

# 15,250 SF Flex / Industrial Building For Sale Commerce Park



550 Commerce Park Drive, Marietta, GA 30060



## Property Highlights

- 15,250 SF Total Building Area with 10,110 SF of high-quality office space, ideal for office-intensive industrial or owner-user operations
- Acoustical dropped ceilings throughout, providing a finished, professional environment across office areas
- Flexible loading configuration featuring one (1) 10' x 14' drive-in door and one (1) dock-high door
- Robust electrical capacity: 120/208V, 3-phase, 4-wire service with an 800 AMP main, suitable for a variety of light industrial uses
- Excellent parking ratio with 70 on-site surface parking spaces
- ±2.0-acre site, allowing ample parking, loading, and circulation
- Zoned Light Industrial, accommodating a broad range of industrial and commercial users
- Located within a Military Job Tax Credit Zone, offering potential tax incentives to qualifying businesses
- Asking Price: \$2,595,000 (approximately \$173 per SF)

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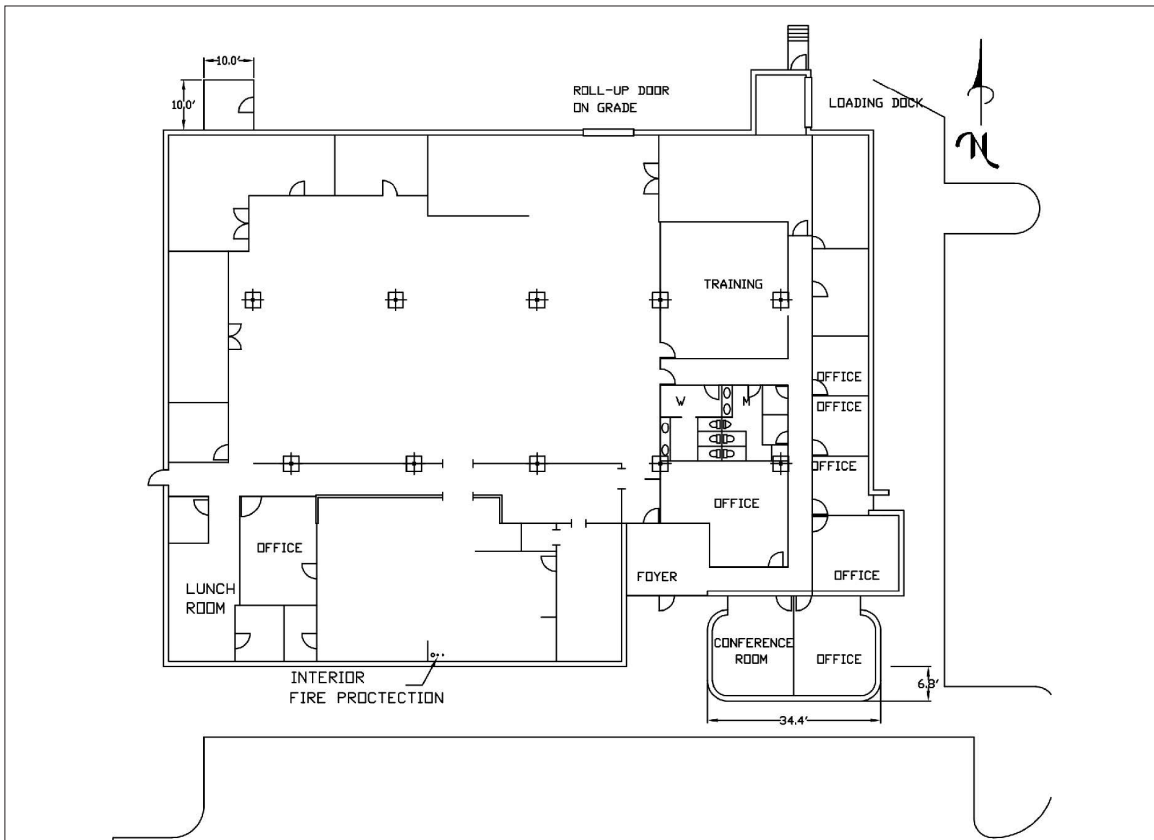
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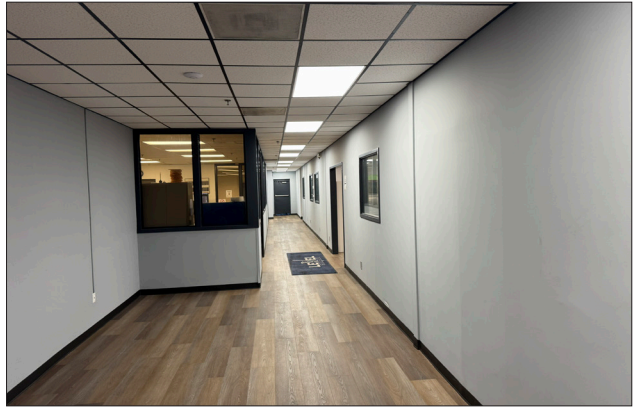
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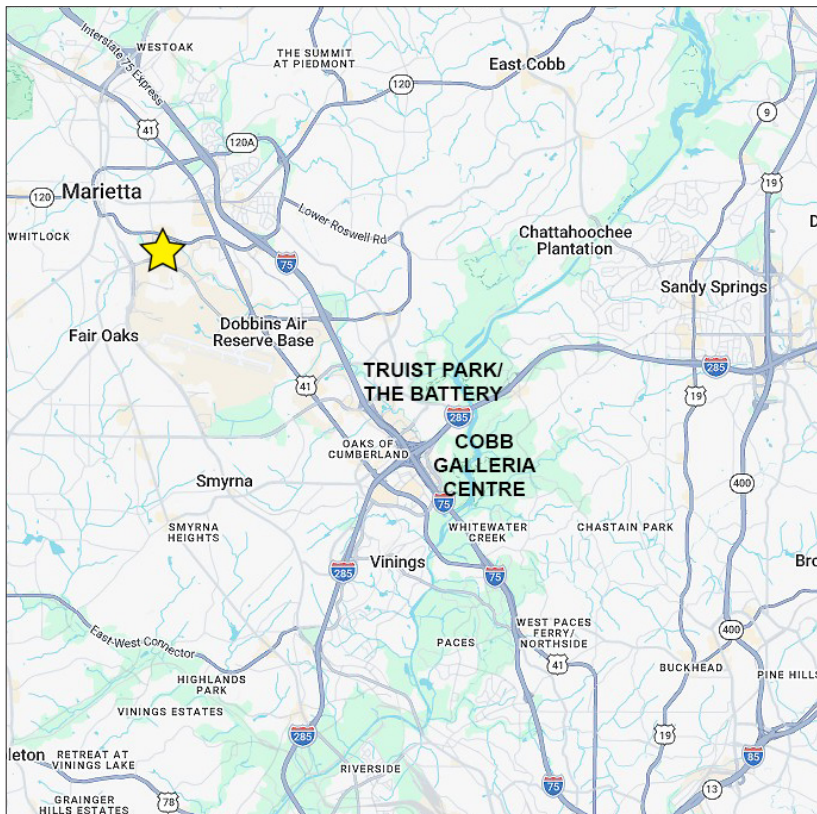
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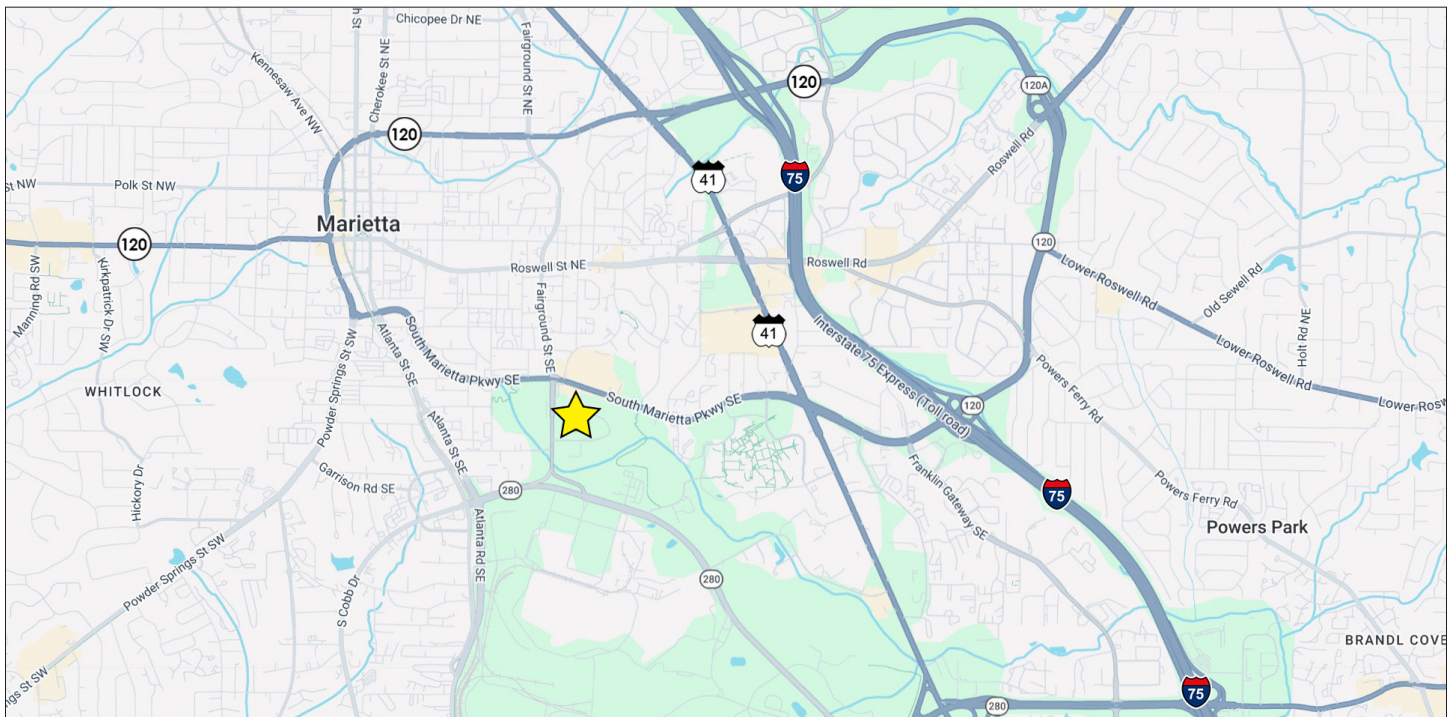
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## Location Highlights

- Located in Marietta, GA, approximately 17 miles northwest of Downtown Atlanta
- Quick access to I-75, providing efficient connectivity to I-285 and Metro Atlanta's major highways
- Centrally positioned within Cobb County, a strong, business-friendly industrial and office market
- Approximately 25 minutes from Hartsfield-Jackson Atlanta International Airport
- Convenient access to major Metro Atlanta submarkets including Cumberland/Battery Atlanta, Buckhead, Midtown, and Kennesaw
- Positioned within a Military Job Tax Credit Zone, offering potential incentives to qualifying users



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