

±3.44 ACRES AND 7,924 SF AVAILABLE FOR LEASE

1499 Old 41 Hwy NW, Marietta, GA 30060



CHASE BURKS

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REAL ESTATE PARTNERS

OVERVIEW

1499 Old 41 Hwy NW, Marietta, GA 30060

1499 Old 41 Hwy NW, Marietta, GA 30060 offers a prime industrial location on the well-traveled Old 41 Highway corridor, just minutes from I-75 and downtown Marietta with easy access to Kennesaw, Acworth, and the greater Cobb County submarket. This is a rare opportunity to secure functional warehouse/industrial space in a high-visibility, infill location within one of metro Atlanta's most active industrial corridors.

TOTAL BUILDING SF	± 7,924 SF
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LOT SIZE	±3.44 AC
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ZONING	HI - HEAVY INDUSTRIAL
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LOADING	2 OVERSIZED DRIVE-IN DOORS
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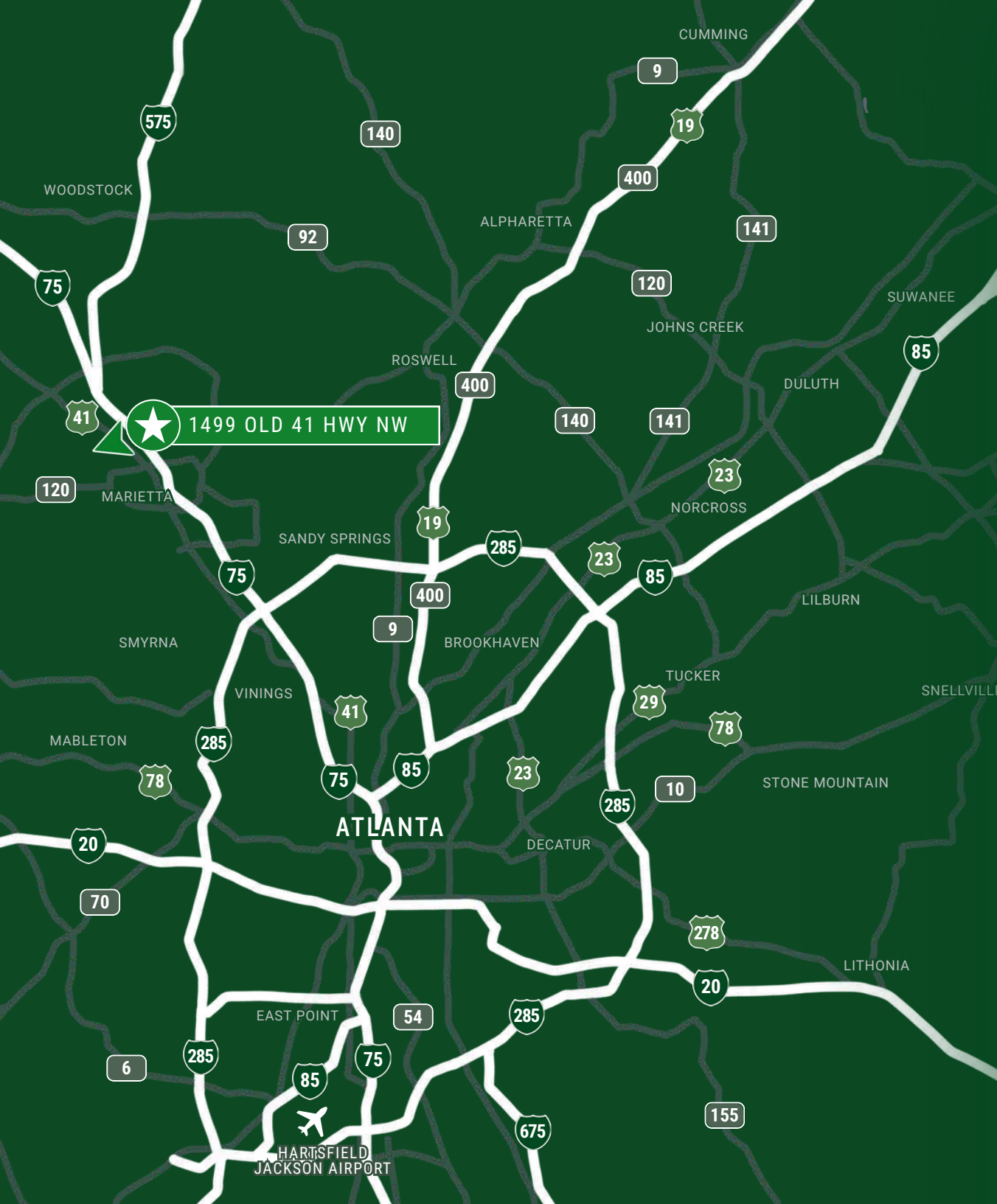
INGRESS/EGRESS	2 POINTS OF INGRESS/EGRESS
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PROPERTY LOGISTICS

1499 OLD 41 HWY NW, MARIETTA

SOUTHEAST REGIONAL ACCESS

LOCATION	DISTANCE
Interstate 75	1 mile
Interstate 575	4 miles
Interstate 285	10 miles
GA 400	17 miles
Interstate 85	18 miles
Interstate 20	19 miles
Downtown Atlanta	21 miles
Hartsfield-Jackson	30 miles



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