

# Property Information Sheet

4211 JVL Industrial Park Drive, Marietta, Georgia 30066



Zoning	HI: Heavy Industrial
Constructed	1995 with Warehouse added in 2017
Asking Rate	\$12.50 NNN
Size of Property	2.54 acres
SF of Building	20,700 SF. Building 1 is 7,470 SF of office with 5,730 of warehouse. Building 2 is 7,500 SF of warehouse with 20-foot clearance. The two buildings are connected. There is an additional 1,250 SF outbuilding.
# of Parking Spaces	50 Plus
Age of HVAC	2 units, 2005 and one replaced in 2019
Age of Roof and Construction type	New Roof in 2022, Warehouse roof in 2017
Size of Office	7,470 SF
# of Bathrooms	4
Breakroom	Yes
# of Offices	17
Size of Warehouse	7,500 SF main warehouse with 5,730 of additional space for a total of 13,230 SF
Exterior Parking/Storage	10,000 SF Plus of Outside storage
Is Warehouse on HVAC	No, Secondary warehouse (5,730 SF) as ductwork for HVAC
Column Width and Ceiling Height	No Columns: Ceiling is 20 ft with 25 ft in middle, Secondary is 15ft and 10ft
Electrical system	LEDs throughout, Sky lights in Warehouse.
Leveller on Site	I
# of Dock High Doors and size	4
# of Drive in Doors and Size	I
Sprinklers	No
Annual OPEX	
Property Taxes	\$33,660
Garbage annual	Tenant Expense
Electric Annual	\$900 Monthly previous user
Water Annual	\$70 Monthly previous user
Gas Annual	Tenant Expense
Landscaping Annual	\$400 Monthly previous user
Additional Space	1,250 SF outside shed