

1300 Gresham Road



1.5± Acres Outside Storage

## 48,823 SF Office/Warehouse with 1.5± Acres Outside Storage For Sale or Lease

**Location:** 1300 Gresham Road Marietta, Cobb County, GA. Strategically located less than 1/2 mile off of I-75 and 6 miles from I-285.

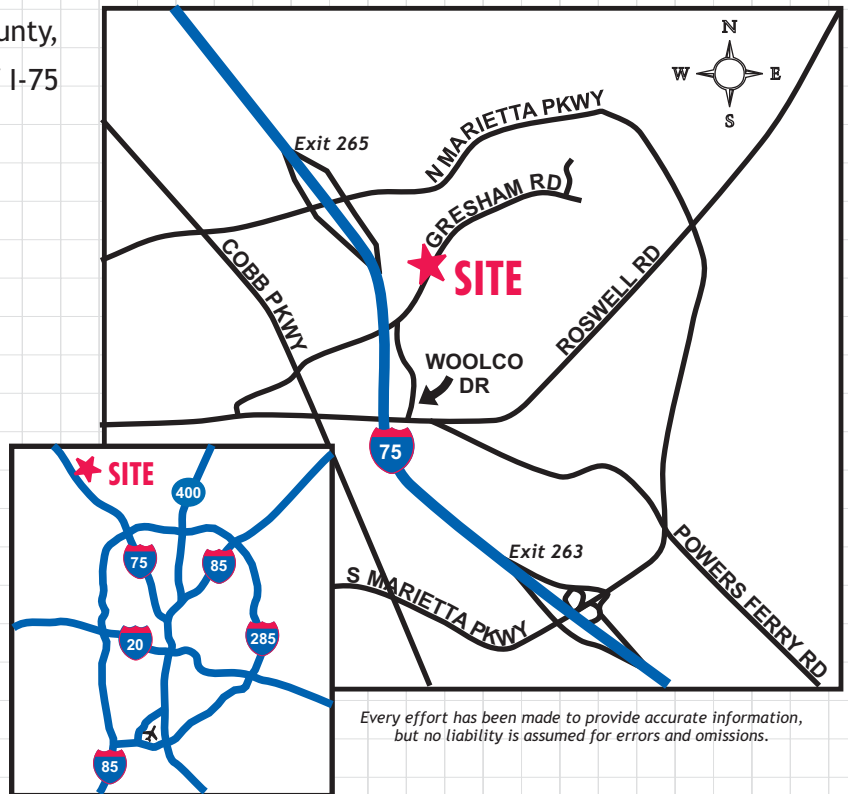
**Size:** 48,823 SF

**Office:** 7,500 SF

**HVAC Production:** 4,500 SF

**Warehouse:** 36,823 SF

**Land:** 6.28 Acres - 1.5 Acres Outside Storage



Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.

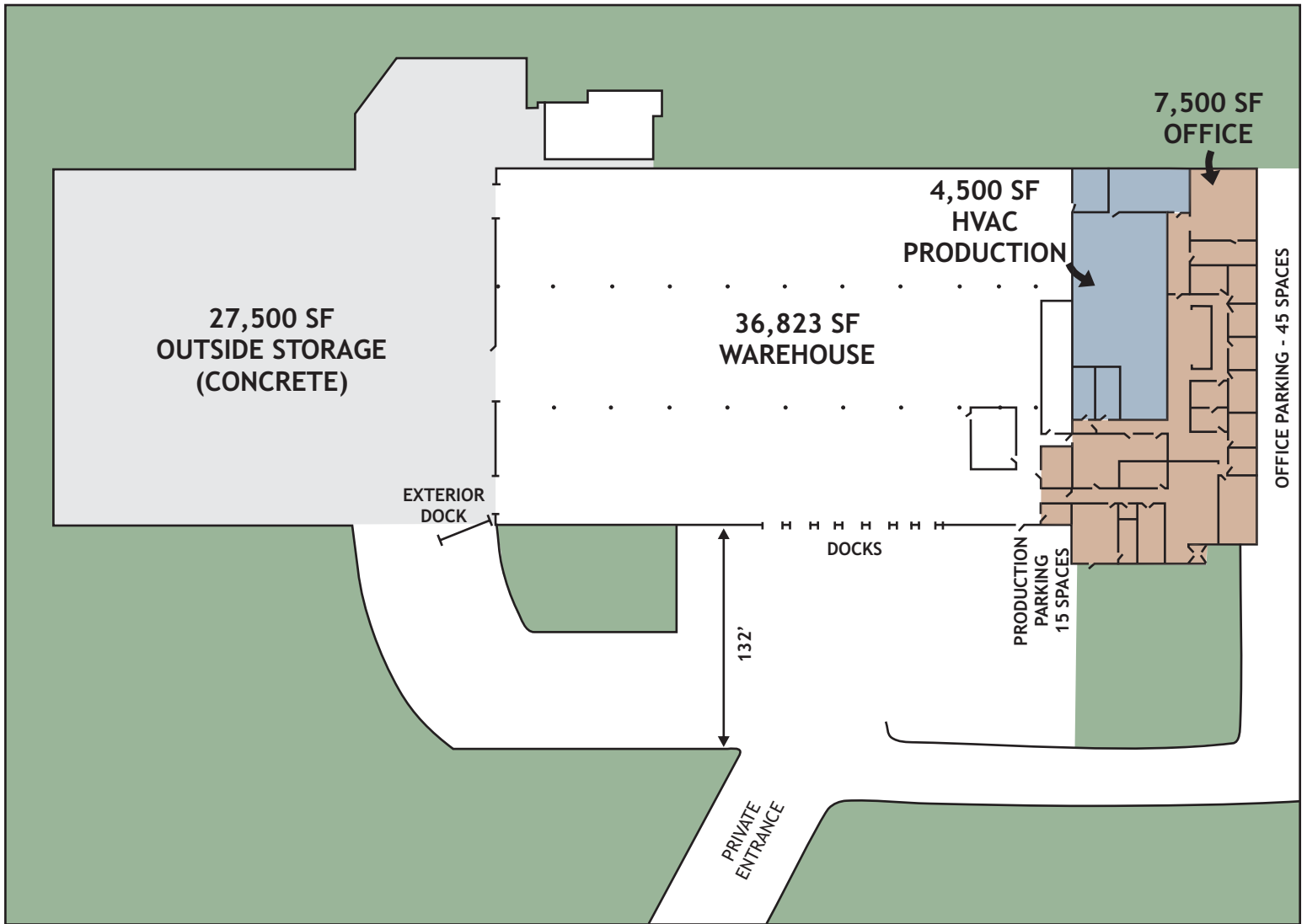
**HEAVY POWER  
ZONED HEAVY INDUSTRIAL**

**SEE REVERSE FOR  DETAILED BUILDING INFORMATION**

**WILSON HULL & NEAL**  
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**Year Built:** 1984

**Building Depth:** 150'

**Construction:** Tilt Wall

**Ceiling Height:** 23'

**Column Spacing:** 25' x 50'

**Loading:** 7 Dock high doors - 2 with levelers,  
3(14'x18') Drive-in doors

**Zoning:** Heavy Industrial

**Power:** 2,000 Amps, 240 Volt, 3 Phase

**Lighting:** Metal Halide

**Sprinkler:** Class III wet system

**Truck Court:** 132'

**Expansion/Outside Storage:** 1.5 +/- acres including  
27,500 SF concrete pad on grade with warehouse

**Other:** 3 Overhead cranes - (2) 5-ton (1)10-ton



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