

10,030 SF Flex / Industrial Space Available for Sublease

Gateway Oaks - Building 400



881 Franklin Gateway, Ste 435, Marietta, GA 30067



Property Highlights

- Lease expiration - 10/31/2027
- Flex/industrial space within a well-maintained business park
- 10,030± SF featuring a functional blend of office and warehouse areas
- Brick construction throughout the development with mature landscaping
- Positioned in Marietta's sought-after Northwest industrial corridor
- Quick access to I-75 with close proximity to I-285 for seamless regional connectivity
- Minutes from major destinations including Cobb Galleria, The Battery, and Truist Park
- Surrounded by a wide variety of retail, dining, and hotel options
- Ideal for companies seeking an efficient, well-located flex or industrial footprint, users wanting immediate highway access and strong surrounding amenities, or businesses looking for a high-quality, established corporate environment

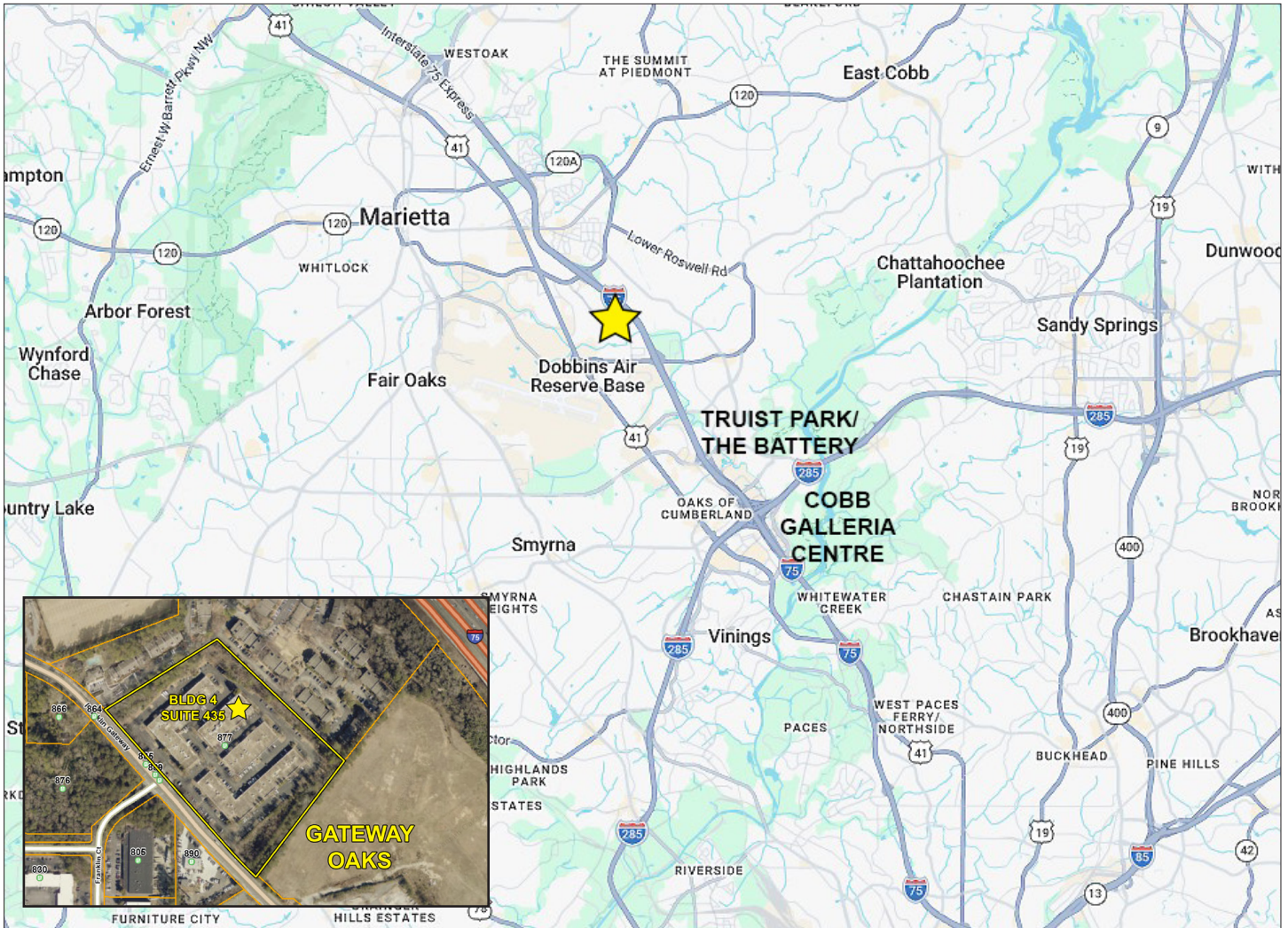
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