

OFFERING MEMORANDUM

961 Shallowford Rd, Kennesaw, GA 30144

EXECUTIVE SUMMARY

This Offering Memorandum presents the opportunity to acquire a **two-building commercial shop/warehouse property** located at **961 Shallowford Rd, Kennesaw, GA**, in the heart of **Cobb County's Light Industrial corridor**.

The property is ideally suited for **owner-users, investors, or value-add buyers** seeking operational flexibility and strong long-term fundamentals.

The asset consists of approximately **4,912 square feet across two buildings**, situated on one parcel with **ample on-site parking**. The property is currently occupied by **two tenants on month-to-month leases**, providing immediate cash flow with the ability to **reposition rents or deliver vacant at closing for owner occupancy**.

Zoned **C-3 / Light Industrial (Cobb County)**, the property allows for a wide variety of commercial, automotive, service, and recreational uses, making it a highly adaptable investment in a strong submarket.

INVESTMENT HIGHLIGHTS

- **Two Buildings | One Parcel** ±4,000 SF Shop/Warehouse (Built 1979)
- ±912 SF Secondary Building (Built 2020)
- **Flexible Occupancy**
 - Month-to-month tenants
 - Option to retain tenants or occupy immediately
- **Attractive Zoning – C-3 / Light Industrial**
 - Automotive uses (enclosed body shops, storage yards)
 - Professional, medical, and service offices with storage
 - Recreational uses such as arcades and amusement centers
 - Specialty commercial users and hotel use (subject to design standards)
- **Prime Location**
 - High-traffic Shallowford Rd frontage



- Close proximity to **Canton Rd, Jamerson Rd, and major commercial corridors**
 - **Value-Add Potential**
 - Below-market rents with upside through lease renegotiation
 - Rare small-bay industrial offering in Cobb County
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PROPERTY OVERVIEW

Property Address 961 Shallowford Rd, Kennesaw, GA 30144

County Cobb County

Zoning C-3 / Light Industrial

Total Building SF ±4,912 SF

Building Count 2

Year Built 1979 & 2020

Current Occupancy 2 Tenants

Lease Type Month-to-Month

Parking Ample on-site parking

Ownership Type Fee Simple

BUILDING BREAKDOWN

Building 1 – Primary Shop/Warehouse

- Approx. **4,000 SF**
- Built in **1979**
- Well-suited for light industrial, automotive, service, or warehouse use
- Flexible interior layout

Building 2 – Secondary Structure

- Approx. **912 SF**
- Built in **2020**



- Ideal for office, storage, or ancillary operations
 - Newer construction provides operational efficiency
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ZONING & PERMITTED USES (C-3 – COBB COUNTY)

The C-3 / Light Industrial zoning supports a broad spectrum of uses, including but not limited to:

- **Automotive:**
Enclosed body shops, vehicle storage yards
- **Professional & Medical Services:**
Clinics, professional offices with ancillary storage
- **Recreational Uses:**
Amusement centers, arcades, community-oriented facilities
- **Hospitality:**
Hotels (subject to central lobby, interior access, and architectural standards)

Buyer to independently verify zoning and permitted uses.

LOCATION OVERVIEW

The property is located in a **highly desirable Kennesaw commercial area**, benefiting from excellent accessibility and strong surrounding demand.

Key Location Advantages

- Frontage along **Shallowford Road**
 - Minutes from **Canton Road and Jamerson Road**
 - Convenient access to retail, light industrial, and residential areas
 - Strong population growth and employer base in the Kennesaw/Marietta corridor
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TENANCY & INCOME OVERVIEW

- Two existing tenants occupy the property
- Leases are **month-to-month**, providing flexibility
- Opportunity to:
 - Negotiate new leases at market rates



- Reconfigure tenancy
- Deliver vacant for owner-user occupancy

Rent roll and financials available upon request.

VALUE-ADD OPPORTUNITY

This asset offers multiple paths to enhanced value:

- Lease restructuring and rent increases
 - Owner-user acquisition in a high-demand market
 - Long-term appreciation driven by limited supply of small industrial properties in Cobb County
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OFFERING DETAILS

Pricing: Upon Request

Property Type: Shop / Warehouse / Light Industrial

Sale Structure: Fee Simple

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation to buy. All information is deemed reliable but is not guaranteed. Prospective purchasers are encouraged to conduct their own independent investigation and verification of all information.

