

FOR LEASE

# Field Park Industrial

1449 FIELD PARK CIR

Marietta, GA 30066

15,400 SF  
AVAILABLE

\$13.25  
SF/YR



## Lionel Sterling

Broker

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# Property Overview

**15,400 SF**

AVAILABLE SF

**\$13.25**

ASKING RATE SF/YR

**2001**

YEAR BUILT

**46,174.00 SqFt**

LOT SIZE

**15,400 SqFt**

BUILDING SQFT

**16086800090**

PARCEL ID

**Commercial**

ZONING TYPE

**Cobb**

COUNTY

**3 Phase**

ENERGY / POWER TYPE

## EXECUTIVE SUMMARY

- 15,400 SF industrial building on 1.06 acres just off Hwy 41, ±1.5 miles to I-75 & I-575. Features 22' clear height, drive-in & dock-high loading, three-phase power, and multiple exterior office entrances. Separately metered utilities allow for single or dual-tenant flexibility.
- Prime Cobb County location with strong demographics, deep labor pool access, and excellent connectivity to suppliers and customers throughout Metro Atlanta.

## PROPERTY HIGHLIGHTS

- The property has two separate entrances into two separate offices
- Two separately metered electrical and HVAC systems, which would allow for the space to be demised into 2 income producing warehouses.
- Combined space is a total of 15,400 square feet of rentable building area.
- Building has 22' ceiling clearance
- 3 phase power, sprinklers and more.

## ACCESSIBILITY

### TRANSIT

Bells Ferry Rd + Cobb Pkwy

**0.5 mi**

Church St Ext + Elizabeth St

**1.1 mi**

Cobb Pkwy at Field Park Circle

**0.1 mi**

### AIRPORTS

Hartsfield-Jackson Atlanta International Airport

**25.6 mi**

Fulton County Airport - Brown Field (FTY)

**14.7 mi**

DeKalb-Peachtree Airport

**16.6 mi**

### HIGHWAYS

Phillip Landrum Memorial Highway

**0.7 mi**

Northwest Corridor Express Lanes

**0.7 mi**

Larry McDonald Memorial Highway

**0.7 mi**

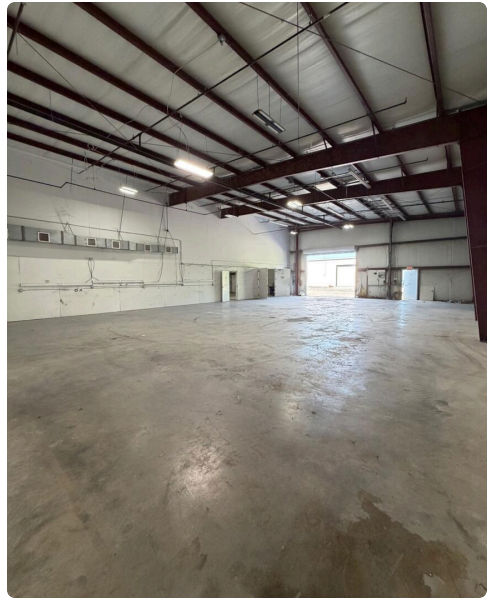
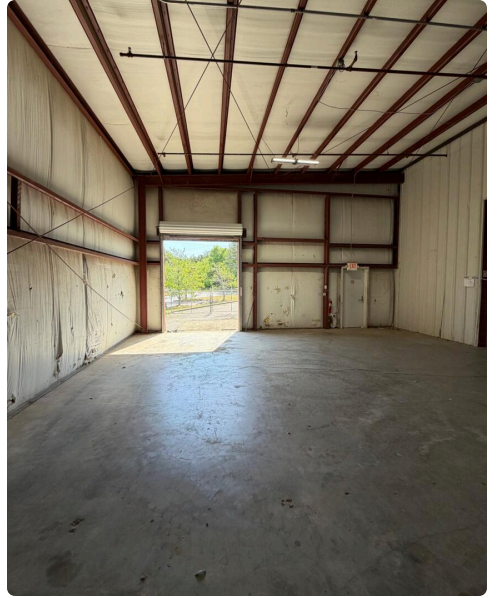
GA 5

**1.0 mi**

# Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	LEASE TERM
1449 Field Park	15,400 SF	\$13.25 SF/Yr	NNN	5 – 10 Yrs

# Photo Gallery (continued)



## Photo Gallery (continued)



# Market Overview

12/18/1834

Marietta is a city in and the county seat of Cobb County, Georgia, United States. At the 2020 census, the city had a population of 60,972. The 2019 estimate was 60,867, making it one of Atlanta's largest suburbs.



## KEY FACTS

Population	59,067
Area	23.4 sq mi
Elevation	1,129 ft
Time Zone	Eastern Time Zone
County	Cobb County
Incorporated	1834
State	Georgia

## DEMOGRAPHIC SNAPSHOT

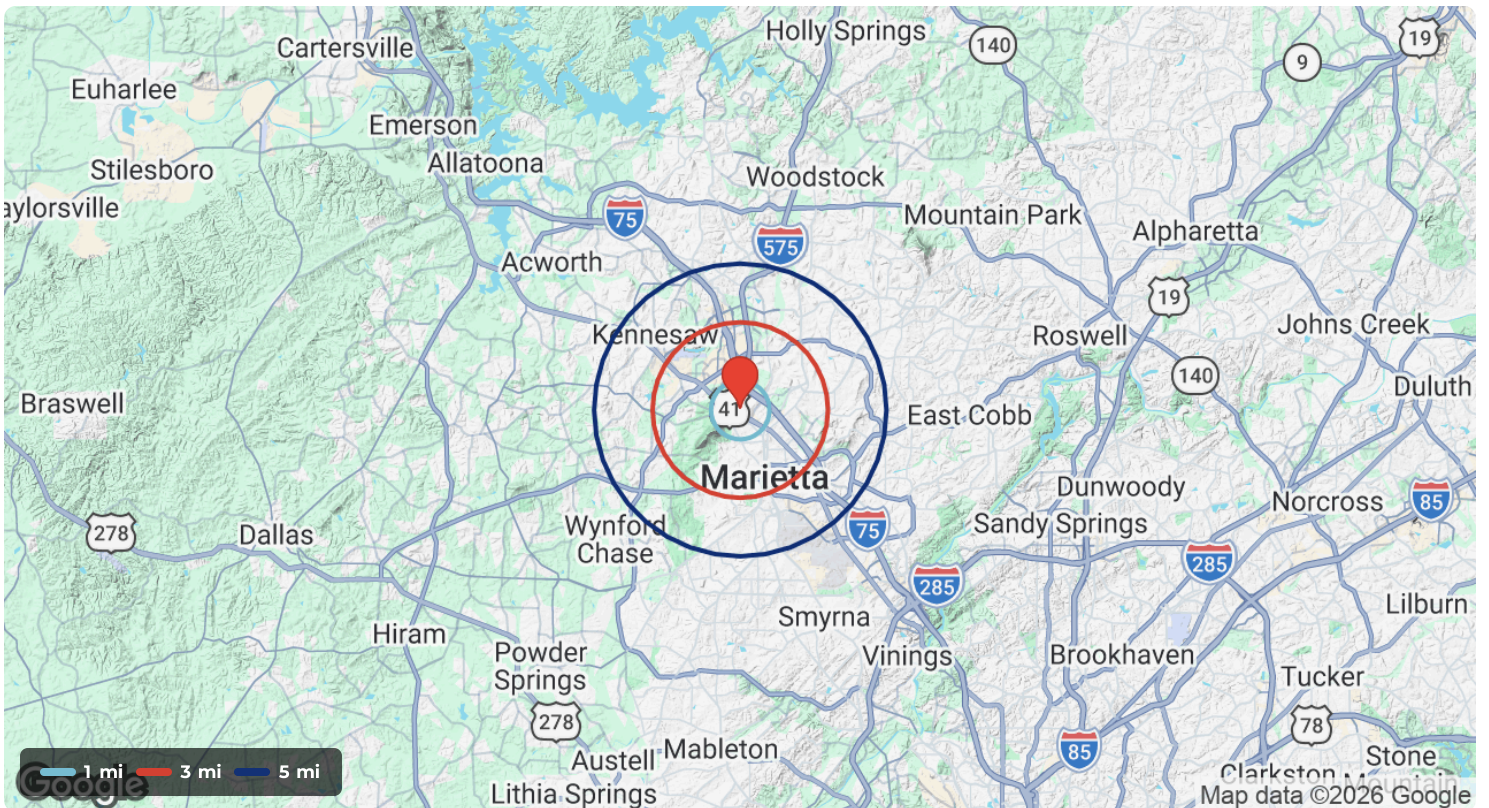
1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	Population	Population
5,441	57,465	178,644
Median HH Income	Median HH Income	Median HH Income
\$92,742	\$90,579	\$94,615
Households	Households	Households
2,152	23,366	69,331

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,756	35,675	135,730
2010 Population	4,238	48,482	154,906
2025 Population	5,441	57,465	178,644
2030 Population	5,604	59,062	182,622
2025-2030 Growth Rate	0.59 %	0.55 %	0.44 %
2025 Daytime Population	10,648	99,086	218,376

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	693	14,512	52,363	less than \$15,000	140	1,611	5,120
2010 Total Households	1,796	19,822	59,810	\$15,000-\$24,999	46	1,132	3,237
2025 Total Households	2,152	23,366	69,331	\$25,000-\$34,999	57	1,186	2,911
2030 Total Households	2,208	24,066	71,193	\$35,000-\$49,999	299	2,586	6,254
2025 Avg. Household Size	2.52	2.32	2.47	\$50,000-\$74,999	287	3,228	10,153
2025 Owner Occupied Housing	809	12,360	41,671	\$75,000-\$99,999	325	2,844	8,474
2030 Owner Occupied Housing	886	13,140	43,788	\$100,000-\$149,999	569	4,596	13,259
2025 Renter Occupied Housing	1,343	11,006	27,660	\$150,000-\$199,999	63	2,096	7,655
2030 Renter Occupied Housing	1,322	10,926	27,405	\$200,000 or greater	367	4,086	12,267
2025 Vacant Housing	106	1,639	3,868	Median HH Income	\$92,742	\$90,579	\$94,615
2025 Total Housing	2,258	25,005	73,199	Average HH Income	\$117,810	\$122,080	\$124,711



Source: ESRI / ArcGIS Business Analyst

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## FOR MORE INFORMATION



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