



FOR LEASE/SALE

CANTON CHEROKEE INDUSTRIAL PARK
(166 ETOWAH INDUSTRIAL CT, CANTON, GA 30114)

219,896 SF NOW AVAILABLE



PROPERTY DETAILS



Exceptional access.
Strategic flexibility.
Proven infrastructure.

Make-ready improvements underway and delivering Q2 2026:

- Modern flooring and fresh paint throughout
- New doors, locks, and access hardware
- Energy-efficient LED warehouse lighting with motion sensors on whips
- Electrical systems upgrade with heavy power service available

Feature

Address

Site Area

Total Building SF

Main Level Office

Upper Level Office

Warehouse Office

Total Office Space

Year Built

Clear Height

Column Spacing

Loading Type

Detail

166 Etowah Industrial Court,
Canton, GA 30114

13.00 Acres

219,896

7,014 SF

6,617 SF

1,035 SF

14,666 SF

1990/2005

28'-30'

40' x 42'10"

Rear load

Feature

DH/DI Doors

Floor Slab

Building Depth

Truck Court Depth

Car Parking

Construction

Roof Type

Fire Protection

Interior Lighting

Power

Detail

18 (all with levelers)/2

6" thick, concrete, 4000 psi

300'

125' with 60' apron

204

Pre-cast concrete tilt-up walls

TPO (warranty expires 2034)

Wet Sprinkler System

LED with motion sensors (Q2 2026)

4,100 amps



SITE PLAN

Business-Ready Location: Pro-business location in Cherokee County with access to a strong labor pool.

Premier Access and Supply Chain Synergy: Industrial-zoned site near major supply chain and distribution hubs.

Logistics-Optimized Facility Design: Large trailer parking and expansive truck courts optimize logistics and loading.

Employee and Operational Support: Minutes from workforce centers, housing, retail, dining, and services.



ACCESS MAP

Location	Distance
Highway 20	0.9 miles
Interstate 575	1 mile
Interstate 75	20 miles
Interstate 285	29 miles
Hartsfield-Jackson Atlanta Int'l Airport	49.4 miles



Location that accelerates your business
Less than 3 minutes to Hwy 20 & I-575



NEIGHBORHOOD MAP



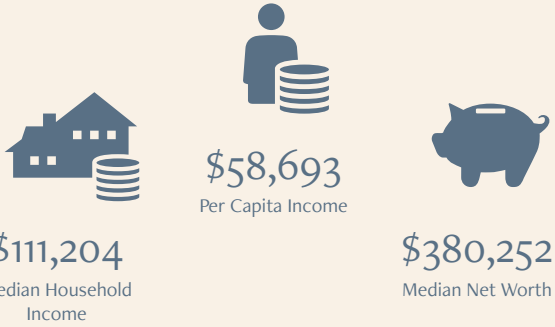
Canton lies at the core of the Northwest Atlanta industrial submarket. A region defined by its rapid growth, favorable zoning, and proximity to key transit nodes like I-575 and Highway 20. With rising demand from manufacturing, distribution, and regional logistics, this corridor offers exceptional access to workforce, suppliers, and metro Atlanta's expanding economy.



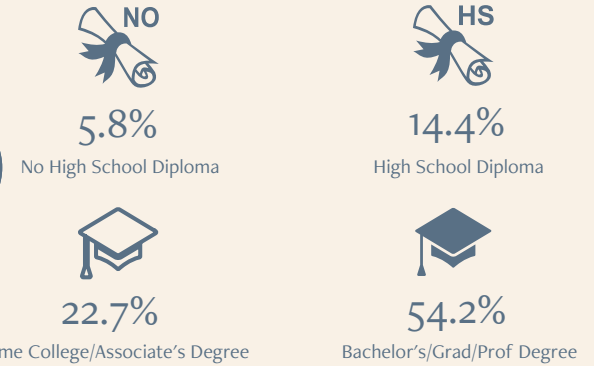
EMPLOYMENT OVERVIEW

166 Etowah Industrial Ct, Canton, Georgia, 301142
Drive time of 45 minutes

INCOME



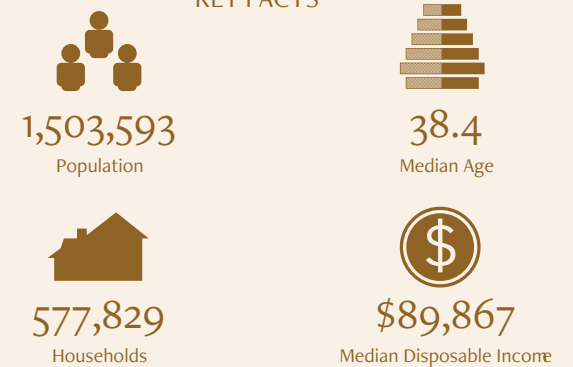
EDUCATION



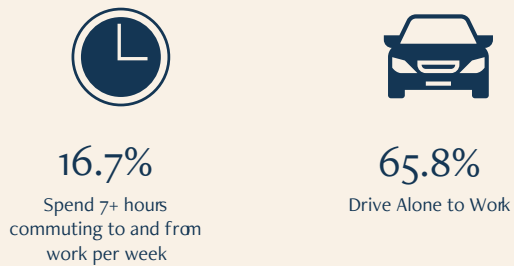
BUSINESS



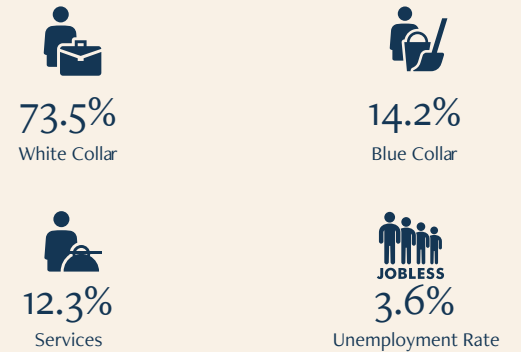
KEY FACTS



COMMUTERS



EMPLOYMENT



Source : This infographic contains data provided by ESRI (2025, 2030), Esri-Data Axle (2025), Esri - MRI - Simmons (2025), ACS (2019 - 2023).



LABOR SNAPSHOT

Demographics within a 45 minute drivetime of 166 Etowah Industrial Ct, Canton, GA

- **Daytime population**
 - » Total: 964,300
 - » Workers: 718,514
- **Occupations**
 - » White Collar: 73.5%
 - » Blue Collar: 14.2%
 - » Services: 12.3%
- **Labor force metrics**
 - » Total Civilian Labor Force: 821,504
 - » Employment-Population Ratio: 96.4%
 - » Labor Force Participation Rate: 67.1%
 - » Unemployed Population: 29,791

Age Group	Civilian Labor Force	Employed	Unemployment Rate
16-24	110,914	101,535	8.5%
25-54	532,168	517,816	2.7%
55-65	125,190	121,509	2.9%
65+	53,232	50,854	4.5%

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