

FOR SALE OR LEASE

1125 & 1145 HAYES INDUSTRIAL DRIVE | MARIETTA, GA • 30062



INDUSTRY
REAL ESTATE PARTNERS

JOHN DETAMORE

Vice President

jdetamore@industry-rep.com

901-570-6105

STEPHEN POND

Founding Principal

spond@industry-rep.com

678-230-8389



EXECUTIVE SUMMARY

1125 & 1145 Hayes Industrial Drive presents a rare opportunity to acquire one or both of two adjoining heavy-industrial buildings on Hayes Industrial Drive in Marietta, Georgia. With a physical connector between the buildings, a single user could control over 100,000 SF of contiguous warehouse space in one of metro Atlanta's tightest industrial submarkets.

PROPERTY HIGHLIGHTS

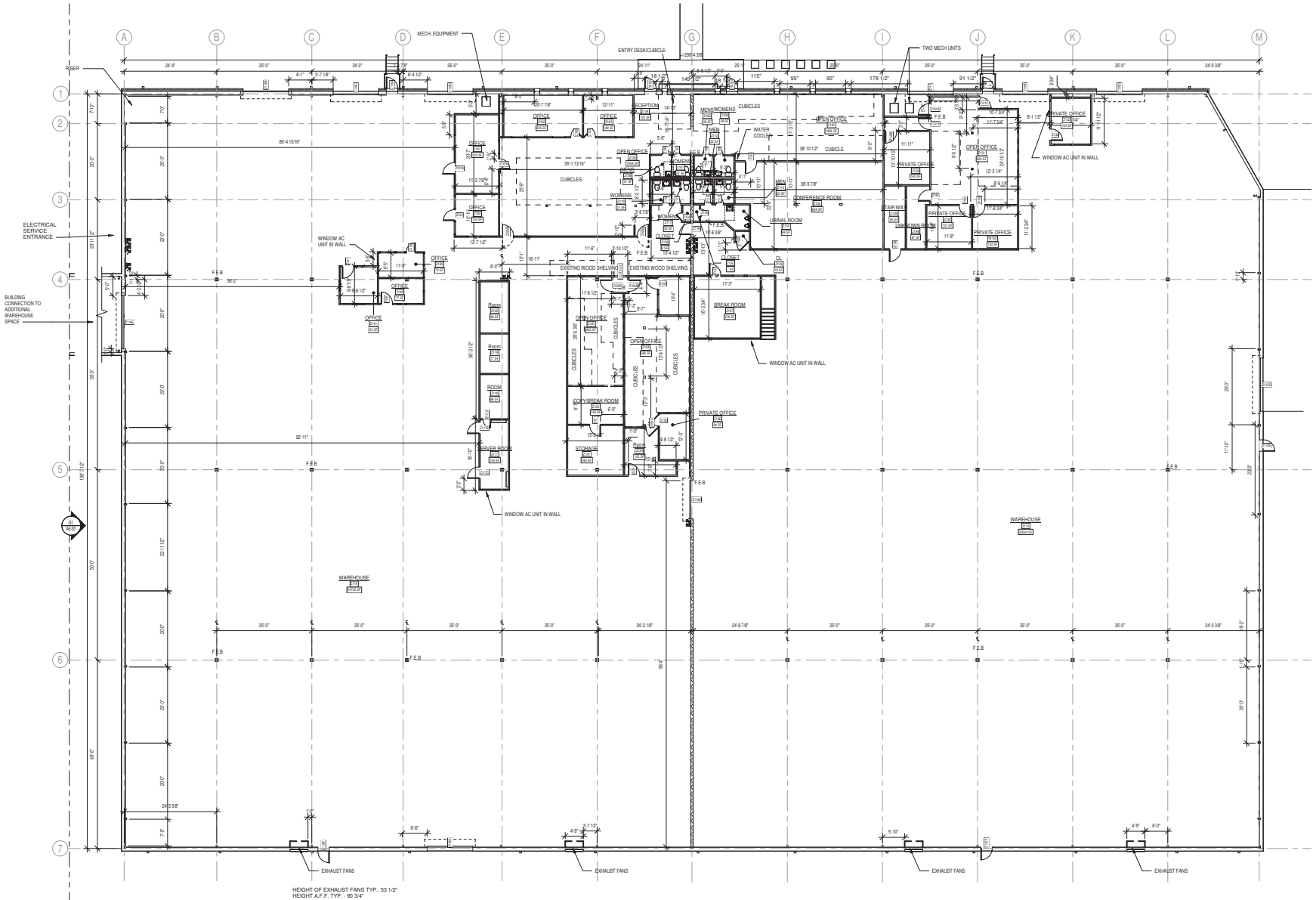
- > Both properties are Zoned Heavy Industrial (HI) – one of the most permissive and valuable industrial designations in Cobb County.
- > Demising wall in place at 1125 Hayes – can operate as a single ±59,879 SF facility or divide into two independent ±29,983 SF suites, offering unmatched flexibility
- > Direct I-75 access via Canton Road Connector – immediate connectivity to one of metro Atlanta's primary north-south industrial freight corridors
- > Tight submarket advantage – located within Marietta / Cobb County, one of the most supply-constrained industrial submarkets in greater Atlanta, with limited comparable product available
- > Dedicated outdoor storage area along the western boundary – rare in this submarket and ideal for equipment, materials, or overflow inventory
- > L&N Railroad runs along the boundary of 1125 Hayes – a potential rail spur opportunity for users with freight or heavy logistics needs
- > Gas warehouse heaters and HVAC throughout office areas – climate-controlled and ready for immediate occupancy
- > Wet sprinkler system throughout – two fully independent systems providing fire suppression coverage across the entire facility

1125 HAYES INDUSTRIAL DRIVE

BUILDING SIZE	59,967 Total SF
SITE AREA	3.30 Total Acres
BUILT / RENOVATED	1984 / 2006
CONSTRUCTION	Steel / Masonry
SPRINKLERS	Wet
COLUMN SPACING	25' - 50'
CLEAR HEIGHT	18' Clear
POWER	Heavy (800 AMP, 3-phase)
DRIVE-INS	2 Drive-In Doors (14' x 14')
DOCK DOORS	6 Dock Highs (3 levered)
ZONING	Heavy Industrial (HI)
ADDITIONAL FEATURE	Demising wall – can operate as a single ±59,879 SF facility or divide into two ±29,983 SF suites



1125 HAYES INDUSTRIAL DRIVE ASBUILT PLAN



1145 HAYES INDUSTRIAL DRIVE

BUILDING SIZE 43,299 Total SF

SITE AREA 1.99 Total Acres

BUILT / RENOVATED 1972 / 2006

CONSTRUCTION Steel / Masonry

SPRINKLERS Wet

COLUMN SPACING 25' - 50'

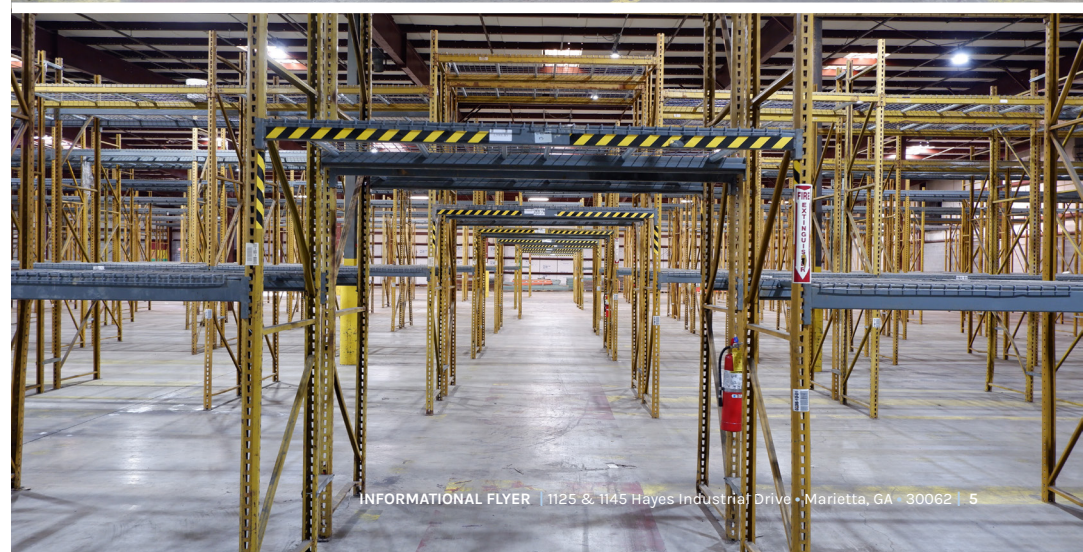
CLEAR HEIGHT 20' Clear

POWER Heavy (480V, 3-phase)

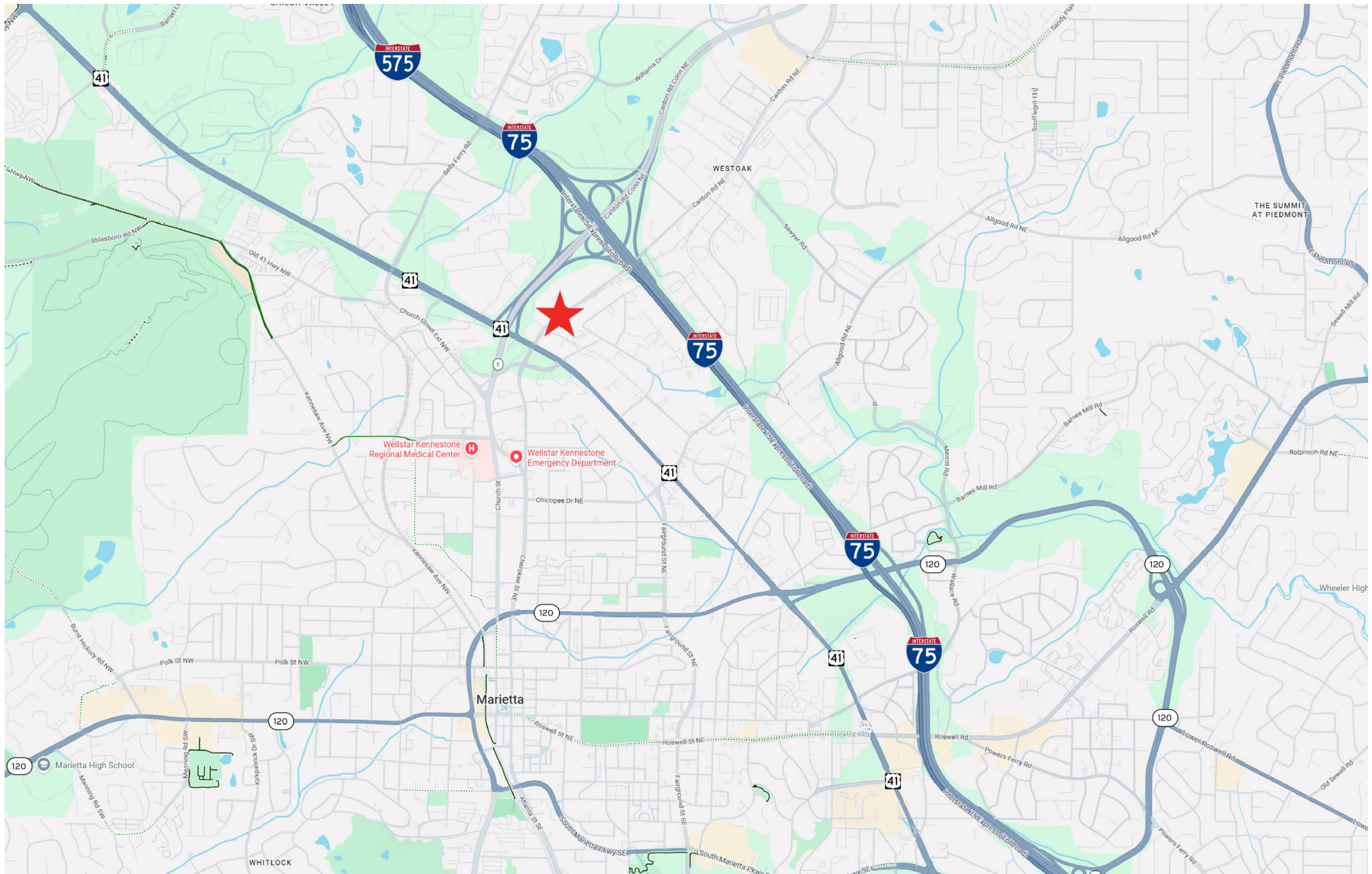
DRIVE-INS 1 Drive-In Doors (14' x 14')

DOCK DOORS 4 Dock Highs (All levered)

ZONING Heavy Industrial (HI)



LOCATION & DRIVE TIMES



- > 0.7 miles to Highway 41 / Cobb Pkwy
- > 1.5 miles to GA Highway 120
- > 2.58 miles to Barrett Pkwy
- > 20 miles to Downtown Atlanta
- > 1.2 miles to Interstate 75
- > 2 miles to Interstate 575
- > 8 miles to Interstate 285
- > 30 miles to Atlanta Airport

NEARBY AMENITIES

Within minutes of the property, tenants and employees have access to a wide range of amenities including:



RETAIL & SHOPPING

- > Town Center Mall (Clothing, Department Stores, Dining & Entertainment, Full-Service Restaurants)
- > Barrett Parkway retail corridor (Home Depot, Target, Costco, Publix)



DINING OPTIONS

- > National brands (Chick-fil-A, Chipotle, Panera, Starbucks)
- > Local dining and quick-service options along Barrett Parkway & Canton Road



HOTELS

- > Hilton, Hampton Inn, Courtyard Marriott nearby for visiting clients and vendors

TOWN CENTER MALL



BARRETT PARKWAY & COBB PKWY/HIGHWAY 41



FOR MORE INFORMATION

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5901-B Peachtree Dunwoody Road NE

Suite 350 | Atlanta, GA 30328