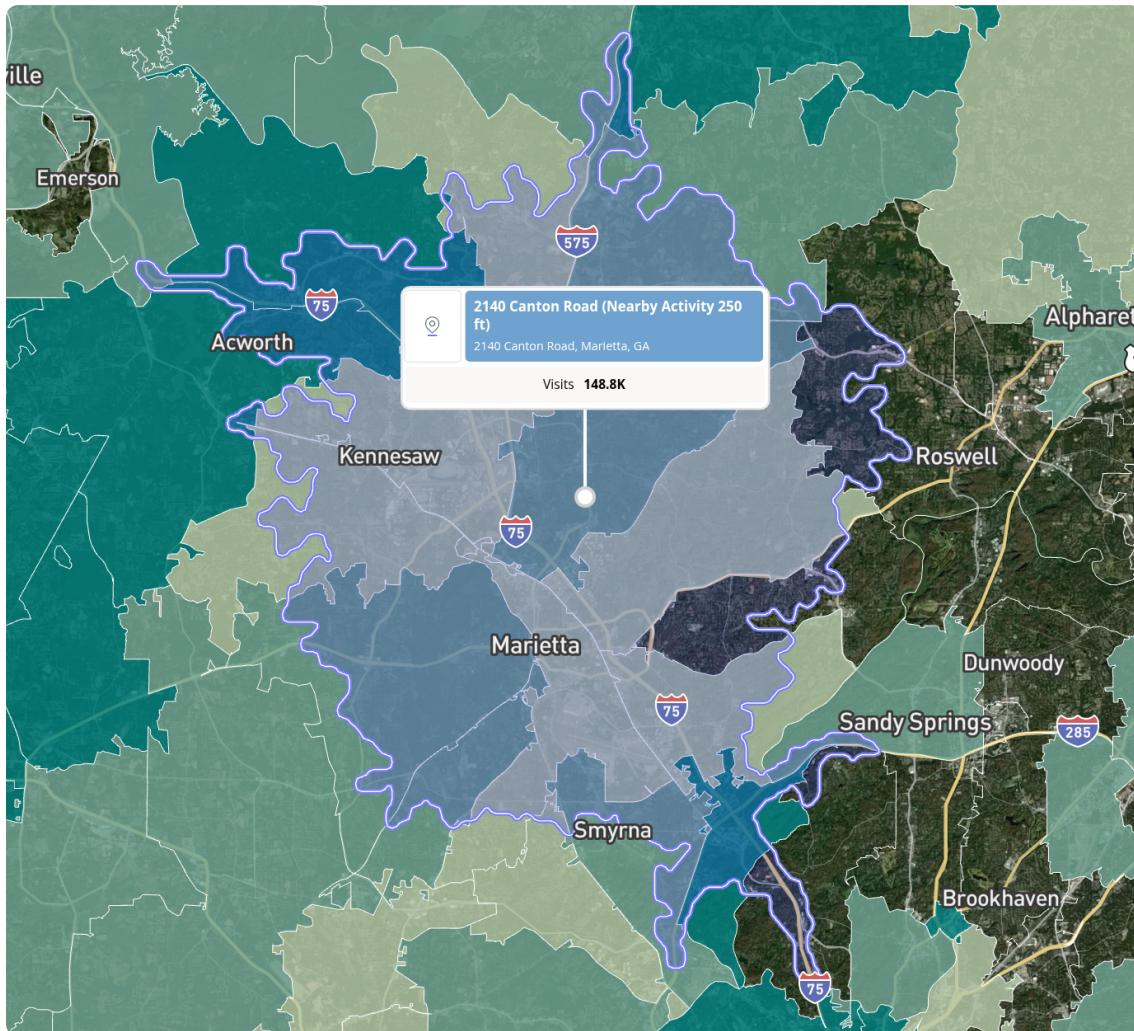
The multi-building configuration opens a door many owner-users overlook: **income potential**. Occupy what you need today and expand into your own space on your own timeline.

“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



**>10%**

Acworth  
Vinings / Battery

**5-10%**

Immediate Area  
Woodstock • W. Marietta • Smyrna

**2-5%**

Kennesaw • East Cobb  
I-75 Corridor

## The Bottom Line

The Northwest Atlanta corridor isn't just growing – it's accelerating. Within a 15-minute drive, you'll reach nearly 955,000 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.

# EXPENSES & OPERATING SYSTEMS

## OPERATING SYSTEMS

### BUILDING A

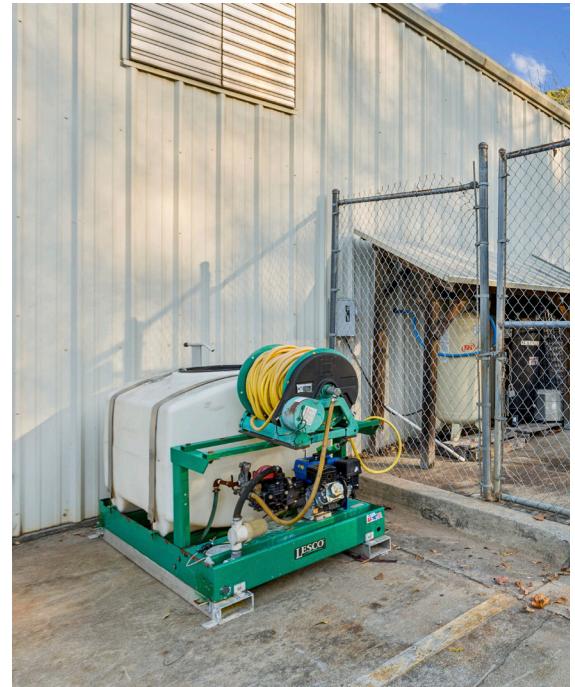
| SYSTEM                     | YEAR INSTALLED |
|----------------------------|----------------|
| Roof                       | Original       |
| Office HVAC                | 2020           |
| Office Furnace             | Original       |
| Warehouse Suspended Heater | Original       |
| Retail Suspended 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.

