

FOR SALE

137 BOOTH ROAD SW | MARIETTA, GA • 30008



INDUSTRY
REAL ESTATE PARTNERS

PARKER BUCHANAN

Vice President

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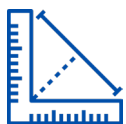
404-372-8701



OFFERING SUMMARY

ASKING PRICE	\$1,200,000
BUILDING SIZE	10,800 Total SF
SUITE CONFIGURATION	Four (4) Suites; 2,300 - 3,100/SF
ZONING	HI - Heavy Industrial

PROPERTY HIGHLIGHTS



10,800 SF
BUILDING



4 SUITES
VARYING IN SF



HI
ZONING



4 DRIVE INS
MEASURING 12'x12'



1.8 MILES
TO HIGHWAY 120

PROPERTY OVERVIEW

Industry Real Estate Partners, LLC is proud to bring to market 137 Booth Road SW, a 10,800 SF heavy industrial warehouse in Marietta, Georgia. Zoned HI on a 0.88-acre site, the building is divided into four suites varying in size from 2,300 SF to 3,100 SF, each with its own 12'x12' drive-in door, offering flexibility for multi-tenant, single-user, or blended occupancy.

The property is currently occupied by two tenants (one month-to-month, one expiring year-end), with two suites vacant and available for immediate occupancy. This mix suits a value-add investor seeking existing cash flow with upside, or an owner-user looking to occupy space while leasing the remainder to offset carrying costs.

The building offers 16' clear heights and 220V 3-Phase power throughout, well-suited for industrial, warehousing, distribution, and light-manufacturing uses. Marietta's strong connectivity to metro Atlanta's logistics infrastructure reinforces the asset's long-term appeal. With flexible suites, in-place income, and near-term vacancy, 137 Booth Road SW offers control, flexibility, and upside in a supply-constrained submarket.



PROPERTY DETAILS

ADDRESS 137 Booth Road SW, Marietta, GA

PROPERTY TYPE Warehouse / Industrial

TOTAL BUILDING SIZE 10,800 SF

TOTAL ACREAGE 0.88 Acres

SUITE CONFIGURATION 4 Suites; Ranging from 2,300-3,100 SF

DRIVE-IN DOORS One (1) Drive-In Door per Suite; 12' x 12'

OCCUPANCY 2 Vacant Suites; 1 MTM Tenant; 1 Exp. EOY 2026

POWER Heavy Power; 220V, 3-Phase

CLEAR HEIGHT 16' Clear Height

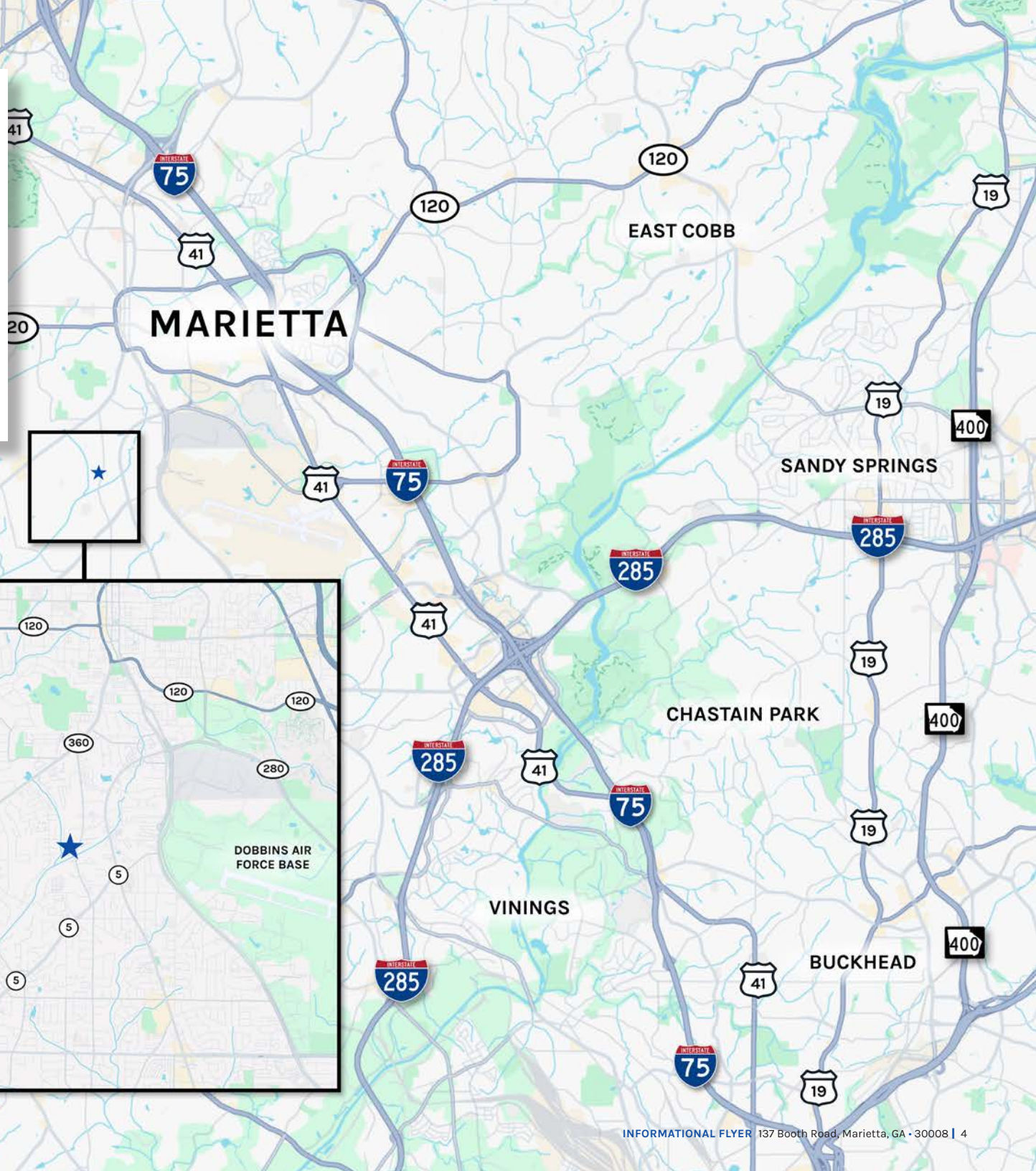
ZONING HI (Heavy-Industrial)

COUNTY Cobb County

ASKING PRICE \$1,200,000

DRIVE TIMES

- 1.8 miles to Highway 120
- 2.9 miles to Highway 41
- 4.1 miles to Interstate 75
- 5.6 miles to Interstate 285
- 5.7 miles to Interstate 575
- 10.4 miles to Interstate 20
- 19 miles to Downtown Atlanta
- 24.1 miles to Hartsfield-Jackson Intl. Airport







POINT OF CONTACT

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