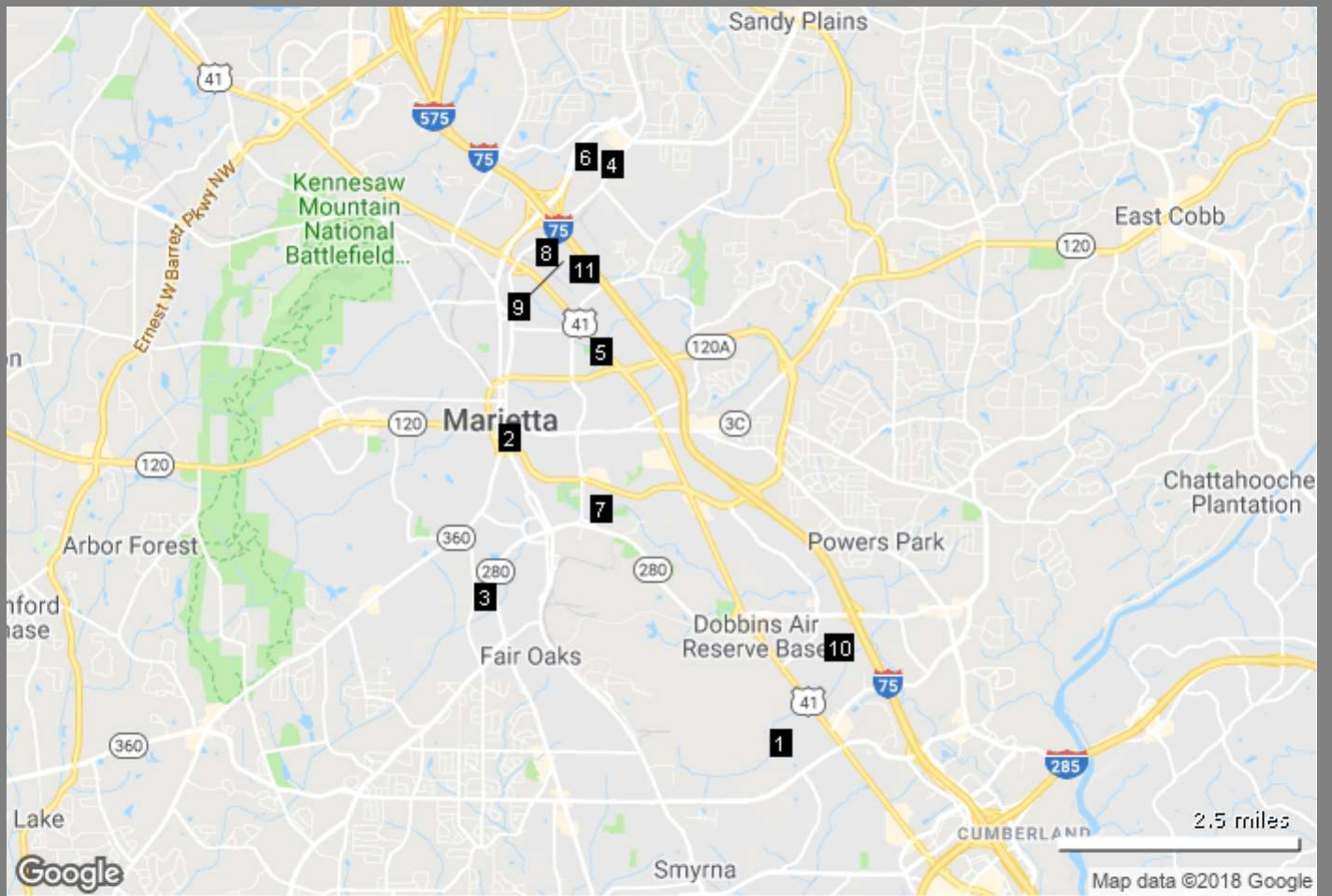


For Sale Industrial



Address	City	Property Info	Sale Info
1 2071 Airport Industrial Park Dr	Marietta	6,190 SF Industrial Building	Sale Price: \$589,000
2 79 Atlanta St SE	Marietta	6,000 SF Industrial Building	Sale Price: \$749,000
3 18 Booth Rd SW	Marietta	1,449 SF Industrial Building	Sale Price: \$275,000
4 1647 Canton Rd	Marietta	9,630 SF Industrial Building	Sale Price: \$259,000
5 515 Cobb Pky N	Marietta	5,000 SF Industrial Building	Sale Price: \$795,000
6 540 Collins Rd	Marietta	23,762 SF Industrial Building	Sale Price: \$2,225,000
7 575 Commerce Park Dr	Marietta	20,000 SF Industrial Building	Sale Price: \$1,700,000
8 1174 Hayes Industrial Dr	Marietta	38,240 SF Industrial Building	Sale Price: \$2,485,600
9 990 Industrial Park Dr	Marietta	105,450 SF Industrial Building	Sale Price: an undisclosed price
10 2255 Northwest Pky	Marietta	24,389 SF Industrial Building	Sale Price: an undisclosed price
11 581 Webb Industrial Dr	Marietta	12,000 SF Industrial Building	Sale Price: \$849,000



For Sale Industrial

1 2071 Airport Industrial Park Dr

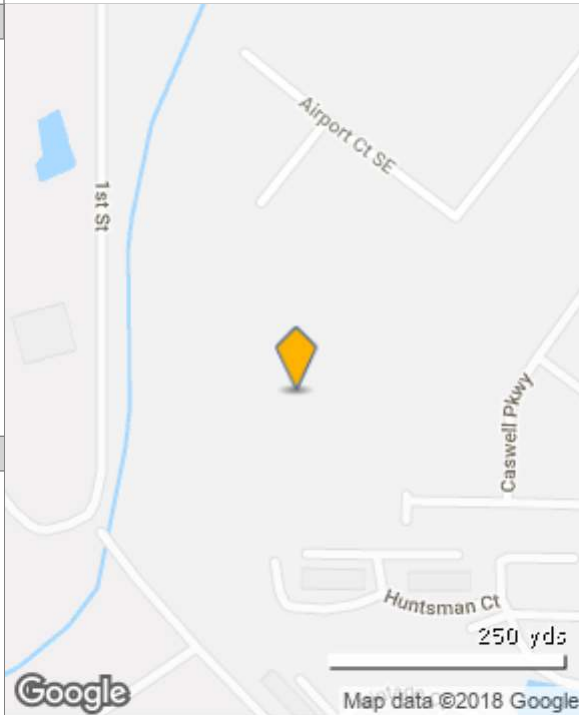
Marietta, GA 30060 - SE Cobb Cnty/Marietta Ind Submarket
 6,190 SF Class C Industrial Building Built in 1996
 Property is for sale at \$589,000 (\$95.15/SF)



Investment Information	Sales Contacts
Sale Price: \$589,000 Price/SF: \$95.15 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 503	NAI Brannen Goddard 5555 Glenridge Connector Suite 1100 Atlanta, GA 30342 (404) 812-4000 Kenneth J. Wiesen Senior Vice President (404) 812-4010 (phone) (404) 816-3939 (fax)

Investment Notes

6,190 SF
 16' -18' Clear Height
 16 Drive-In Doors (10' x 10')
 Fenced Outside Storage
 Zoned Light Industrial (LI)
 .49 Acre Lot
 Sprinklered
 Built in 1996
 3 Phase Power
 Skylights
 Metal Halide Lights
 3 Restrooms (one with shower)
 Kitchen
 Ideal Use: Auto Body Shop, Service Facility, Grandfathered in for Auto Sales



Building Information

Bldg Type: Industrial	RBA: 6,190 SF
Bldg Status: Built 1996	% Leased: 0.0%
Rent/SF/Yr: For Sale	Zoning: LI
Bldg Vacant: 6,190 SF	Owner Type: No
Warehouse Avail: 6,190 SF	Owner Occupied: No
Office Avail: 0 SF	Tenancy: Single Tenant
Max Contig: 6,190 SF	Lot Dimensions: -
Stories: 1	
Building CAM: 0.29	
CAM: -	
Land Area: 0.49 AC	
Smallest Space: 6,190 SF	



For Sale Industrial

Ceiling Height:	16'0"-18'0"	Crane:	-	Cross Docks:	-
Column Spacing:	-	Loading Docks:	-	Levelators:	-
Const Mat:	-	Drive Ins:	16 (total)	Sprinklers:	Yes
Rail Spots:	-	Rail Line:	-		
Power:	3p				
Utilities:	Lighting - Metal Halide				
Features:	Fenced Lot, Skylights				
Parcel Number:	17-0660-0-027-0				

For Sale Industrial

2 79 Atlanta St SE - B

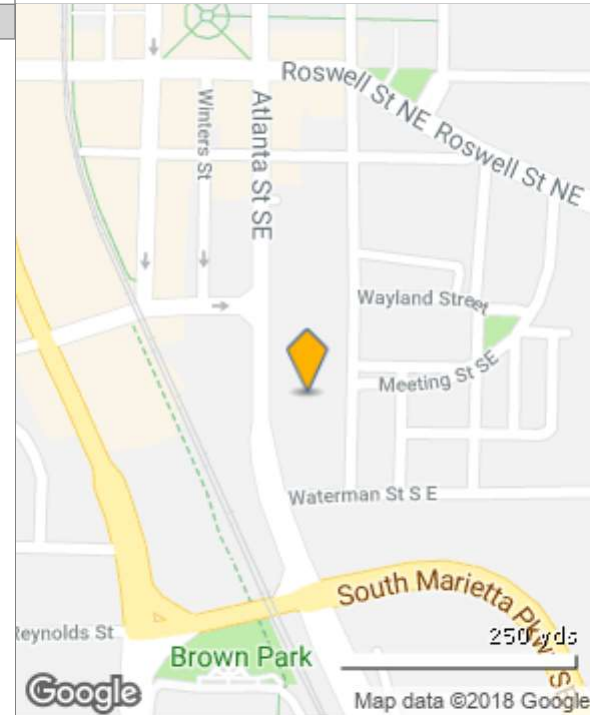
Marietta, GA 30060 - SE Cobb Cnty/Marietta Ind Submarket
 6,000 SF Class C Warehouse Building
 Property is for sale at \$749,000 (\$124.83/SF)



Investment Information	Sales Contacts
Sale Price: \$749,000 Price/SF: \$124.83 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment OR Owner/User Days On Market: 173	Keith Crystal 55 Atlanta St Marietta, GA 30060 (678) 414-0307 Keith Crystal (678) 414-0307 (phone)

Building Information

Bldg Type: Warehouse	RBA: 6,000 SF
Bldg Status: Existing	% Leased: 0.0%
Rent/SF/Yr: For Sale	Zoning: CBD
Bldg Vacant: 6,000 SF	Stories: 1
Warehouse Avail: 6,000 SF	Building: 2.30
Office Avail: 0 SF	CAM: -
Max Contig: 6,000 SF	Land Area: 0.06 AC
	Smallest Space: 6,000 SF
Ceiling Height: -	Crane: None
Column Spacing: -	Loading Docks: None
Const Mat: Metal	Drive Ins: 2 tot./8'0" w x 11'0" h
Rail Spots: None	Rail Line: None
Features: Bus Line	Cross Docks: -
Parcel Number: 16-1231-0-106-0	Levelators: None
Parking: 15 free Surface Spaces are available; Ratio of 3.17/1,000 SF	Sprinklers: -
	Owner Type: No
	Owner Occupied: No
	Tenancy: Multiple Tenant
	Lot Dimensions: -



For Sale Industrial

3 18 Booth Rd SW

Marietta, GA 30008 - SE Cobb Cnty/Marietta Ind Submarket
 1,449 SF Class C Warehouse Building
 Property is for sale at \$275,000 (\$189.79/SF)



Investment Information	Sales Contacts
Sale Price: \$275,000 Price/SF: \$189.79 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment OR Owner/User Days On Market: 323	EXP Realty Professional Commerical 2817 James Henry Dr Dacula, GA 30019 (770) 315-5502 Ashraf Hashmi Property Manager (770) 315-5502 (phone)

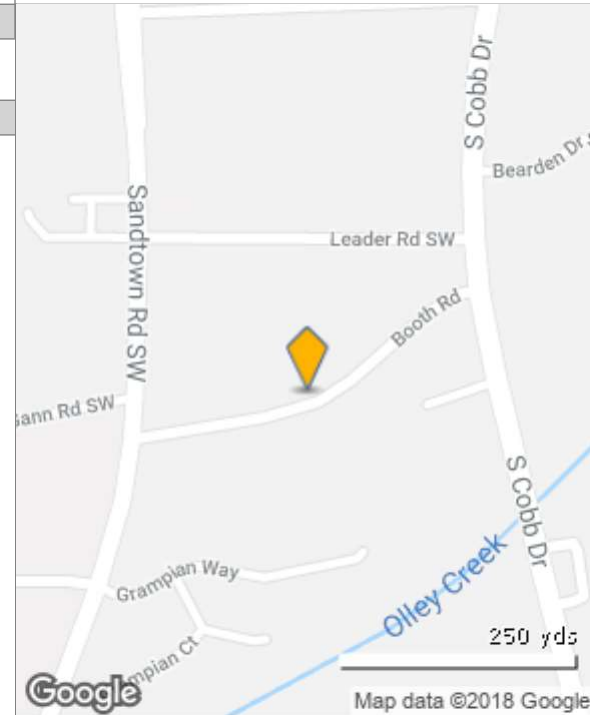
Investment Notes

Seller financing available!

Building Information

Bldg Type: Warehouse	RBA: 1,449 SF
Bldg Status: Existing	% Leased: 0.0%
Rent/SF/Yr: For Sale	Zoning: GC
Bldg Vacant: 1,449 SF	Stories: 2
Warehouse Avail: 1,449 SF	Building: 0.07
Office Avail: 0 SF	CAM: -
Max Contig: 1,449 SF	Land Area: 0.46 AC
	Smallest Space: 1,449 SF
	Owner Type: No
	Owner Occupied: -
	Tenancy: -
	Lot Dimensions: -
Ceiling Height: -	Crane: -
Column Spacing: -	Loading Docks: -
Const Mat: -	Drive Ins: -
Rail Spots: -	Rail Line: -
	Cross Docks: -
	Levelators: -
	Sprinklers: -

Parcel Number: **17-0222-0-013-0**



For Sale Industrial

4 1647 Canton Rd

Marietta, GA 30066 - SE Cobb Cnty/Marietta Ind Submarket
 9,630 SF Class C Warehouse Building Built in 1950
 Property is for sale at \$259,000 (\$26.90/SF)



Investment Information	Sales Contacts
Sale Price: \$259,000 Price/SF: \$26.90 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment OR Owner/User Days On Market: 505	SVN 3300 Holcomb Bridge Rd Suite 250 Peachtree Corners, GA 30092 (404) 303-1232 Matthew J. Levin Senior Advisor (770) 209-1700 (phone) (770) 209-1700 (fax)

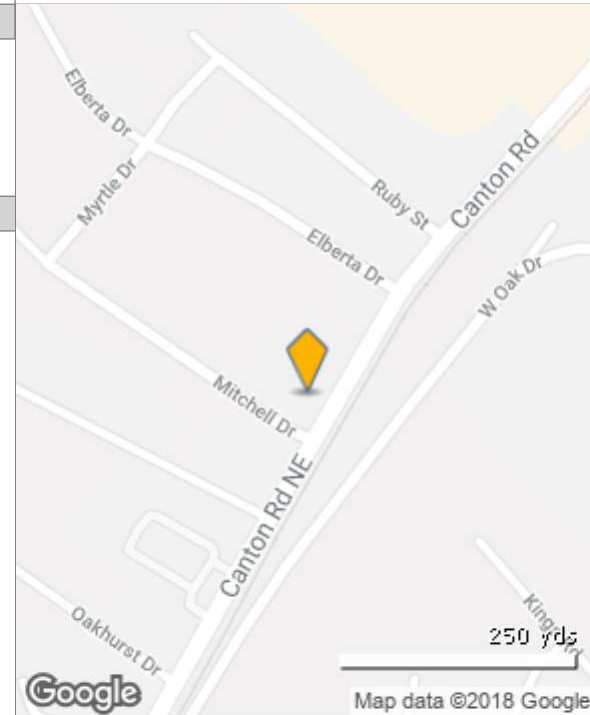
Investment Notes

The entire property has two units totaling 7,080 SF+- . Available for sale or lease is the front building only measuring 3,675 SF+- (35' wide by 105' deep), to include the paved parking area directly in front of the building. The rear building with 3,405 SF+- is not currently for sale.

The front building features two open work areas, reception, conference room, two restrooms, one with...

Building Information

Bldg Type: Warehouse	RBA: 9,630 SF
Bldg Status: Built 1950	% Leased: 61.8%
Rent/SF/Yr: For Sale	Zoning: CRC
Bldg Vacant: 3,675 SF	Owner Type: -
Warehouse Avail: 3,675 SF	Owner Occupied: No
Office Avail: 3,675 SF	Tenancy: Multiple Tenant
Max Contig: 3,675 SF	Lot Dimensions: -
Stories: 1	
Building: 0.53	
CAM: -	
Land Area: 0.42 AC	
Smallest Space: 3,675 SF	
Ceiling Height: 12'0"	Crane: None
Column Spacing: -	Loading Docks: 1 ext (bldg. total)
Const Mat: Masonry	Drive Ins: 1 (total)
Rail Spots: None	Rail Line: None
Power: 223v 3p	Cross Docks: -
Features: 24 Hour Availability, Air Conditioning	Levelators: None
Parcel Number: 16-0804-0-024-0	Sprinklers: -



For Sale Industrial

5 515 Cobb Pky N

Marietta, GA 30062 - SE Cobb Cnty/Marietta Ind Submarket
 5,000 SF Class C Industrial Building
 Property is for sale at \$795,000 (\$159.00/SF)



Investment Information	Sales Contacts
Sale Price: \$795,000 Price/SF: \$159.00 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 155	SVN Creviston Realty 2265 Roswell Rd Suite 100 Marietta, GA 30062 (770) 992-4170 Jeff Hammond Principle (770) 992-4170 (phone)

Investment Notes

SVN Creviston Realty, Inc is pleased to present to qualified buyers 515 Cobb Parkway, currently the home of Earthworks: high quality landscaping materials. Property boast 1.9 AC, Fenced in yard, 5,000 SF building houses offices and showrooms. Located on a very busy corridor of Cobb Parkway. Located off Cobb Parkway just north of the Marietta loop

Building Information

Bldg Type: Industrial	RBA: 5,000 SF
Bldg Status: Existing	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: CRC
Bldg Vacant: 0 SF	Stories: 1
Warehouse Avail: 5,000 SF	Building: 0.06
Office Avail: 0 SF	CAM: -
Max Contig: 5,000 SF	Land Area: 1.90 AC
	Smallest Space: 5,000 SF
Ceiling Height: -	Crane: -
Column Spacing: -	Loading Docks: -
Const Mat: Metal	Drive Ins: -
Rail Spots: -	Rail Line: -
Features: Fenced Lot, Storage Space	Cross Docks: -
Parcel Number: 16-1091-0-040-0	Levelators: -
Parking: Ratio of 0.00/1,000 SF	Sprinklers: -



For Sale Industrial

6 540 Collins Rd

Marietta, GA 30066 - SE Cobb Cnty/Marietta Ind Submarket
 23,762 SF Class B Industrial Building Built in 2000
 Property is for sale at \$2,225,000 (\$93.64/SF)



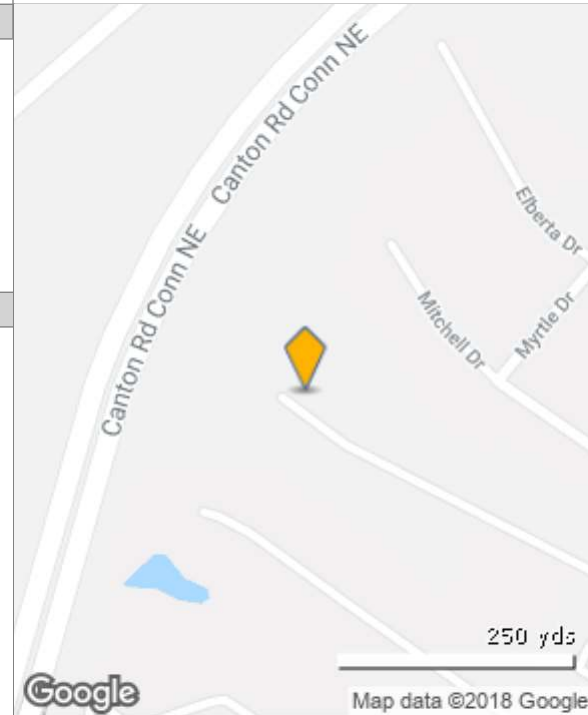
Investment Information	Sales Contacts
Sale Price: \$2,225,000 Price/SF: \$93.64 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 1	King Industrial Realty Inc/CORFAC International 3375 Chastain Gardens Dr Suite 140 Kennesaw, GA 30144 (404) 942-2000 Robert Graham Sales Associate (404) 942-2051 (phone) (404) 942-2125 (fax)

Investment Notes

- PROPERTY HIGHLIGHTS
- 2,220+/- SF Office Space
 - 2 Grade Level Drive-In Doors
 - 1 Dock High Platform
 - 16' to 21' Clear Height
 - 100% HVAC
 - Sprinklered
 - Floor Drains
 - Heavy Power: 1,000 Amp/ 208V/3- Phase

Building Information

Bldg Type: Industrial	RBA: 23,762 SF
Bldg Status: Built 2000	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: LI
Bldg Vacant: 0 SF	Owner Type: No
Warehouse Avail: 23,762 SF	Owner Occupied: -
Office Avail: 0 SF	Tenancy: -
Max Contig: 23,762 SF	Lot Dimensions: -
Stories: 1	Cross Docks: -
Building: 0.27	Levelators: -
CAM: -	Sprinklers: Yes
Land Area: 2 AC	
Smallest Space: 23,762 SF	
Crane: -	
Loading Docks: 1 ext (bldg. total)	
Drive Ins: 2 (total)	
Rail Line: -	
Ceiling Height: 16'0"-21'0"	
Column Spacing: -	
Const Mat: -	
Rail Spots: -	
Power: 1000a/208v 3p	



For Sale Industrial

Parcel Number: **16-0802-0-014-0**



For Sale Industrial

7 575 Commerce Park Dr

Marietta, GA 30060 - SE Cobb Cnty/Marietta Ind Submarket
 20,000 SF Class C Warehouse Building Built in 1982
 Property is for sale at \$1,700,000 (\$85.00/SF)



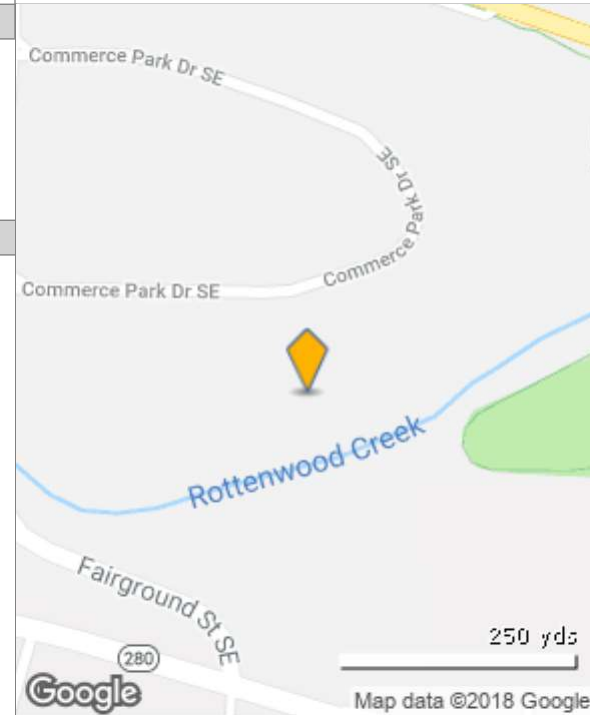
Investment Information	Sales Contacts
Sale Price: \$1,700,000 Price/SF: \$85.00 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment OR Owner/User Days On Market: 188	KW Commercial 115 Perimeter Center PI NE Suite 100 Atlanta, GA 30346 (678) 298-1600 Scott Morchower Director, Associate Broker (678) 298-1600 (phone)

Investment Notes

Large 25,000 sq ft Warehouse and Office
 5,000 sq ft front office on the Mezzanine
 15,000 sq ft Open Warehouse
 Big Power in building
 No Association fees
 Listed at Appraised Value! \$1,700,000

Building Information

Bldg Type: Warehouse	RBA: 20,000 SF
Bldg Status: Built 1982	% Leased: 99.5%
Rent/SF/Yr: For Sale	Zoning: I06, Cobb
Stories: 2	Owner Type: County
Bldg Vacant: 100 SF	Owner Occupied: No
Warehouse Avail: 100 SF	Tenancy: Multiple Tenant
Office Avail: 0 SF	Lot Dimensions: -
Max Contig: 100 SF	
Ceiling Height: 22'0"	Crane: None
Column Spacing: -	Loading Docks: 5 ext (bldg. total)
Const Mat: Reinforced Concrete	Drive Ins: None
Rail Spots: None	Rail Line: None
Power: Heavy	Cross Docks: No
Utilities: Lighting, Sewer, Water	Levelators: -
Features: Bus Line	Sprinklers: -
Parcel Number: 17-0362-0-016-0	



For Sale Industrial

Parking: 61 Surface Spaces are available; Ratio of 3.05/1,000 SF

For Sale Industrial

8 1174 Hayes Industrial Dr

Marietta, GA 30062 - SE Cobb Cnty/Marietta Ind Submarket
 38,240 SF Class C Warehouse Building Renovated in 2000 Built in 1987
 Property is for sale at \$2,485,600 (\$65.00/SF)



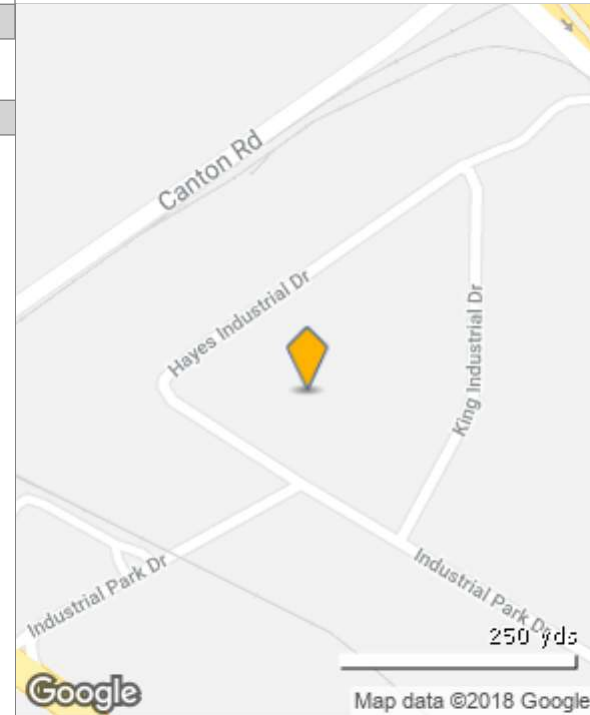
Investment Information	Sales Contacts
Sale Price: \$2,485,600 Price/SF: \$65.00 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 232	Colliers International 1230 Peachtree St NE Suite 800 Atlanta, GA 30309 (404) 888-9000 Lee Cardwell Senior Vice President, SIOR (404) 877-9277 (phone) (404) 870-2845 (fax)

Investment Notes

Availability is flexible so call Lee Cardwell for more details!

Building Information

Bldg Type: Warehouse	RBA: 38,240 SF
Bldg Status: Built 1987, Renov 2000	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: LI
Bldg Vacant: 0 SF	Owner Type: No
Warehouse Avail: 38,240 SF	Owner Occupied: No
Office Avail: 0 SF	Tenancy: Single Tenant
Max Contig: 38,240 SF	Lot Dimensions: -
Ceiling Height: 20'0"-24'0"	Cross Docks: No
Column Spacing: -	Levelators: -
Const Mat: Metal	Sprinklers: None
Rail Spots: None	
Power: Heavy	
Features: Signage	
Parcel Number: 16-0945-0-009-0	
Parking: 45 free Surface Spaces are available; Ratio of 1.18/1,000 SF	



For Sale Industrial

9 990 Industrial Park Dr

Marietta, GA 30062 - SE Cobb Cnty/Marietta Ind Submarket
 105,450 SF Class C Manufacturing Building
 Property is for sale at an undisclosed price



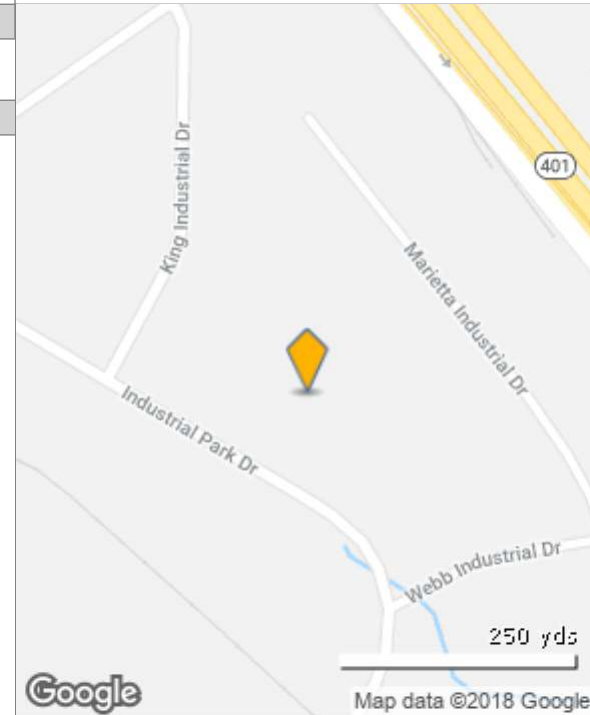
Investment Information	Sales Contacts
Sale Price: For Sale Price/SF: - Cap Rate: - Sale Status: Active Sale Conditions: Sale Leaseback Sale Type: Investment OR Owner/User Days On Market: 103	Lee & Associates Commercial Real Estate Services 3500 Lenox Rd NE Suite 200 Atlanta, GA 30326 (404) 442-2810 Bryant Dromey Director (404) 442-2872 (phone) (404) 442-2811 (fax)

Investment Notes

There is potential for a short term leaseback, call for more information.

Building Information

Bldg Type: Manufacturing	RBA: 105,450 SF
Bldg Status: Existing	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: LI
Bldg Vacant: 0 SF	Stories: 1
Warehouse Avail: 105,450 SF	Building: 0.36
Office Avail: 0 SF	CAM: -
Max Contig: 56,300 SF	Land Area: 6.79 AC
	Smallest Space: 49,150 SF
Ceiling Height: 20'0"-26'0"	Crane: None
Column Spacing: -	Loading Docks: 16 ext (bldg. total)
Const Mat: Reinforced Concrete	Drive Ins: 3 tot./8'0" w x 11'0" h
Rail Spots: -	Rail Line: -
Power: Heavy	Cross Docks: -
Features: Signage	Levelators: 5 ext
Parcel Number: 16-1000-0-012-0	Sprinklers: Wet
Parking: 100 free Surface Spaces are available; Ratio of 1.62/1,000 SF	Lot Dimensions: -



For Sale Industrial

10 2255 Northwest Pky - Northwest Business Center, Northwest Business Center-W.W. Grainger

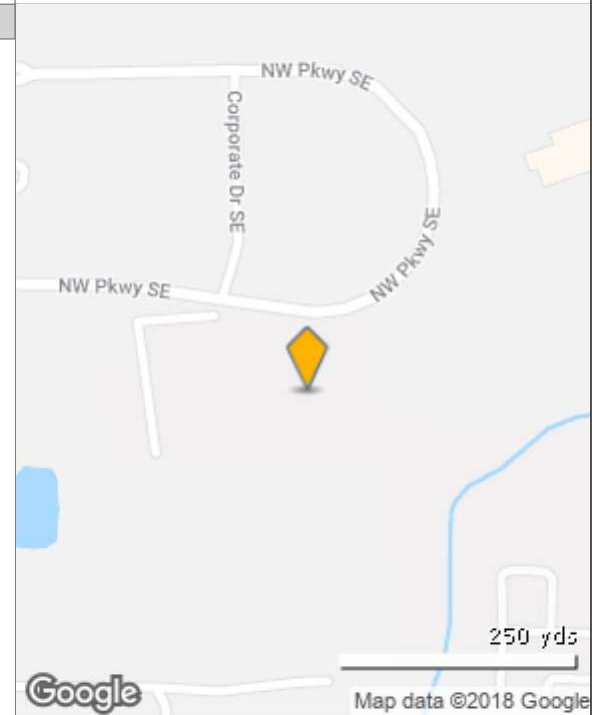
Marietta, GA 30067 - SE Cobb Cnty/Marietta Ind Submarket
 24,389 SF Class C Distribution Building Built in 1980
 Property is for sale at an undisclosed price



Investment Information	Sales Contacts
Sale Price: For Sale Price/SF: - Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment OR Owner/User Days On Market: 89	JLL 1703 W 5th St Suite 850 Austin, TX 78703 (512) 225-2700 Katie Carlisle Senior Associate (512) 368-7032 (phone) (512) 225-2701 (fax)

Building Information

Bldg Type: Distribution	RBA: 24,389 SF
Bldg Status: Built 1980	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: LI, County
Bldg Vacant: 0 SF	Stories: 1
Warehouse Avail: 24,389 SF	Building: 0.15
Office Avail: 0 SF	CAM: -
Max Contig: 24,389 SF	Land Area: 3.75 AC
	Smallest Space: 24,389 SF
Ceiling Height: 20'0"	Crane: None
Column Spacing: -	Loading Docks: 4 ext (bldg. total)
Const Mat: Masonry	Drive Ins: 1 tot./8'0"w x 10'0"h
Rail Spots: -	Rail Line: -
Power: 400a 3p	Cross Docks: No
Features: Air Conditioning, Fenced Lot, Security System, Shallow Bay, Signage	Levelators: 4 ext
Parcel Number: 17-0728-0-004-0	Sprinklers: Yes
Parking: 42 free Surface Spaces are available; Ratio of 1.72/1,000 SF	



For Sale Industrial

11 581 Webb Industrial Dr

Marietta, GA 30062 - SE Cobb Cnty/Marietta Ind Submarket
 12,000 SF Class C Warehouse Building Built in 2000
 Property is for sale at \$849,000 (\$70.75/SF)



Investment Information	Sales Contacts
Sale Price: \$849,000 Price/SF: \$70.75 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment Days On Market: 112	Crowder Realty 1459 Field Park Cir Marietta, GA 30066 (770) 528-0300 Charlie Crowder (770) 528-0300 ext. 109 (phone)

Building Information		
Bldg Type: Warehouse Bldg Status: Built 2000 Rent/SF/Yr: For Sale Bldg Vacant: 0 SF Warehouse Avail: 0 SF Office Avail: 0 SF Max Contig: 0 SF Ceiling Height: 16'0" Column Spacing: - Const Mat: Metal Rail Spots: None Power: Heavy Parcel Number: 16-0999-0-012-0 Parking: 15 free Surface Spaces are available; Ratio of 1.25/1,000 SF	Stories: 1 Building: 0.23 CAM: - Land Area: 1.20 AC Smallest Space: 0 SF Crane: None Loading Docks: 3 ext (bldg. total) Drive Ins: 1 tot./9'0" w x 12'0" h Rail Line: None	RBA: 12,000 SF % Leased: 100.0% Zoning: HI, Marietta Owner Type: No Owner Occupied: Yes Tenancy: Single Tenant Lot Dimensions: - Cross Docks: Yes Levelators: 1 ext Sprinklers: Yes

