

975 Cobb Place Blvd, Suites 312 & 313
Kennesaw, GA 30144
Cobb County Georgia

EXCLUSIVELY OFFERED BY
WILSON HUTCHISON REALTY, LLC

For Sale
Offered at: \$1,050,000.00



Mike Weber

770-560-9942 or email
Mike@wilsonhutch.com



WILSON HUTCHISON
REALTY, LLC

The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | www.wilsonhutch.com

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This well-maintained flex space offers a combination of office, warehouse, and storage capabilities in a highly desirable location. The property includes a spacious +/-6,108 square feet of functional space with a +/-1,000 square feet of mezzanine storage, ideal for businesses requiring flexible operations. Key highlights include a sprinklered system for enhanced safety, efficient layout, and the opportunity to own in a thriving commercial corridor.

Ideal For:

- Office/warehouse users
- Light distribution or service businesses
- Companies seeking a combination of professional office space and practical storage

Location:

Situated on Cobb Place Blvd., this property provides excellent access to major highways, retail, and business amenities, making it a strategic choice for owner-occupiers or investors.

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Property Overview:

- **Type:** Flex Space
- **Total Size:** +/-6,108 SF
- **Mezzanine:** +/-1,000 SF
- **Fire Protection:** Sprinklered

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1st FL RACKING PLAN



TYPICAL RACK
8FT WIDE x 8FT LONG x 8FT HIGH

RACKING PLAN
EXISTING PLANS

Drawn By: **SK**

DESIGNED BY:
KSi
design group, llc
ARCHITECTURE
SPACE PLANNING
228 GLENWOOD DR
CANTON, GA 30115
Phone: (770) 418-4759
KSIDESIGN@OUTLOOK.COM

ACCEPTED: 2022. This drawing is an electronic version that cannot be photocopied, scanned, or reproduced in any form without the prior written permission of the design firm.

1/26/2023

THE VITAMINA-SUITE 312
EXISTING FLOOR PLAN
975 Cobb Place, Blvd, Suite 312, Kennesaw, GA 30144
24hr. Consultant: Fabian Bihalli
fabian@kshd.com | 404-966-0911

Date: 1/26/2023

Sheet: **RK.1**

Job No.: 34-2022

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