



**2995 Cobb
International Blvd.
Kennesaw, GA**

**Bank Owned !
\$2,100,000**



- ▶ ¼ mile west of N. Cobb Pkwy / US 41
- ▶ 3.5 miles to I-75
- ▶ Total building : 25,600 sq ft
- ▶ Building is subdivided into 2 units
- ▶ 100% of space is heated & cooled
- ▶ 24' clear eave height
- ▶ Split block exterior
- ▶ Formerly used at high intensity training center for Olympic hopefuls
- ▶ 1 mile to McCollum Airport
- ▶ 10 miles to downtown Atlanta
- ▶ 4,156 sq ft +/- finished space
- ▶ 21,444 sq ft +/- warehouse & storage
- ▶ Zoned light industrial
- ▶ 3 dock high doors, 1 grade level door
- ▶ Paint & carpet in great condition
- ▶ 2.94 acres



**Marketed Exclusively by:
Mike Patterson, CCIM**

Office: (770)241-9070

Mobile: (770)301-1886

Fax: (770)214-1578

ebroker@msn.com

www.westgeorgiacommercial.com