

\$1,299,000

**961 Shallowford Rd
Kennesaw, GA 30144**

- Total Building Size: ±4,912 SF
- Two Buildings on One Parcel
- Flexible Month-to-Month Tenancy
- Owner-User or Investor Friendly
- C-3 / Light Industrial Zoning
- Ample On-Site Parking

**FOR
SALE**



Property Overview

The primary structure is a 4,000 SF shop/warehouse built in 1979, offering functional industrial space suitable for a wide range of light industrial and service uses. Complementing it is a 912 SF secondary building constructed in 2020, providing newer construction ideal for office, storage, or auxiliary operations. The property offers plenty of on-site parking, making it well-suited for automotive, service, and customer-facing uses. This flexibility makes the asset attractive to both income-focused investors and businesses seeking to operate their own facility. Strategically located in a highly desirable area of Kennesaw, the property benefits from excellent visibility and access, with close proximity to Canton Road, Shallowford Road, and Jamerson Road, providing convenient connections to major corridors and surrounding commercial and residential areas.



Get in touch

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