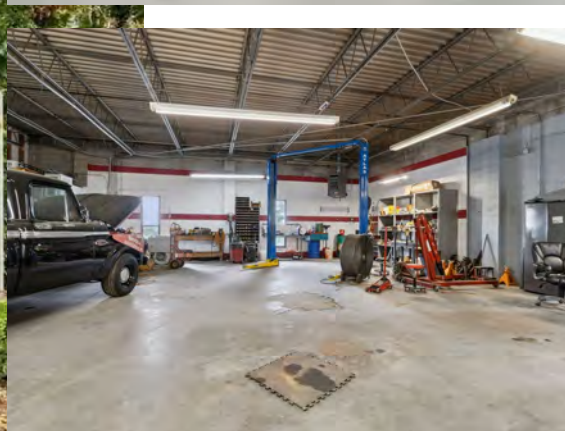


For Sale

LIGHT INDUSTRIAL INVESTMENT



1875 Airport Industrial Park Dr SE Marietta, GA 30060

ASKING PRICE \$1,900,000 | 13,330 SF

The property consists of two buildings currently configured as three units and is 100% occupied with an automotive-focused tenancy. Current users include a collision center with an interior paint booth and two general maintenance suites operating under Light Industrial (LI) zoning.

Improvements include 17 drive-in doors, 3-phase power, concrete floors, high ceilings, central HVAC (one suite), hanging gas heat, and a secure gated yard area. The site offers the ability to reconfigure and expand from three units to six units, increasing leasing flexibility and revenue potential.

PROPERTY HIGHLIGHTS

- 13,330± SF total ; 1.26 acres
- 2 Buildings (4,160± SF & 9,170± SF)
- Three tenants ; 100% occupied
- Two buildings (4,160± SF & 9,170± SF); 360± Office Space
- Paint booth — grandfathered
- 17 drive-in doors; 3-phase power
- Gated yard and parking
- Expansion potential; 3-units to 6-units
- Central HVAC (One Suite)
- Hanging Gas Furnace Heated
- Zoned Light Industrial
- 1.5-Miles from Interstate (I-75)

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AMENITIES

- Owner-User or Investment
- Three Tenants
- Scale up to Six-Tenants for Increased Revenue
- Electric Vehicle Lifts
- 16 Level Roll-up Doors
- 13' to 20' Ceilings
- Central HVAC / Radiant Heaters / Hanging Furnaces



LOCATION

Positioned within a well-established industrial corridor of Marietta, this site is surrounded by a mix of light industrial facilities, distribution centers, and automotive sales and repair businesses. The area benefits from convenient access to I-75, I-285, and US-41, ensuring excellent regional connectivity for logistics, suppliers, and workforce commuting. The surrounding business environment supports a wide range of industrial and automotive operations, making it a strategic location for both owner-occupants and investors.



Willie F. Smith, MRED, CREC

Realtor

404-966-0336

willie.smith@bhhsgeorgia.com

www.berkshirehathawayhs.com/

GA Lic #: 405521

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Berkshire Hathaway HomeServices Georgia Properties • 3475 Dallas Hwy. Ste. 610 Marietta, GA 30064
(770) 421-8600 • <http://www.bhhsgeorgia.com>

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