

OPPORTUNITY FOR
INVESTMENT OR
OWNER/USER



FOR SALE

326 SOUTH MARBLE STREET

ROCKMART, GEORGIA 30153

139,311 SF AVAILABLE FOR SALE AT \$35/SF OR \$4,875,885

PROPERTY OVERVIEW

Located at 326 South Marble Street in Rockmart, Georgia, this expansive industrial facility offers a total of 139,311+ SF, featuring a 134,111 SF warehouse and 5,200 SF of dedicated office space. The property is strategically positioned for logistics, offering 4-lane access to I-20, I-285, and Hartsfield-Jackson Atlanta International Airport, as well as a direct 4-lane route to I-75 that bypasses Cartersville.

High-Value Infrastructure & Equipment

The facility is a turn-key solution for high-volume distribution, featuring a conveyor system and a mix of structural and new rolled racking valued at over \$5M. Additional assets and infrastructure include:

- **Logistics:** 5 dock-high doors and 2 oversized drive-in doors, with engineered drawings already available for additional dock door expansion.
- **Clear Heights:** Varied ceiling heights reaching up to 29.5'.
- **Specialized Storage:** Versatile cold storage options ranging from 5,000 to 7,000 SF.
- **Material Handling:** Size-appropriate hysters with docking charge stations, two skylifts, and compressors (including screw compressors) valued at \$100,000.
- **Safety & Maintenance:** Recently updated fire suppression system (\$30,000 investment).

Expansion & Site Potential

Situated on a versatile site, the property offers significant room for growth and operational support:

- **Additional Acreage:** 4 acres of land surrounding the warehouse plus a separate 2-acre parking lot.
- **Trucking:** Ample space for dedicated truck parking and an adjacent Truck Center available for lease.
- **Incentives:** Potential capital available for renovations to suit specific tenant needs.



326 SOUTH MARBLE STREET

ROCKMART, GEORGIA 30153



PROPERTY HIGHLIGHTS

Total Size: 139,311 SF
Total Office: 5,200 SF
Total Warehouse: 134,111 SF
Loading: Five (5) Dock High Doors
Two (2) Oversized Drive-In Doors
Clear Height: Up to 29.5'
Available: Immediately
Location: **All four-lane highways/interstates*
+/- 1.7 miles from 278
+/- 23.4 miles from I-20
+/- 24.7 miles from I-75
+/- 52.9 miles from Atlanta Airport

PLANNED CAPITAL IMPORVEMENTS:

- New Exterior Paint
- New LED Lighting



EXTERIOR PHOTOS



INTERIOR PHOTOS



CONTACT INFORMATION



ANDY HEAD

Office: (404) 595 - 1466
Cell: (404) 713 - 4601
ahead@apexindustrialre.com



MORGAN MCMENAMY

Office: (404) 806 - 6631
Cell: (404) 771 - 1199
mmcmenemy@apexindustrialre.com

