

**Marietta Shallow Bay **

1030 Industrial Park Dr, Marietta, GA 30062



Carter McKinnon

McKinnon Development, LLC

1635 Old 42 Hwy NW, Suite 112-361, Kennesaw, GA 30152

carter@mckinnonindustrial.com

(404) 580-7222

Marietta Shallow Bay

\$11.25 - \$13.25 /SF/YR

- 20-foot eave height height optimizes pallet racking and storage efficiency.
- Features six dock-high doors and four drive-in bays for streamlined logistics.
- Sits on a 2.47-acre lot with a private and fenced storage area.
- Masonry construction with gas heating and city sewer service included.
- Strategically located near I-75 and I-575, ensuring fast access to Atlanta’s transportation network.
- Availability ranging from 7,200 to 18,000 SF with flexible terms and build-out options.



Rental Rate:	\$11.25 - \$13.25 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	32,400 SF
Year Built:	1984, Renovated 2026
Rental Rate Mo:	\$1.10 /SF/MO

1

1st Floor Ste Suite B

Space Available	7,200 SF
Rental Rate	\$13.25 /SF/YR
Date Available	20 Days
Service Type	Triple Net (NNN)
Office Size	780 SF
Space Type	Direct
Space Use	Industrial
Lease Term	Negotiable

2

1st Floor Ste Suite B & C

Space Available	18,000 SF
Rental Rate	\$11.25 /SF/YR
Date Available	20 Days
Service Type	Triple Net (NNN)
Office Size	2,420 SF
Space Type	Direct
Space Use	Industrial
Lease Term	Negotiable

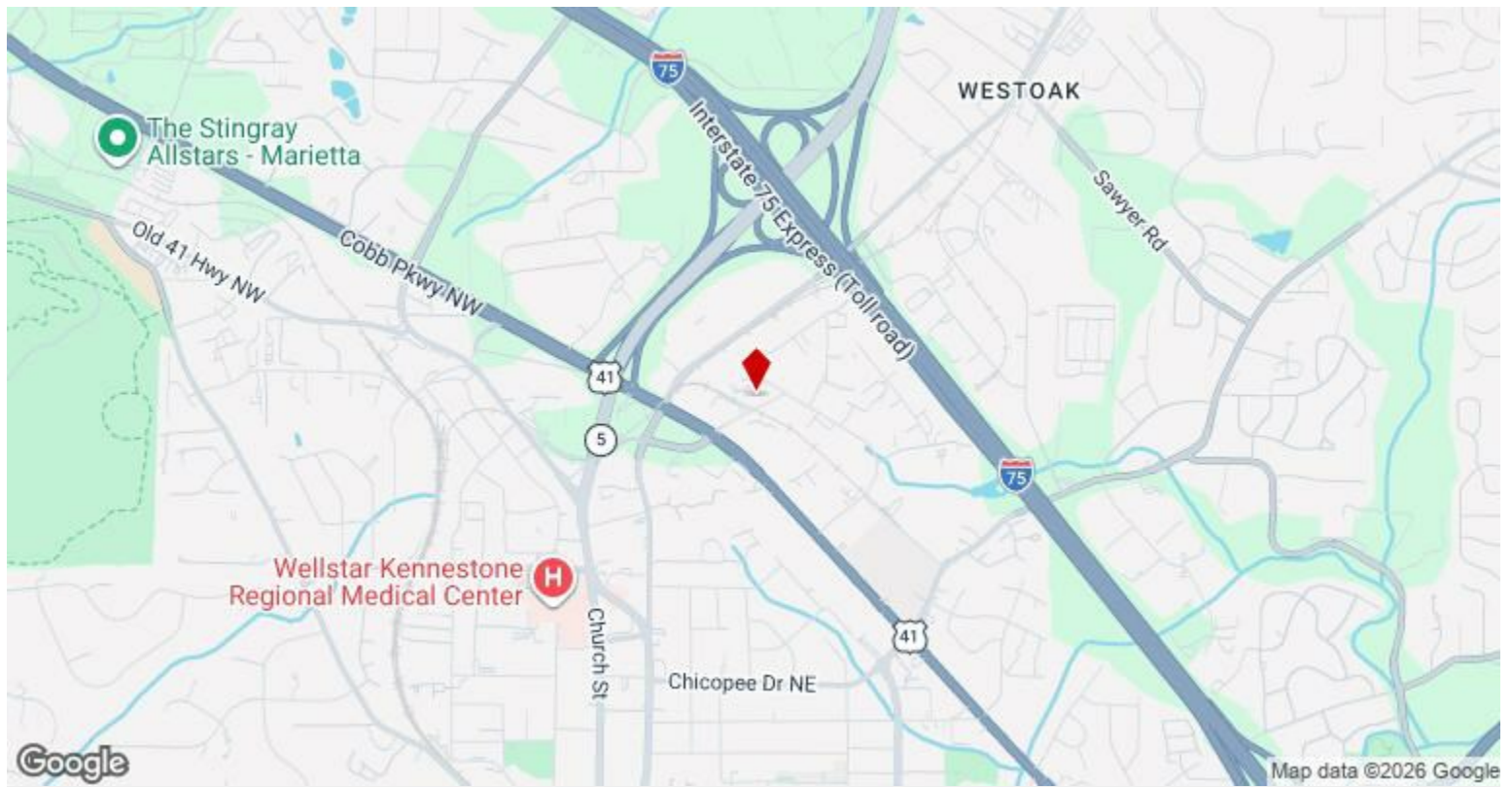
3

1st Floor Ste Suite C

Space Available	10,800 SF
Rental Rate	\$12.75 /SF/YR
Date Available	20 Days
Service Type	Triple Net (NNN)
Office Size	1,640 SF
Space Type	Direct
Space Use	Industrial
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Capitol Acoustical Products Company	14,400 SF	9/30/2028
Mills Specialty Metals LLC	18,000 SF	Expired



1030 Industrial Park Dr, Marietta, GA 30062