



FOR LEASE

# 155 Woolco Drive

155 Woolco Drive Marietta GA 30062

Widespread Commercial, LLC | [www.widespreadgroup.com](http://www.widespreadgroup.com) | 1816 Briarwood Industrial Ct, Suite A, Brookhaven, GA 30329 | 404.465.3941



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# Property Summary



## Property Description

155 Woolco Drive is a 12,028 SF two-story office/flex building on 1.21 acres in Marietta's East Cobb light industrial corridor, available for lease as a whole building only. The property is configured as a service-based headquarters with a mix of private offices, open work areas, and meeting rooms. The entire site is included — building, 60 fenced and paved parking spaces, drives, and yard. At nearly 5 spaces per 1,000 SF, the secured lot is well above Light Industrial norms and purpose-built for fleet vehicles, company trucks, or high-employee-count operations. The building previously served as the regional headquarters of a pest control company and is best suited for a similar service or field-operations user — HVAC, landscaping, utility contracting, or last-mile logistics.

The property sits directly adjacent to I-75 with building signage visible from the interstate, providing passive exposure to one of the highest-traffic corridors in metro Atlanta. The Canton Road interchange (Exit 267) is less than one mile away, putting a tenant or owner-user within easy reach of the entire north Atlanta market — Cobb, Cherokee, Fulton, and Paulding counties. Zoned Light Industrial (LI) by the City of Marietta with a Community Activity Center future land use designation, the corridor is experiencing a notable influx of multifamily development, reflecting growing demand for housing in close proximity to major employment nodes along the I-75 spine. For a buyer with a development horizon, the site carries meaningful long-term redevelopment optionality.

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# Property Description



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## Location Description

155 Woolco Drive sits in Marietta's East Cobb light industrial corridor directly adjacent to I-75, less than a mile from the Canton Road interchange (Exit 267). The location puts a fleet or service operator within easy reach of the entire north Atlanta market — Cobb, Cherokee, Fulton, and Paulding counties — with downtown Marietta two miles south and the I-575 corridor less than 10 minutes north.

## Highlights

- 12,028 SF two-story office/flex building on 1.21 acres, available as whole building only
- Purpose-built service headquarters with private offices, open work areas, and meeting rooms
- 60 fenced and paved parking spaces — nearly 5 per 1,000 SF, well above Light Industrial norms
- Secured lot accommodates fleet vehicles, company trucks, and high-employee-count operations
- LI zoning with Community Activity Center future land use designation, adding long-term redevelopment optionality
- Building signage is visible from I-75, providing passive exposure to one of the highest-traffic corridors in metro Atlanta

## Additional Photos



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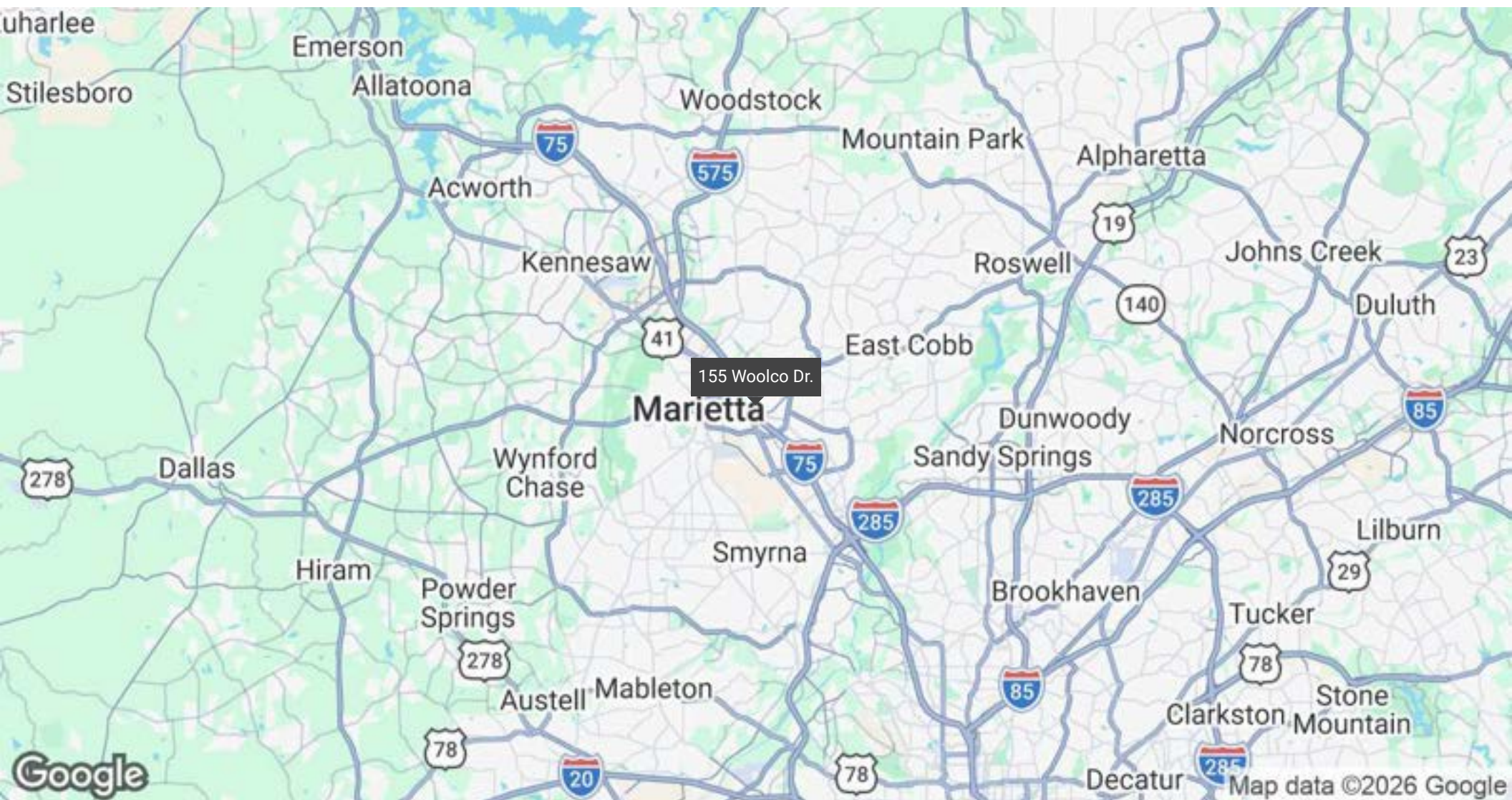
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# Regional Map



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## Location Map



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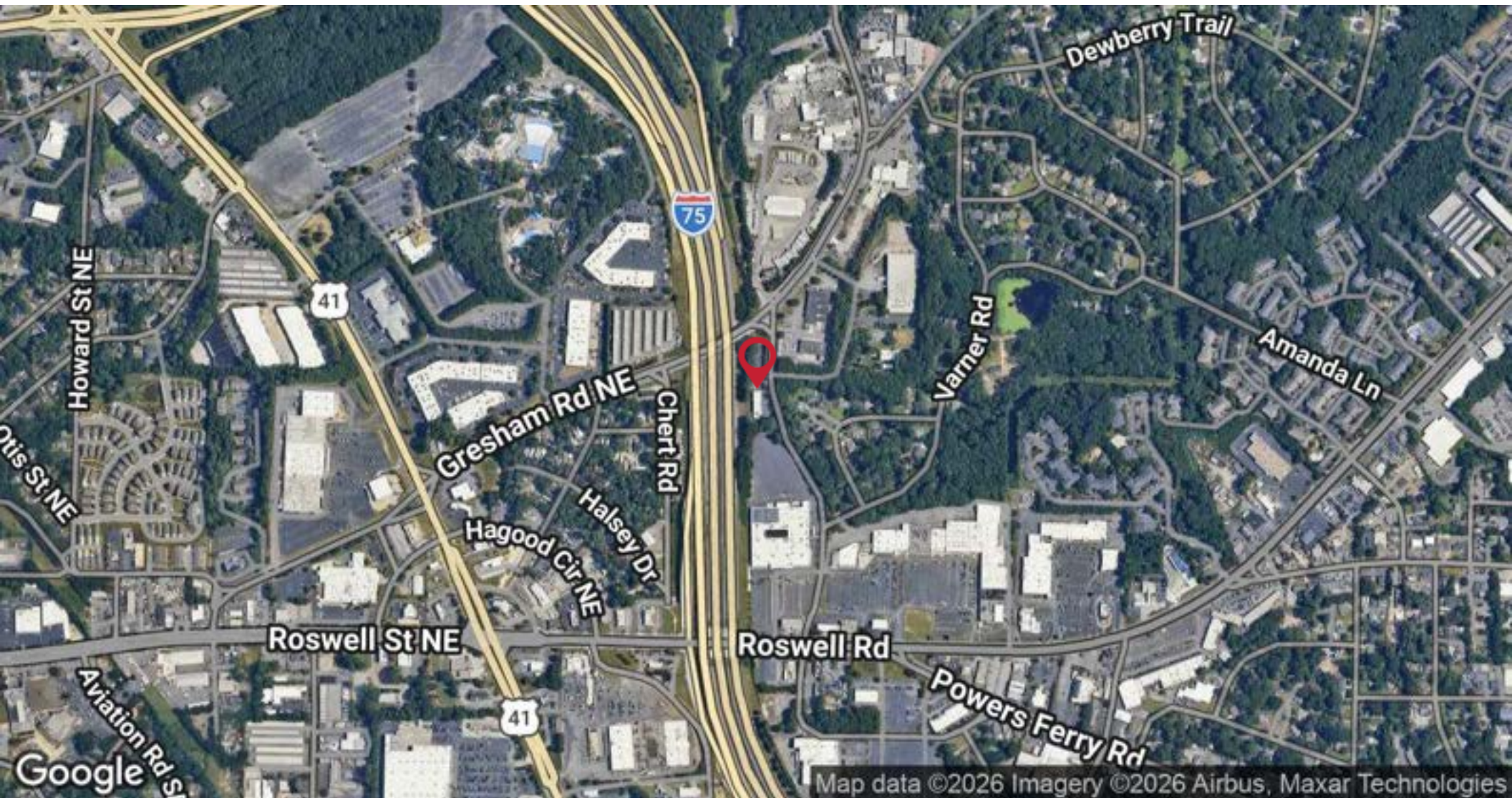
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# Aerial Map



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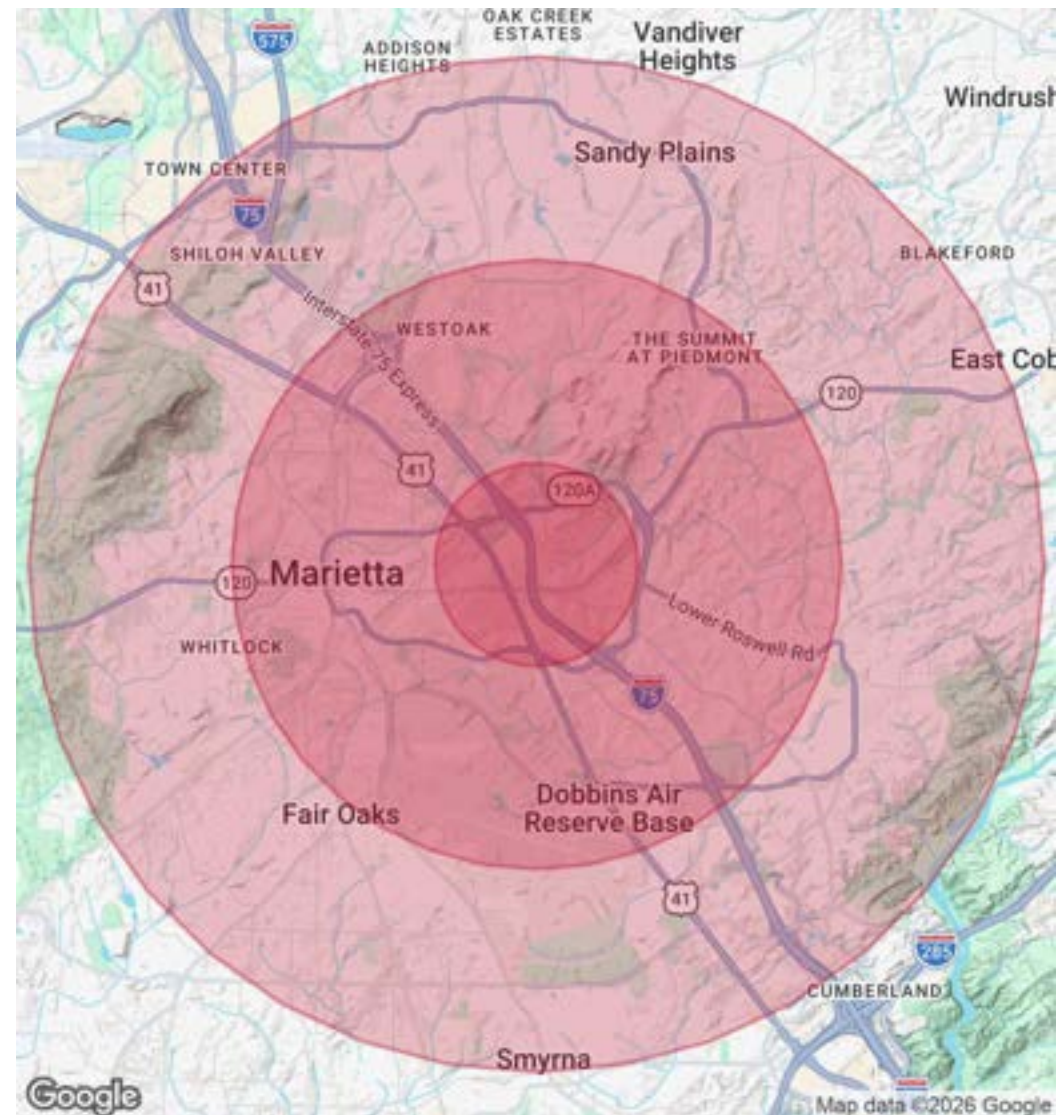


# Demographics Map & Report

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,650  | 66,740  | 208,460 |
| Average Age          | 31.3   | 36.7    | 37.2    |
| Average Age (Male)   | 29.9   | 34.9    | 35.8    |
| Average Age (Female) | 29.6   | 37.8    | 38.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,151     | 26,649    | 83,431    |
| # of Persons per HH | 2.7       | 2.5       | 2.5       |
| Average HH Income   | \$83,073  | \$106,096 | \$116,660 |
| Average House Value | \$249,670 | \$387,562 | \$425,244 |

2023 American Community Survey (ACS)



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# Advisor Bio 1



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## Professional Background

With over 25 years of experience in commercial real estate and as a principal in a development firm, I've gained a deep understanding of the strategies that drive success. Observing top brokers up close, I've studied what sets them apart and refined my own approach by learning from the best.

Early on, I was fascinated by how some brokers consistently generate higher offers. Through market experience managing portfolios and making strategic investments, I reinforced my belief in collaboration and a strong client focus. My firm operates with an owner's mindset, providing strategic services tailored to property owners' needs.

A key differentiator in my approach is local-level marketing. By working closely with agents regionally and statewide, I ensure that every property reaches a wide audience, leading to higher offers and faster transactions. As a commercial broker, I aim to deliver a service that mirrors how an owner would want their property sold—efficiently, professionally, and with attention to detail.

With my expertise in commercial real estate, development, and strategic marketing, I continue to help clients navigate the complexities of buying, selling, and investing in commercial properties.

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