

8105 COBB CENTER DRIVE, KENNESAW, GA 30152

INDUSTRIAL WAREHOUSE FOR LEASE

± 22,500 SF SPACE AVAILABLE



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REAL ESTATE PARTNERS

COBB CENTER

8105 Cobb Center Drive offers flexible industrial space in the heart of Kennesaw's established Cobb Center submarket. Designed to support a wide range of users—from light manufacturing to distribution and service-oriented businesses—the property features functional warehouse layouts, strong clear heights, dock-high and drive-in loading, and on-site parking that supports daily operations with ease.

The property's location provides excellent connectivity to I-75, I-575, and the greater Northwest Atlanta industrial corridor, making it an ideal base for companies serving metro Atlanta and regional markets. With a professional park setting, nearby amenities, and adaptable suite configurations, 8105 Cobb Center Drive is well-suited for growing businesses seeking efficiency, accessibility, and long-term value.

BUILDING SIZE	75,000 SF
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LOT SIZE	7.88 ACRES
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ZONING	HEAVY INDUSTRIAL
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ELECTRIC	250 AMPS
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CLEAR HEIGHT	30'
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STANDARD PARKING	76 SPACES
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AVAILABLE SQUARE FOOTAGE

TOTAL ± 22,500 SF	OFFICE ± 1,241 SF	WAREHOUSE ± 21,234 SF
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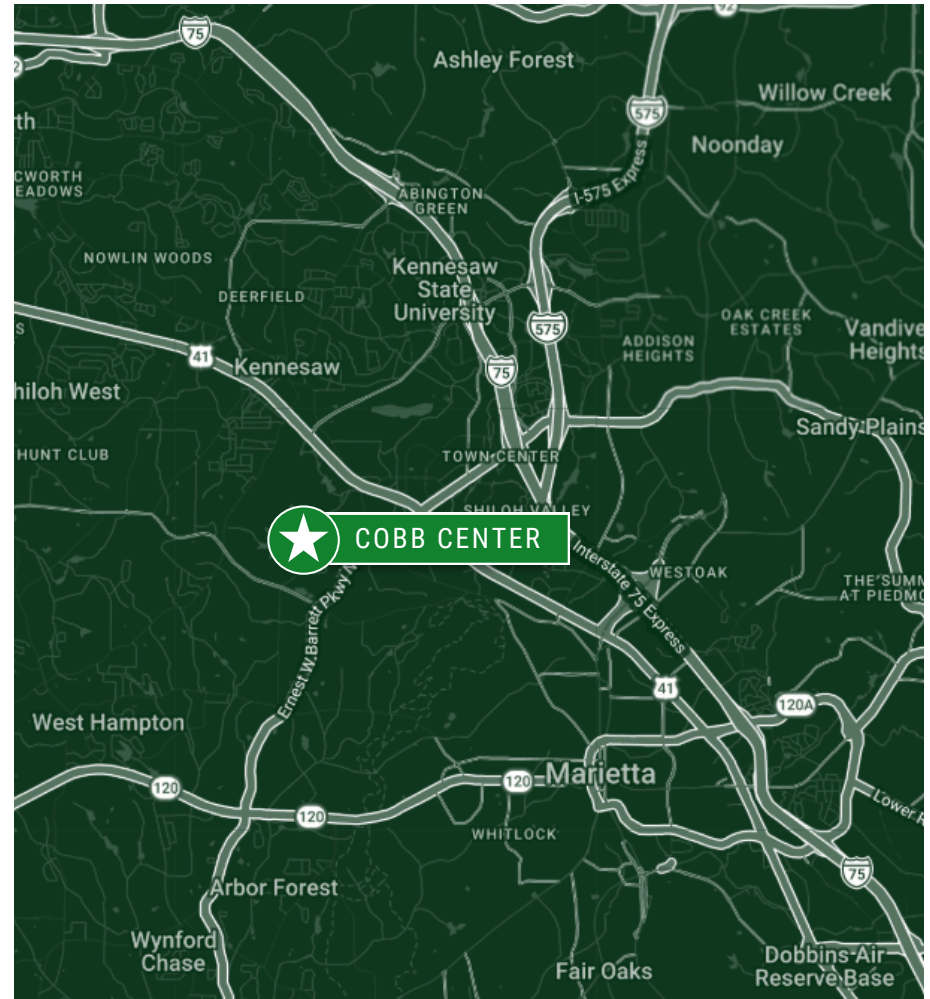


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SOUTHEAST REGIONAL ACCESS

LOCATION	Distance (Driving Miles)
US Highway 41	1.8 miles
Interstate 75	4.6 miles
GA Highway 120	7 miles
Interstate 285	14.4 miles
Hartsfield-Jackson	348 miles
Greenville, SC	150 miles
Charlotte, NC	250 miles
Savannah, GA	260 miles



The Cobb Center Drive industrial park offers a well-positioned multi-tenant industrial opportunity within one of Metro Atlanta's most active northwest submarkets. The property features flexible warehouse and office space designed to accommodate a variety of distribution, service, and light manufacturing users. It is strategically located with convenient access to I-75, I-575, and I-285, providing efficient connectivity to downtown Atlanta, the greater metro area, and key transportation corridors throughout the Southeast. More information is available regarding the Cobb Center Drive property.

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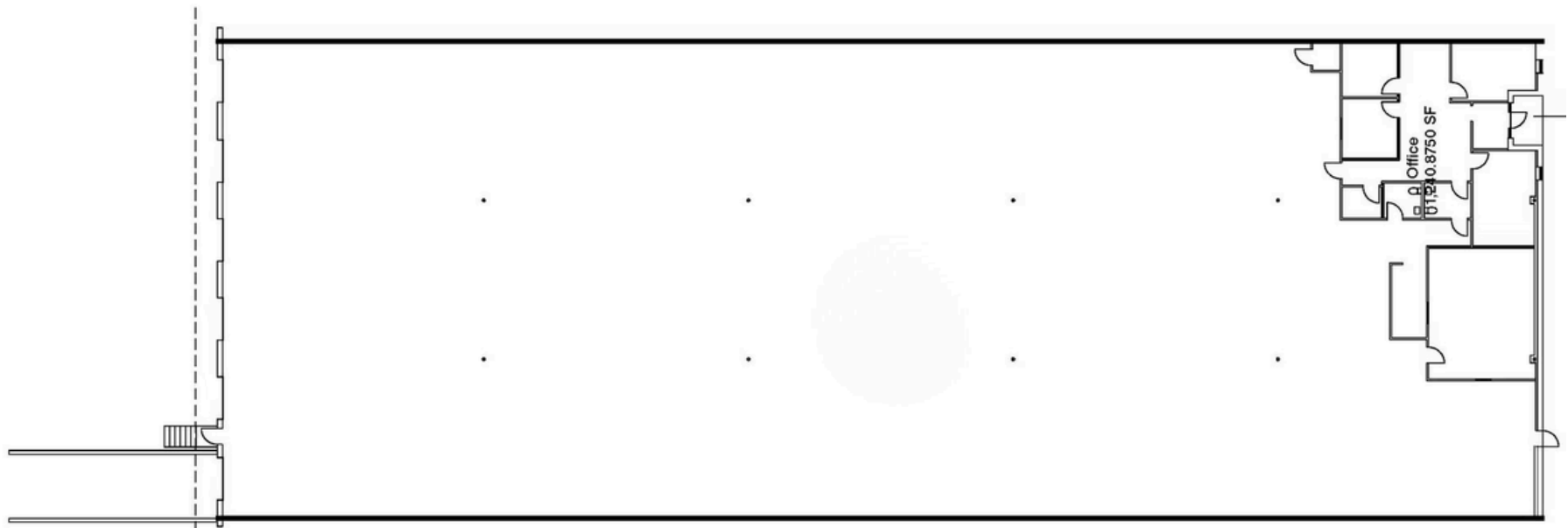
TOTAL SF - 22,500

± 21,234 SF Warehouse & ± 1,241 SF Office

CLEAR HEIGHT
30'

LOADING
5 Dock Doors
1 Drive-In Bay

COLUMN SPACING
30' x 50'



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