

FOR LEASE

ASKING LEASE RATE

\$13.25 – \$14.25 / SF / YR NNN

15,400 SF

Total Building

22'–23'

Clear Height

3 + 1

Drive-In + Dock

3-Phase

Power

±1.5 Mi

I-75 & I-575

1449 FIELD PARK CIRCLE NW

Marietta, GA 30066 | Cobb County | Industrial for Lease



STERLING REALTY PARTNERS, INC.

Lionel Sterling, Jr., MSIRE
678.571.3016 • LS@SterlingRealtyTeam.com
SterlingRealtyPartnersInc.com



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OFFERING SUMMARY

Property Type	Industrial Warehouse
Building Size	15,400 SF
Available	3,800 – 15,000 SF
Lot Size	1.06 Acres
Year Built	2001
Construction	Masonry
Clear Height	22'–23'
Loading	1 Dock High + 3 Drive-In
Power	3-Phase Electric
Water/Sewer	City of Marietta
Heating	Gas
Zoning	LI – Light Industrial
Parking	18 On-Site Spaces
Lease Type	NNN
OPEX Est.	~\$2.78/SF
Lease Term	5 Yrs (Flexible)

AVAILABLE SPACES

Suite	SF	Rate (NNN)	Avail.
Suite 100	6,700	\$14.25/SF	Now
Suite 200	3,800	\$14.25/SF	Now
Suite 400	4,900	\$14.25/SF	Now
Full Bldg	15,400	\$13.25/SF	Now

PROPERTY DESCRIPTION

Positioned in one of Cobb County's most established industrial corridors, 1449 Field Park Circle offers a rare opportunity to lease either the entire 15,400 SF facility or smaller demised suites from approximately 3,800 SF. The property features 22'–23' clear heights, multiple loading configurations, 3-phase power, and excellent access to I-75, I-575, I-285, and the greater Atlanta metro.

The building's proximity to Wellstar Kennestone Hospital creates a unique opportunity for medical suppliers, healthcare distributors, laboratory users, service contractors, logistics providers, light manufacturing, and e-commerce businesses seeking a centrally located Cobb County presence.

PROPERTY HIGHLIGHTS

- Full building or multi-suite lease — 3,800 to 15,400 SF
- 22'–23' clear heights — above market for Cobb County
- 1 dock-high loading door + 3 drive-in doors
- 3-phase electric power
- Multiple exterior entrances with dedicated office access
- Individual utility metering capability
- Masonry construction — built 2001
- LI zoning — wide range of permitted uses

IDEAL USES

- Medical Supply & Healthcare Distribution
- Laboratory / Healthcare Support Services
- Light Manufacturing & Assembly
- Logistics, Fulfillment & E-Commerce
- Contractor / Service Operations
- Automotive Storage & Specialty Uses

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BUILDING DESCRIPTION

This warehouse facility provides flexibility rarely found in today's market. Multiple office entrances, separately metered utility capabilities, and existing warehouse divisions allow single or multi-tenant configurations without extensive build-out. Whether a user requires 3,800 SF, 4,900 SF, 6,700 SF, or the entire building, ownership can accommodate a variety of layouts.

LOCATION DESCRIPTION

1449 Field Park Circle is strategically positioned within Cobb County's Field Park industrial corridor — one of metro Atlanta's most sought-after suburban industrial sub-markets, providing unmatched access to the regional highway network and key demand drivers:

- ±1.5 Miles from I-75
- ±1.5 Miles from I-575
- ±2.3 Miles from Wellstar Kennestone Hospital
- Minutes from Cobb Parkway (US-41)
- Convenient access to I-285 and I-85

Wellstar Kennestone — one of Georgia's largest hospitals — is a key demand driver for healthcare supply chain tenants in the immediate area.

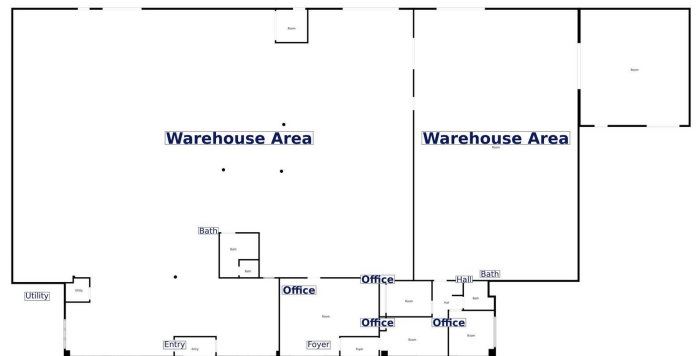
LOCATION & BUILDING SUMMARY

Street Address	1449 Field Park Circle NW
City / State	Marietta, GA 30066
County	Cobb County
Market	Atlanta Metro – Northwest
Sub-market	Marietta / I-75 Corridor
Zoning	LI – Light Industrial
Parcel Size	1.06 Acres
Year Built	2001
Construction	Masonry
Water	City of Marietta
Sewer	City of Marietta
I-75 Access	±1.5 Miles
I-575 Access	±1.5 Miles
Kennestone Hosp	±2.3 Miles



EXISTING FLOOR PLAN

1449 Field Park Circle NW | Marietta, GA 30066 | ±15,400 SF Total



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.
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PROPERTY PHOTO GALLERY



FOR LEASE

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SUITE CONFIGURATION OPTIONS

The building can be demised into suites to accommodate smaller users. Configurations below represent typical available layouts; ownership will customize partitioning to suit tenant needs.

Suite	Size	Rate NNN
Suite 100	6,700 SF	\$14.25/SF
Suite 200	3,800 SF	\$14.25/SF
Suite 400	4,900 SF	\$14.25/SF
Full Building	15,400 SF	\$13.25/SF

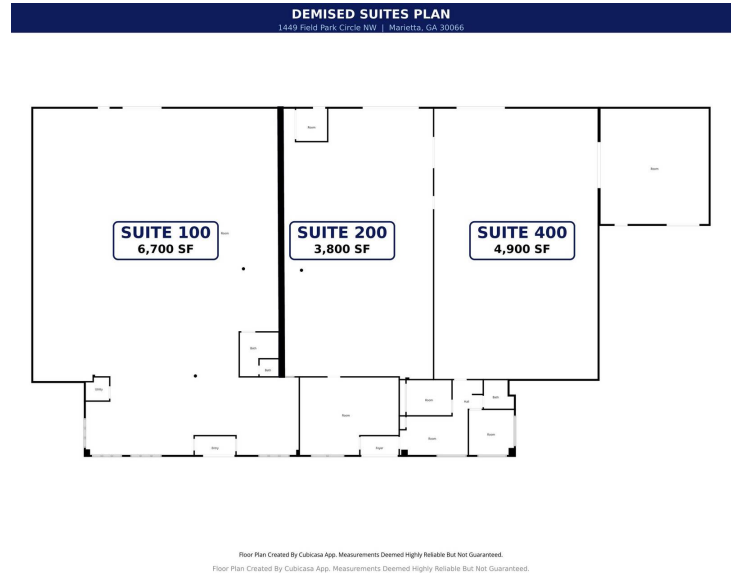
PROPERTY HIGHLIGHTS

- Lease entire 15,400 SF or suites from ±3,800 SF
- 22'-23' clear heights — above-market for Cobb County
- 1 dock-high loading door + 3 drive-in doors
- 3-phase power — supports manufacturing, lab, or service
- Multiple exterior entrances with dedicated office access
- Individual utility metering for multi-tenant occupancy
- Strong Cobb County labor pool
- Excellent interstate access: I-75, I-575, I-285, US-41
- Near Wellstar Kennestone — ideal for healthcare supply chain
- LI zoning supports wide range of industrial and service uses

NEARBY AMENITIES

Destination	Distance
I-75 On-Ramp	±1.5 Miles
I-575 On-Ramp	±1.5 Miles
Wellstar Kennestone Hosp	±2.3 Miles
Cobb Parkway (US-41)	±1.0 Mile
Dobbins Air Reserve Base	±4.0 Miles
Marietta Square	±3.5 Miles
Town Center – Kennesaw	±6.0 Miles

DEMISED SUITES PLAN



OFFICE & WAREHOUSE INTERIORS



DRIVE TIMES FROM PROPERTY

Destination	Drive Time
I-75 / I-575 Interchange	3–5 min
Wellstar Kennestone Hosp	5–7 min
Downtown Marietta	8–10 min
I-285 / Perimeter	20–25 min
Hartsfield-Jackson Airport	35–40 min
Downtown Atlanta	25–35 min

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AERIAL SITE VIEW



MARKET OVERVIEW

Cobb County's northwest industrial corridor continues to experience strong demand driven by healthcare, e-commerce, and logistics growth. Vacancy rates in the Marietta / I-75 sub-market remain below regional averages, making 1449 Field Park Circle a well-timed leasing opportunity for tenants seeking quality functional space at competitive NNN rates.

Proximity to Wellstar Kennestone Regional Medical Center — one of Georgia's busiest hospitals — creates exceptional demand for medical supply distributors, durable medical equipment companies, and healthcare logistics operations.

DEMOGRAPHICS

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

Source: ESRI / ArcGIS Business Analyst

CONTACT THE LISTING BROKER

Broker	Lionel Sterling, Jr., MSIRE
Company	Sterling Realty Partners, Inc.
Direct	678.571.3016
Email	LS@SterlingRealtyTeam.com
Web	SterlingRealtyPartnersInc.com

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