

FOR LEASE

ASKING LEASE RATE

\$13.25 – \$13.75 / 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



OFFERING SUMMARY

Property Type	Industrial Warehouse
Building Size	15,400 SF
Available	3,800 – 15,400 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	±25 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	\$13.50/SF	Now
Suite 200	3,800	\$13.75/SF	Now
Suite 400	4,900	\$13.50/SF	Now
Suite 100 + 200 (Combined)	10,500	\$13.25/SF	Now
Full Bldg	15,400	\$13.25/SF	Now

Suite 100 and Suite 200 are currently combined into a contiguous 10,500 SF space, offering an immediately available mid-size configuration.

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. Suites 100 and 200 are currently combined into a contiguous 10,500 SF space, offering an immediately available mid-size configuration for tenants who fall between a single suite and the full building. 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
- Suites 100 & 200 combinable into a 10,500 SF configuration
- 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

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, the combined 10,500 SF configuration (Suites 100 & 200), 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.

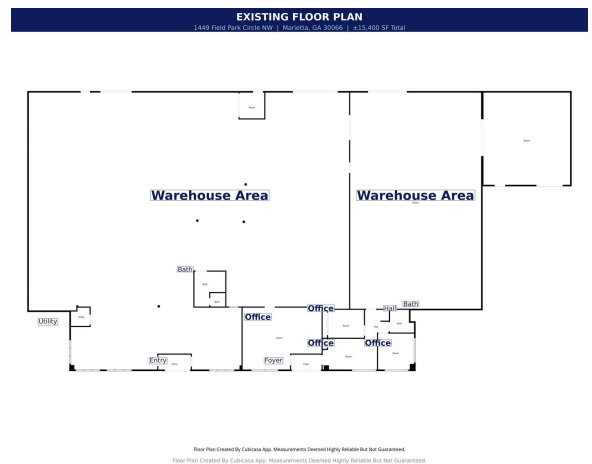
LOCATION & BUILDING SUMMARY

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

EXTERIOR VIEW



EXISTING FLOOR PLAN



FOR LEASE

1449 Field Park Circle NW
Marietta, GA 30066 | Cobb County | Industrial for Lease

PROPERTY PHOTO GALLERY



SUITE CONFIGURATION OPTIONS

The building can be demised into suites to accommodate smaller users. Suites 100 and 200 are currently combined into a contiguous 10,500 SF space; ownership will customize partitioning further to suit tenant needs.

Suite	Size	Rate NNN
Suite 100	6,700 SF	\$13.50/SF
Suite 200	3,800 SF	\$13.75/SF
Suite 400	4,900 SF	\$13.50/SF
Suite 100+200 (Combined)	10,500 SF	\$13.25/SF
Full Building	15,400 SF	\$13.25/SF

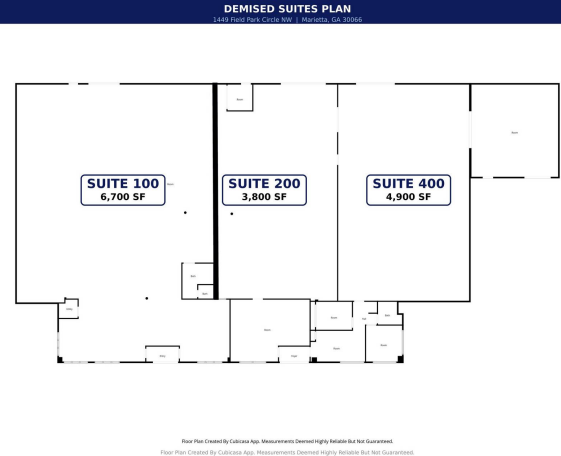
PROPERTY HIGHLIGHTS

- Lease entire 15,400 SF or suites from ±3,800 SF
- Suites 100 & 200 combinable into 10,500 SF configuration
- 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

FOR LEASE

1449 Field Park Circle NW

Marietta, GA 30066 | Cobb County | Industrial for Lease

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

CONFIDENTIALITY

This Offering Memorandum contains confidential information intended solely for the individual or entity addressed. Recipients agree not to reproduce or distribute without prior written authorization from Sterling Realty Partners, Inc. Information is from sources deemed reliable but is not guaranteed. All figures, projections, and opinions are for illustrative purposes only and subject to change.