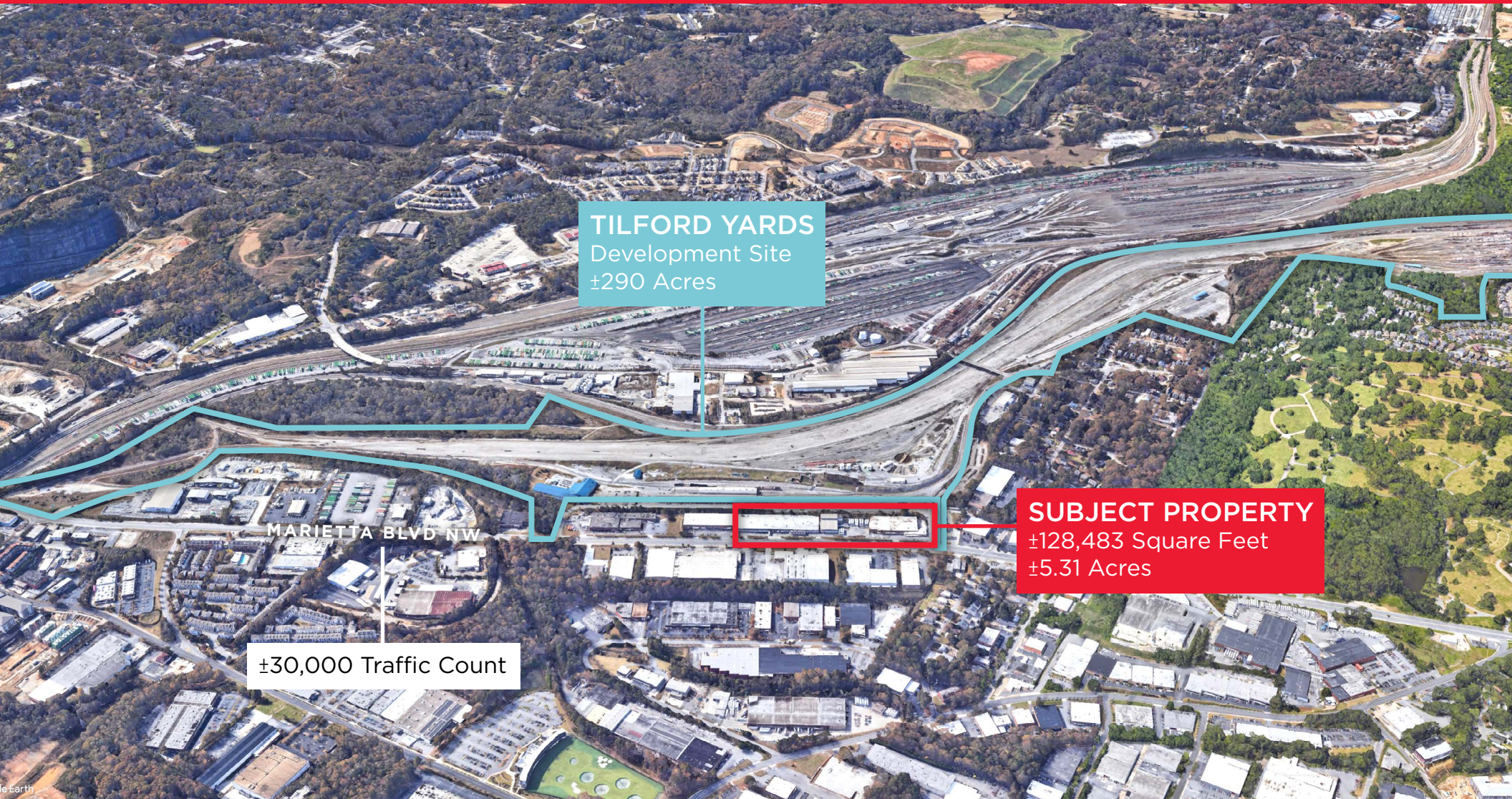


FOR SALE / LEASE



TILFORD YARDS
Development Site
±290 Acres

SUBJECT PROPERTY
±128,483 Square Feet
±5.31 Acres

MARIETTA BLVD NW
±30,000 Traffic Count

1650 & 1700 MARIETTA BLVD NW | ATLANTA, GA 30318

TWO BUILDINGS - MAY SELL SEPARATE: ±85,739 SF & ±42,744 SF



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PROPERTY HIGHLIGHTS

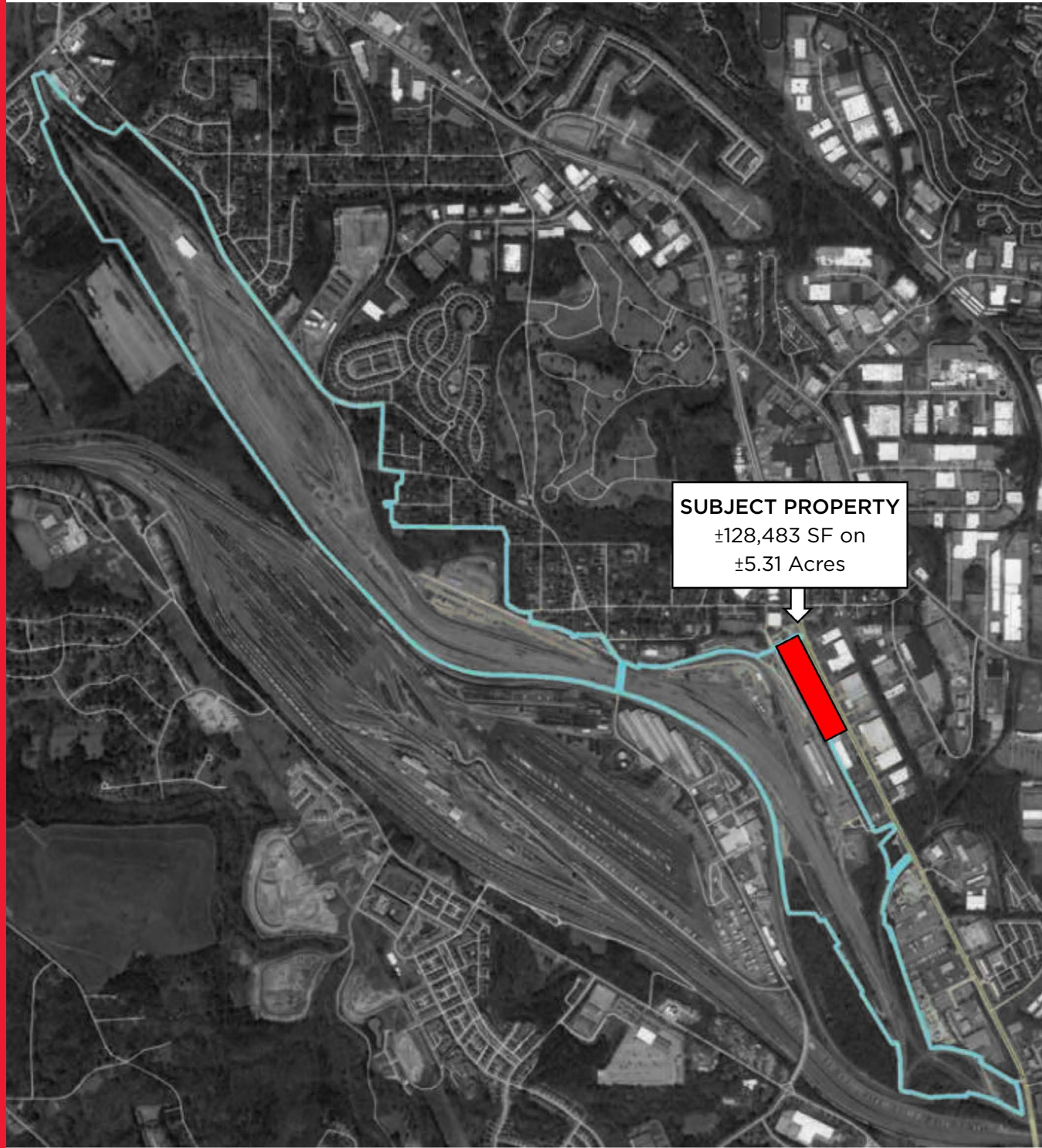
1650 MARIETTA BLVD NW

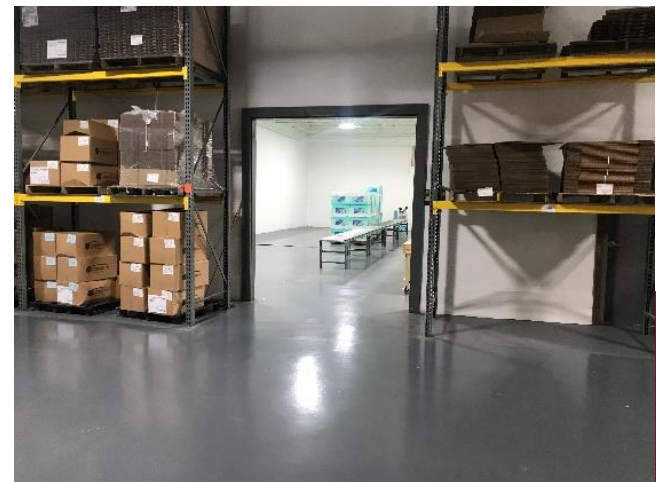
Ceiling Heights:	15' - 20' Clear
Office:	±6,500
Docks:	8
Drive-Ins:	2

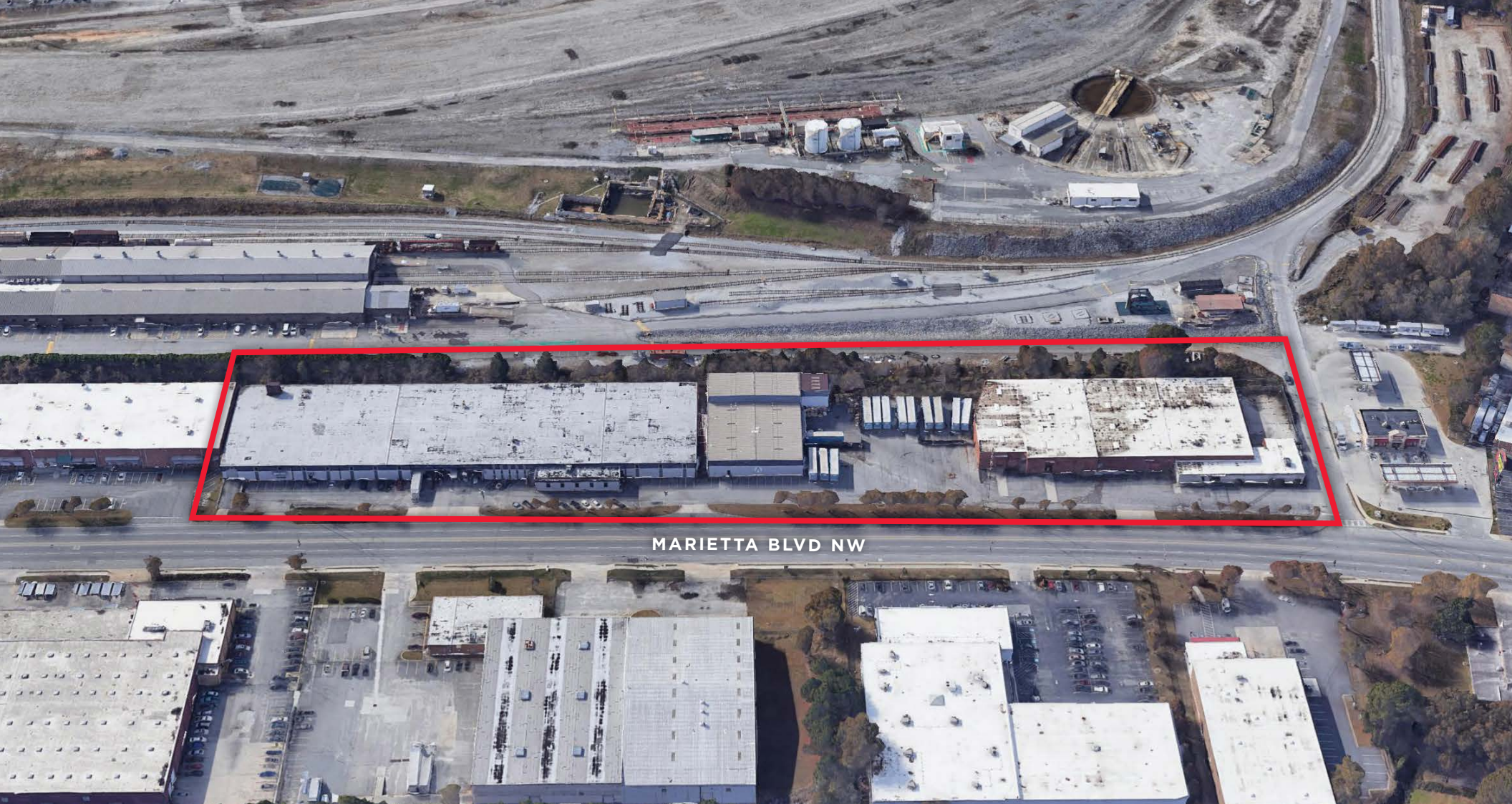
1700 MARIETTA BLVD NW

Ceiling Heights:	16' Clear
Office:	±9,300
Docks:	3
Drive-Ins:	3

- This property connects Tilford Yards to Marietta Boulevard
- Site features two buildings totaling ±128,483 SF on ±5.31 acres
- Highly visible property with expansive frontage along Marietta Boulevard with a traffic count of ±30,000 per day
- Located in the heart of West Midtown, which is currently in the process of receiving over 360 acres of mixed use development
- Possible redevelopment site or conversion of existing buildings







MARIETTA BLVD NW

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