

ONE BUILDING. ENDLESS POSSIBILITIES.

FLEXIBLE INDUSTRIAL SPACE FOR LEASE

FOR LEASE
AVAILABLE NOW

 **1449 FIELD PARK CIRCLE NW**
MARIETTA, GA 30066
COBB COUNTY



 **15,400 SF**
TOTAL BUILDING

 **22'-23'**
CLEAR HEIGHT

 **3**
DRIVE-IN DOORS

 **1**
DOCK-HIGH
LOADING DOOR

 **3-PHASE**
POWER

 **±1.5 MI**
TO I-75 & I-575

 **AMPLE**
PARKING SPACES

BUSINESS POSSIBILITIES



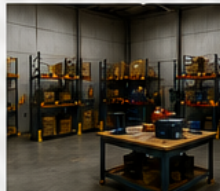
 **E-COMMERCE & FULFILLMENT**


High ceilings, multiple loading doors, and excellent access for efficient operations.



 **LOGISTICS & DISTRIBUTION**


Ideal for regional distribution with proximity to major interstates.



 **CONTRACTOR HEADQUARTERS**


Store equipment, manage operations, and grow your business under one roof.



 **LIGHT MANUFACTURING**


3-phase power and 22'-23' clear heights support a wide range of production uses.



 **PROFESSIONAL SERVICES**


Excellent office space and flexible layouts for a variety of professional businesses.



 **SECURE STORAGE & WAREHOUSING**


Perfect for inventory storage, equipment, and overflow warehouse needs.



 **CONTENT CREATION STUDIO**


High ceilings and flexible space for creative production & media companies.



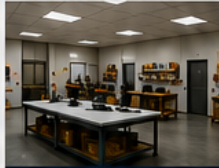
 **FITNESS / TRAINING FACILITY**


Open layout and high ceilings ideal for gyms, training, and athletic performance.



 **OFFICE + WAREHOUSE OPERATIONS**


Professional office space with warehouse functionality all in one location.



 **ASSEMBLY & SERVICE OPERATIONS**

Ideal for assembly, repair, and service-based operations.



 **SHOWROOM / WHOLESALE**

Great for product display, wholesale operations, and client visits.



 **AND MANY MORE USES**

LI zoning allows for a wide variety of industrial and commercial applications.











FLEXIBLE LEASING OPTIONS

| SUITE | SIZE (SF) | RATE (NNN) | AVAILABILITY |
|---------------|-----------|------------|--------------|
| SUITE 100 | 6,700 SF | \$14.25/SF | NOW |
| SUITE 200 | 3,800 SF | \$14.25/SF | NOW |
| SUITE 400 | 4,900 SF | \$14.25/SF | NOW |
| FULL BUILDING | 15,400 SF | \$13.25/SF | NOW |



STARTING AT
\$13.25-\$14.25 /SF NNN


PROPERTY HIGHLIGHTS


-  Lease entire 15,400 SF or suites from ±3,800 SF
-  1 dock-high loading door + 3 drive-in doors
-  3-phase electric power
-  Multiple exterior entrances with dedicated office access
-  Individual utility metering for multi-tenant occupancy
-  Masonry construction – built 2001
-  LI zoning – wide range of permitted uses
-  Ample parking spaces
-  NNN Lease – OPEX Est. – \$2.78/SF
-  Lease Term – 5 Years (Flexible)


PRIME LOCATION


Strategically located in one of Cobb County's strongest industrial corridors with quick access to:

 **±1.5 MILES TO I-75**

 **±1.5 MILES TO I-575**

 **±15 MINUTES TO I-285**




 **MINUTES TO COBB PARKWAY (US-41)**

 **±2.3 MILES TO WELLSTAR KENNSTONE HOSPITAL**

Perfect for companies serving Metro Atlanta.



CONTACT

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INDUSTRIAL FLEX SPACE

BUILT FOR BUSINESS.
READY FOR WHAT'S NEXT.