

Freestanding Industrial Flex Off I-75

FOR LEASE

131 Bells Ferry Ln, Marietta, GA 30066



PROPERTY OVERVIEW

Opportunity to lease a freestanding industrial building just off of I-75 near Cobb Parkway. The building includes $\pm 10,940$ SF of warehouse space with 22' clear height and approximately $\pm 2,250$ SF of office space.

The space is available for immediate move in, has 440v, 3 phase power, is fully sprinkled, and has 2 drive in doors with 2 dock high doors.



LEASE RATE:
 $\$12.50/\text{SF}/\text{YR}$ (NNN)



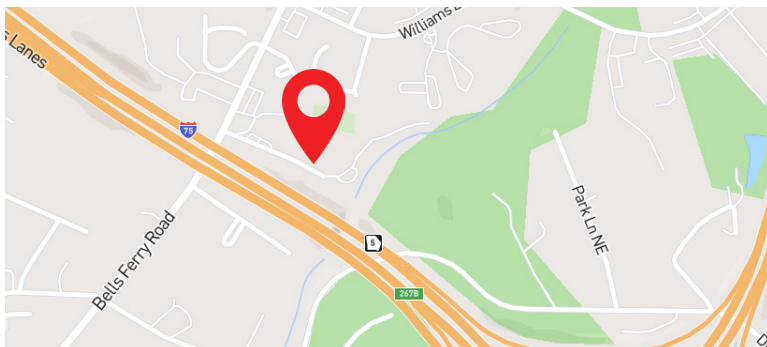
BUILDING SIZE:
 $\pm 13,190$ SF



WAREHOUSE SPACE:
 $\pm 10,940$ SF



OFFICE SPACE:
 $\pm 2,250$ SF



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

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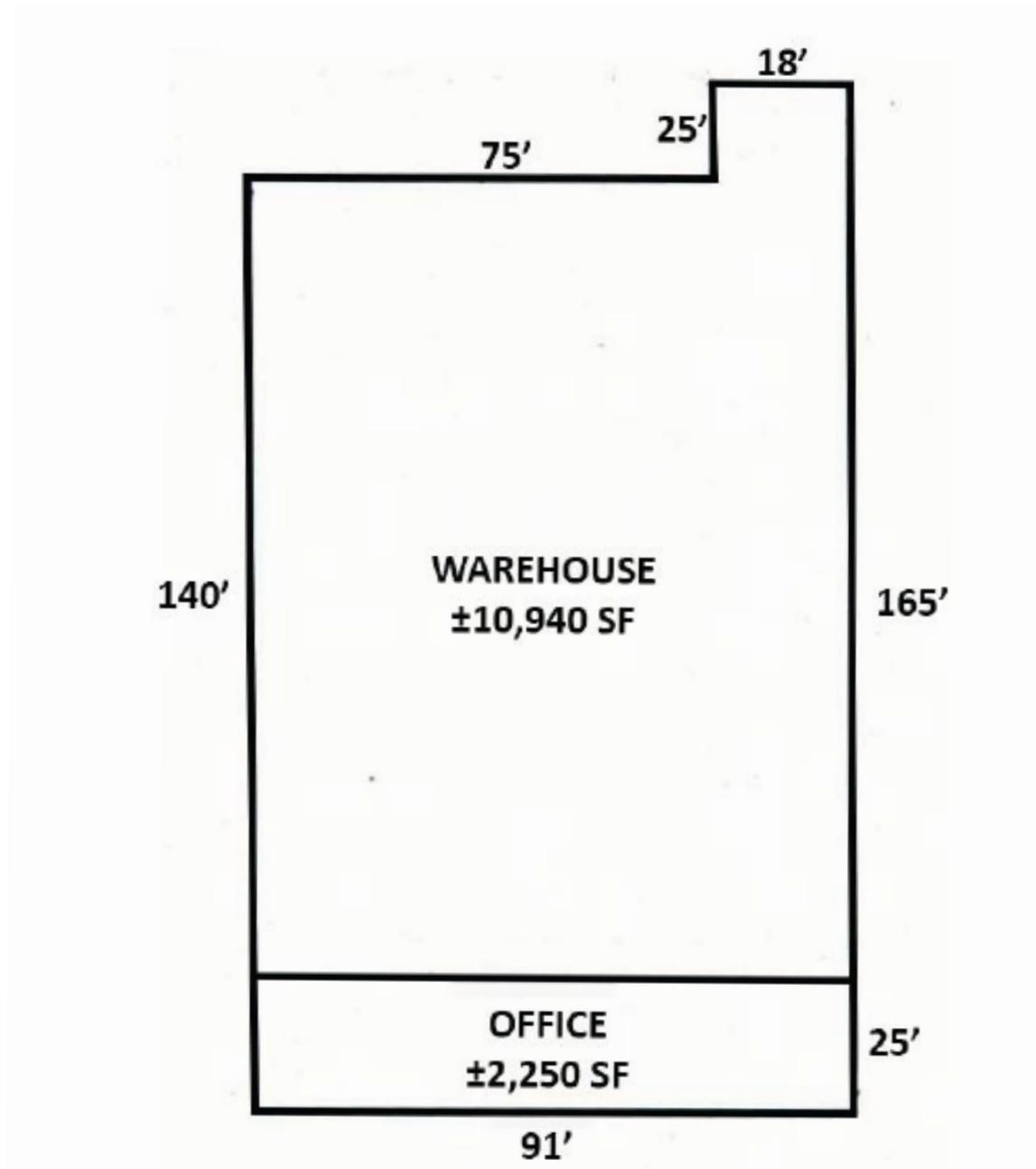
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Floor Plan



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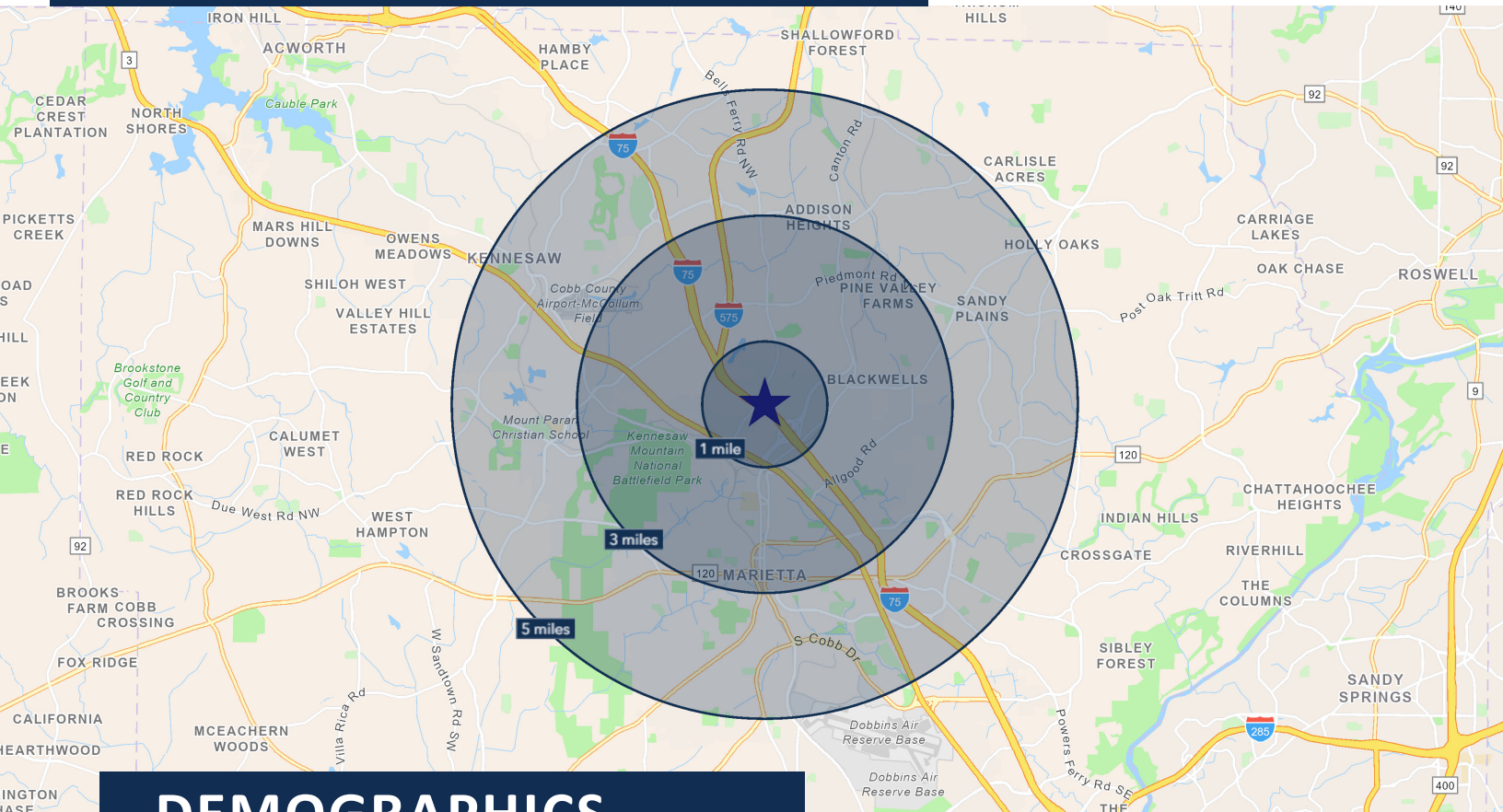


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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	5,656	57,171	180,083
 Households	2,507	22,932	69,605
 Avg. Household Income	\$87,603	\$124,981	\$129,056

Source: 2024 ESRI

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