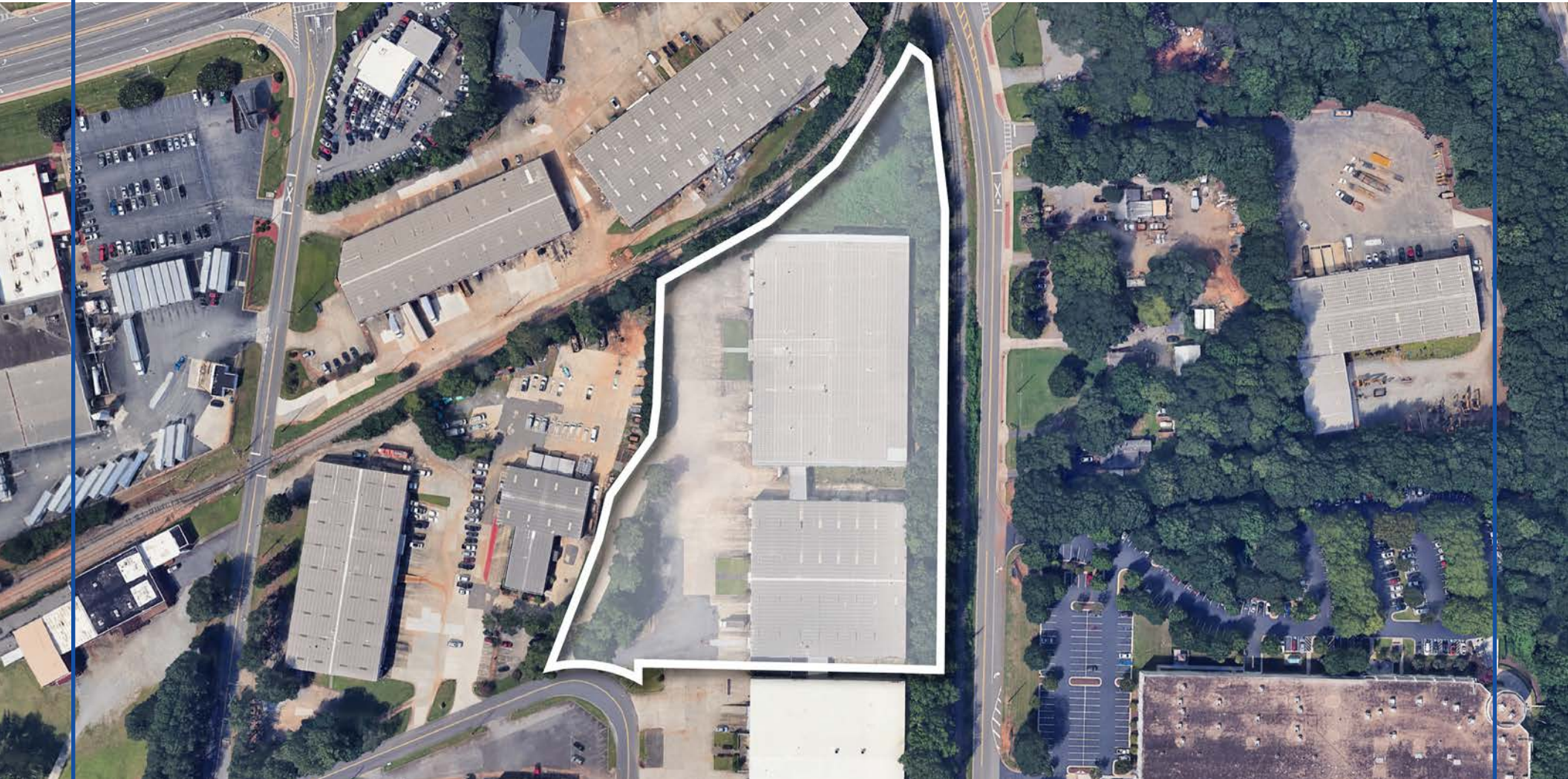


FOR SALE OR LEASE

1125 & 1145 HAYES INDUSTRIAL DRIVE | ATLANTA, GA • 30062



INDUSTRY
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EXECUTIVE SUMMARY

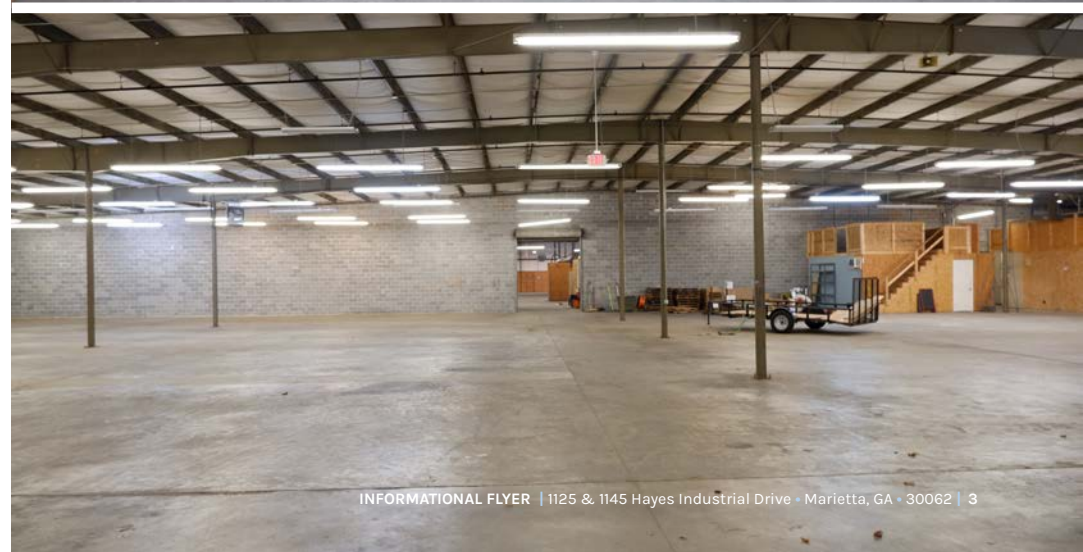
1125 & 1145 Hayes Industrial Drive presents a rare opportunity to acquire one or both of two adjoining heavy-industrial buildings on Hayes Industrial Drive in Marietta, Georgia. With a physical connector between the buildings, a single user could control over 100,000 SF of contiguous warehouse space in one of metro Atlanta's tightest industrial submarkets.

PROPERTY HIGHLIGHTS

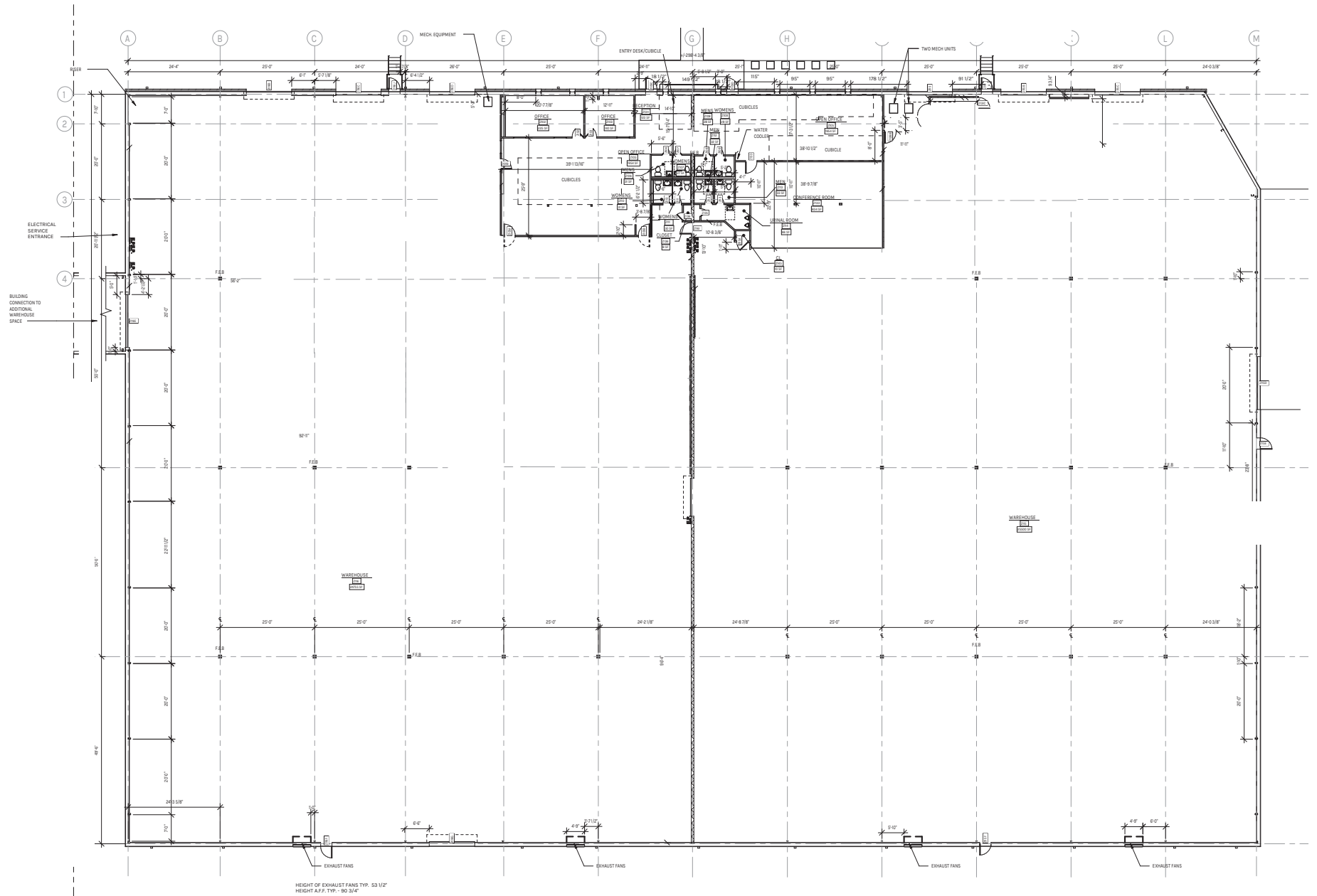
- > **Both properties are Zoned Heavy Industrial (HI)** — one of the most permissive and valuable industrial designations in Cobb County.
- > **Demising wall in place at 1125 Hayes** — can operate as a single $\pm 59,879$ SF facility or divide into two independent $\pm 29,983$ SF suites, offering unmatched flexibility
- > **Direct I-75 access via Canton Road Connector** — immediate connectivity to one of metro Atlanta's primary north-south industrial freight corridors
- > **Tight submarket advantage** — located within Marietta / Cobb County, one of the most supply-constrained industrial submarkets in greater Atlanta, with limited comparable product available
- > **Dedicated outdoor storage area along the eastern boundary** — rare in this submarket and ideal for equipment, materials, or overflow inventory
- > **L&N Railroad runs along the eastern boundary at 1145 Hayes** — a potential rail spur opportunity for users with freight or heavy logistics needs
- > **Gas warehouse heaters and HVAC throughout office areas** — climate-controlled and ready for immediate occupancy
- > **Wet sprinkler system throughout** — two fully independent systems providing fire suppression coverage across the entire facility

1125 HAYES INDUSTRIAL DRIVE

BUILDING SIZE	59,967 Total SF
SITE AREA	3.30 Total Acres
BUILT / RENOVATED	1984 / 2006
CONSTRUCTION	Steel / Masonry
SPRINKLERS	Wet
COLUMN SPACING	25' - 50'
CLEAR HEIGHT	18' Clear
POWER	Heavy (800 AMP, 3-phase)
DRIVE-INS	2 Drive-In Doors (14' x 14')
DOCK DOORS	6 Dock Highs (3 levered)
ZONING	Heavy Industrial (HI)
ADDITIONAL FEATURE	Demising wall – can operate as a single ±59,879 SF facility or divide into two ±29,983 SF suites



1125 HAYES INDUSTRIAL DRIVE **ASBUILT PLAN**



1145 HAYES INDUSTRIAL DRIVE

BUILDING SIZE 43,299 Total SF

SITE AREA 1.99 Total Acres

BUILT / RENOVATED 1972 / 2006

CONSTRUCTION Steel / Masonry

SPRINKLERS Wet

COLUMN SPACING 25' - 50'

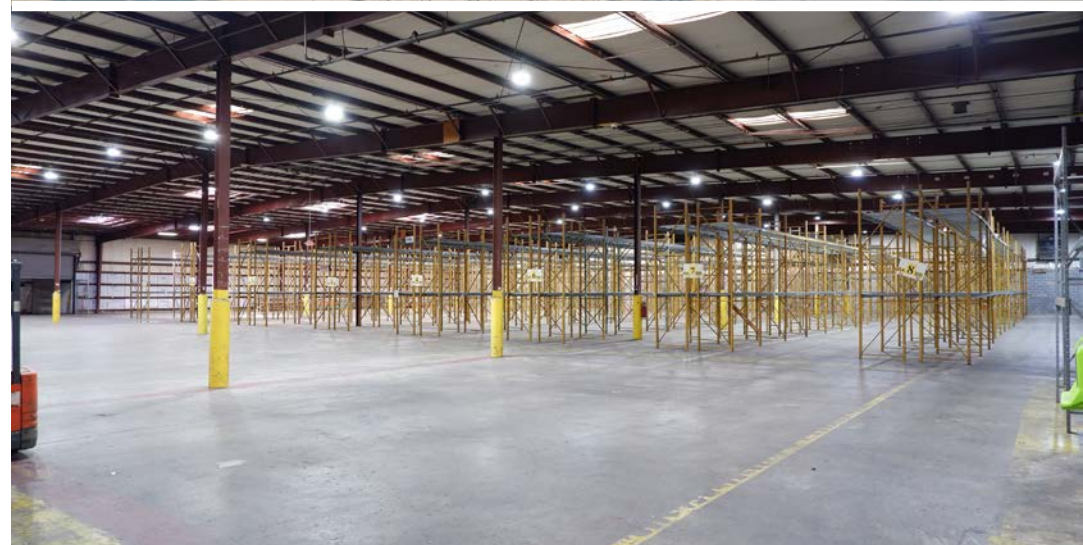
CLEAR HEIGHT 20' Clear

POWER Heavy (480V, 3-phase)

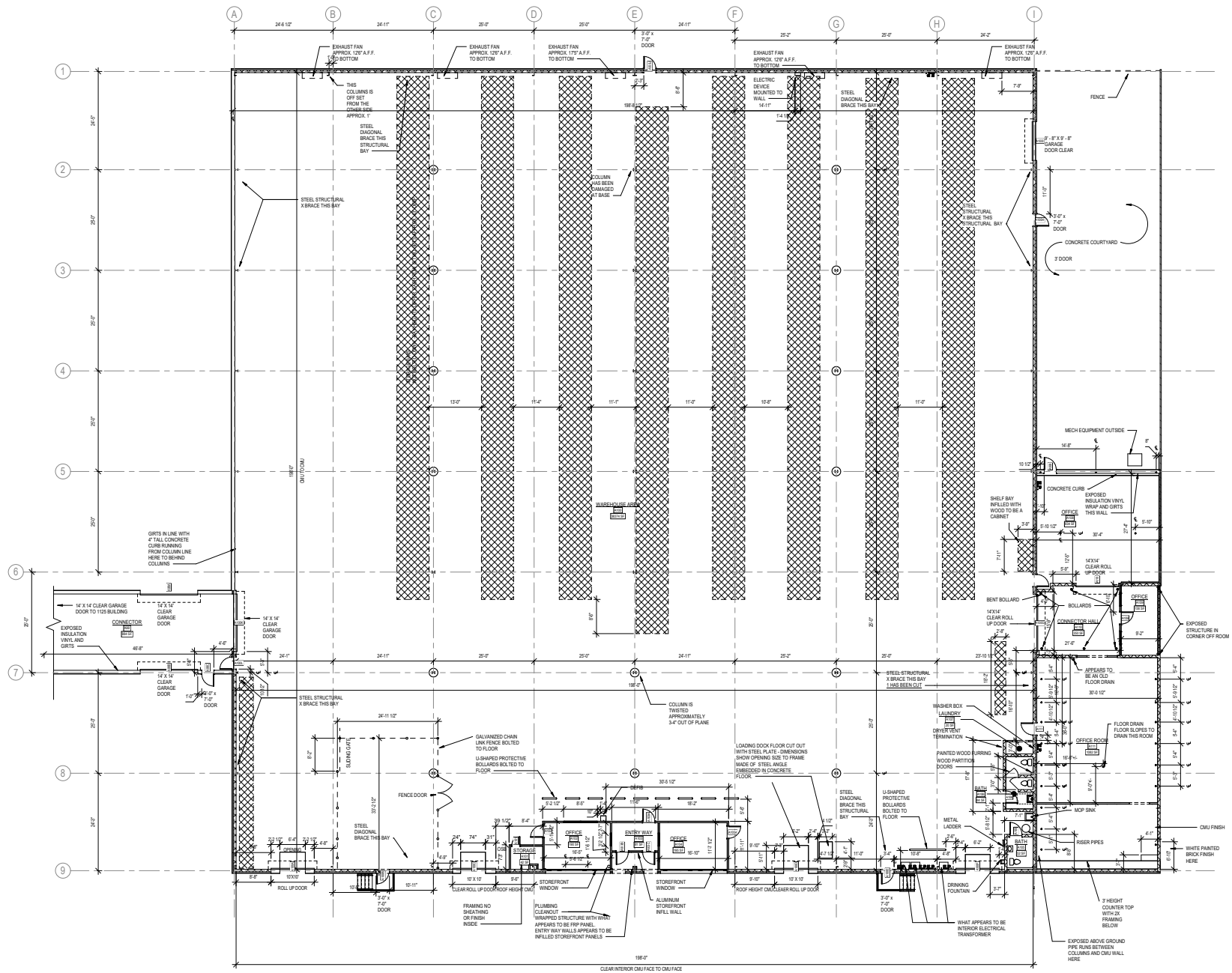
DRIVE-INS 1 Drive-In Doors (14' x 14')

DOCK DOORS 4 Dock Highs (All levered)

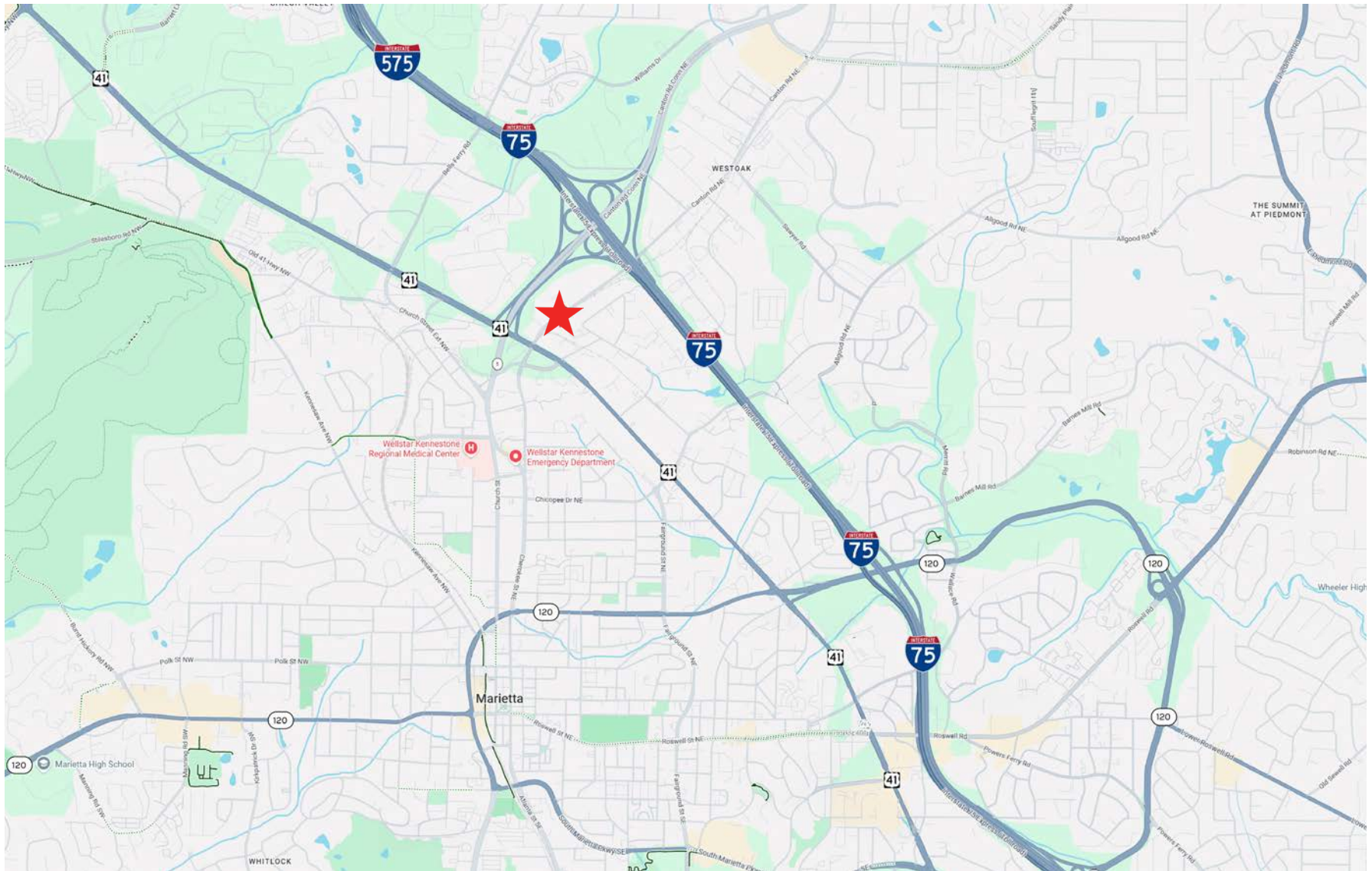
ZONING Heavy Industrial (HI)



ASBUILT PLAN



LOCATION & DRIVE TIMES



- > 0.7 miles to Highway 41 / Cobb Pkwy
- > 1.5 miles to GA Highway 120
- > 2.58 miles to Barrett Pkwy
- > 20 miles to Downtown Atlanta
- > 1.2 miles to Interstate 75
- > 2 miles to Interstate 575
- > 8 miles to Interstate 285
- > 30 miles to Atlanta Airport

NEARBY **AMENITIES**

Within minutes of the property, tenants and employees have access to a wide range of amenities including:



RETAIL & SHOPPING

- Town Center Mall (Clothing, Department Stores, Dining & Entertainment, Full-Service Restaurants)
- Barrett Parkway retail corridor (Home Depot, Target, Costco, Publix)



DINING OPTIONS

- National brands (Chick-fil-A, Chipotle, Panera, Starbucks)
- Local dining and quick-service options along Barrett Parkway & Canton Road



HOTELS

- Hilton, Hampton Inn, Courtyard Marriott nearby for visiting clients and vendors

TOWN CENTER MALL



BARRETT PARKWAY & COBB PKWY/HIGHWAY 41



FOR MORE INFORMATION

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