

# Industrial Multi-Tenant

3600 Kennesaw N Industrial Pkwy NW, Kennesaw GA 30144

**Industrial  
Investment & Owner User  
Opportunity**  
Offering Memorandum

Well-Positioned 8,900 SF Industrial Building on 1.01 Acres with Dual I-75 / I-575 Access



**MATTHEWS**™

## Exclusively Listed By



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**MATTHEWS**™



# PROPERTY OVERVIEW

3600 Kennesaw N Ind Pkwy NW  
Kennesaw, GA 30144



# INVESTMENT HIGHLIGHTS

3600 Kennesaw North Industrial Parkway NW is an 8,900 SF industrial building positioned on 1.01 acres in Kennesaw, Georgia. The property features HI Heavy Industrial zoning, 14 foot clear height, 5 grade level doors, and approximately 21% office buildout.

The building is currently leased month to month, providing near term flexibility for an investor, owner user, or landlord seeking a functional small bay industrial asset in the Kennesaw submarket. With an asking price of \$1,450,000, the property is priced at approximately \$162.92/SF.

Recent improvements include roof repairs, electrical upgrades, and two new gas heaters serving each side of the warehouse. The property also includes a strong security system with high quality exterior cameras positioned throughout the site.

## Property Highlights

- 3600 Kennesaw North Industrial Parkway, Kennesaw, GA 30144
- ±8,900 SF Industrial Building
- ±1.01 Acres
- 14' Clear Height
- 5 Grade Level Doors
- Two 4,450 SF Unit Potential
- HI Heavy Industrial Zoning
- 21% Office Buildout
- Current Tenant on Month to Month Lease
- Recent Roof Repairs, Electrical Upgrades & New Gas Heaters
- Security System With Exterior Cameras Around the Building



**2501 Park Central Blvd**  
Decatur, GA 30035

**±8,900 SF**

GLA

**1994**

Year Built

**±22,300 VPD**

Jiles Rd

**\$1,450,000**

List Price

**\$162.92**

Price Per SF



# Lease Overview

## 3600 Kennesaw Ind Pkwy NW

Tenant Local Body Shop

Unit SF ±8,900 SF

Annual Rent \$105,600

Monthly Rent \$8,800

Rent/SF \$11.87/SF

Lease Structure Gross

Lease Expiration Month to Month



**SCP**  
thysssenkrupp

**SUPERIOR POOL PRODUCTS LLC**  
PIPELINE Packaging  
An Employee Owned Company  
engineering. tomorrow. together.

**Subject Property**

**New Development**  
The Ashton at East Park  
±302 Units

**CINTAS** **amazon**  
READY FOR THE WORKDAY™

**United Rentals**

**YAMAHA** SuperSource  
30 Years of Service and Commitment

**New Development**  
The Reserve at Bells Ferry  
±133 Homes



**Kennesaw State University**  
±51,375 Students | ±4,300 Employees

**YAMAHA**  
Warehouse

**COPELAND**

**RELIABLE HEATING & AIR** **TireHub**  
PLUMBING · ELECTRICAL · AIR QUALITY

**Town Center at Cobb**

**JCPenney** **MIDAS**  
**macy's** **CHAMPS SPORTS**  
**Applebee's** **Firestone**

**FedEx** Ground  
Warehouse  
±800 Employees



**Barrett Pavillion**

**target** **OLD NAVY**  
**Total Wine & MORE**  
**ULTA BEAUTY** **Chick-fil&** **BEST BUY**  
**PET SMART** **ALDI** **Michaels**

**m&m MARS**

**MW**

**OM** Owens & Minor

**Novelis**

**GENESIS**  
ELEVATOR COMPANY

**COSTCO**  
WHOLESALE

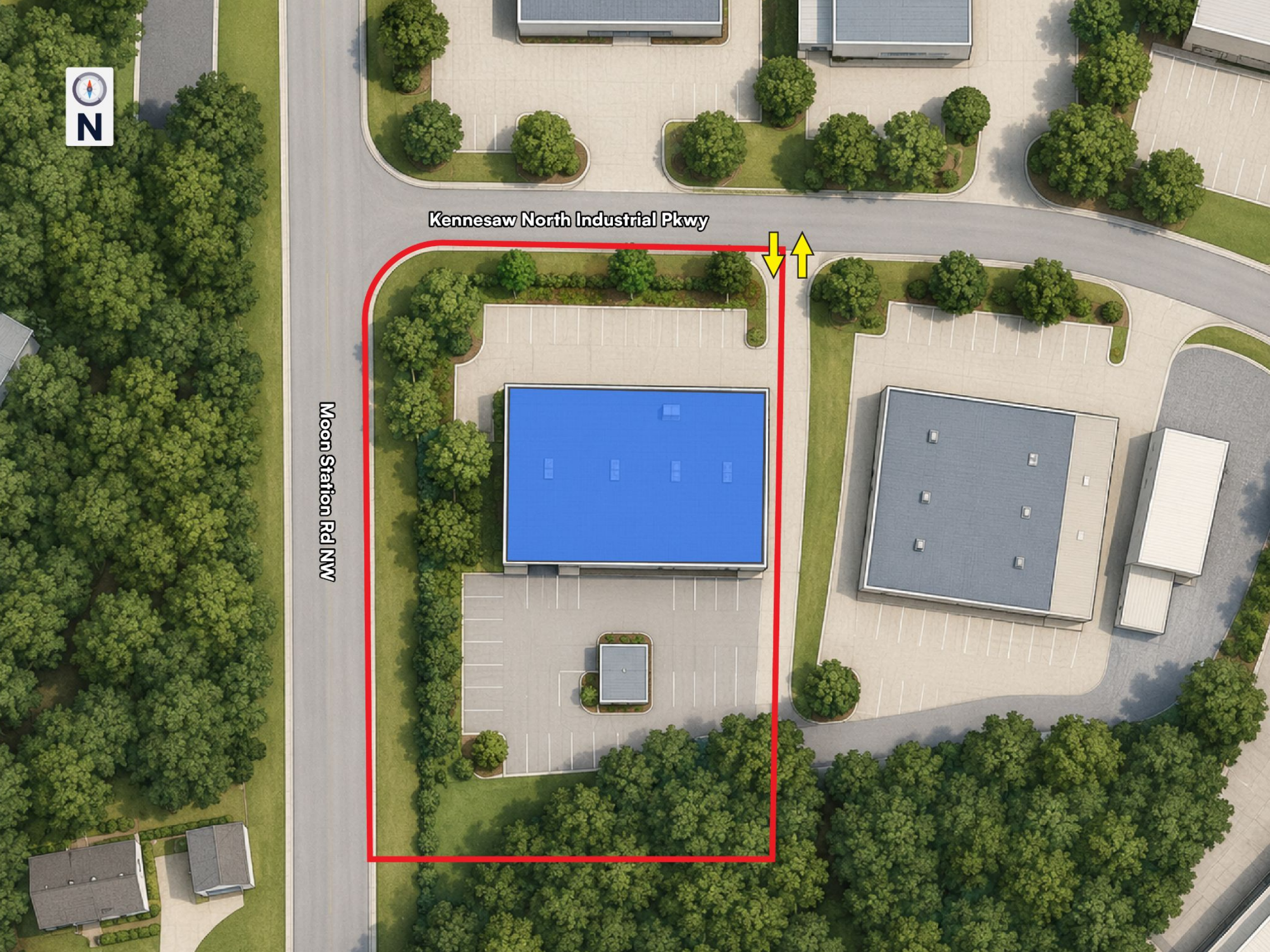
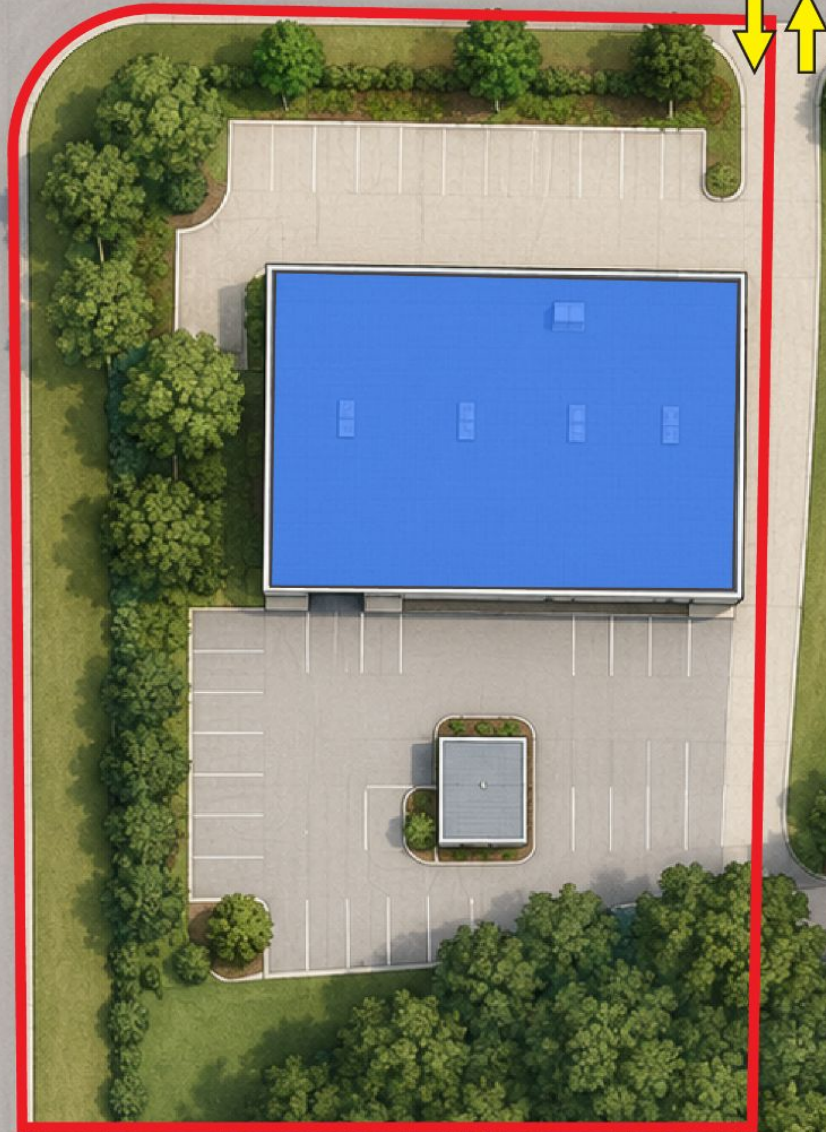


±100,000 VPD  
±135,000 VPD



Kennesaw North Industrial Pkwy

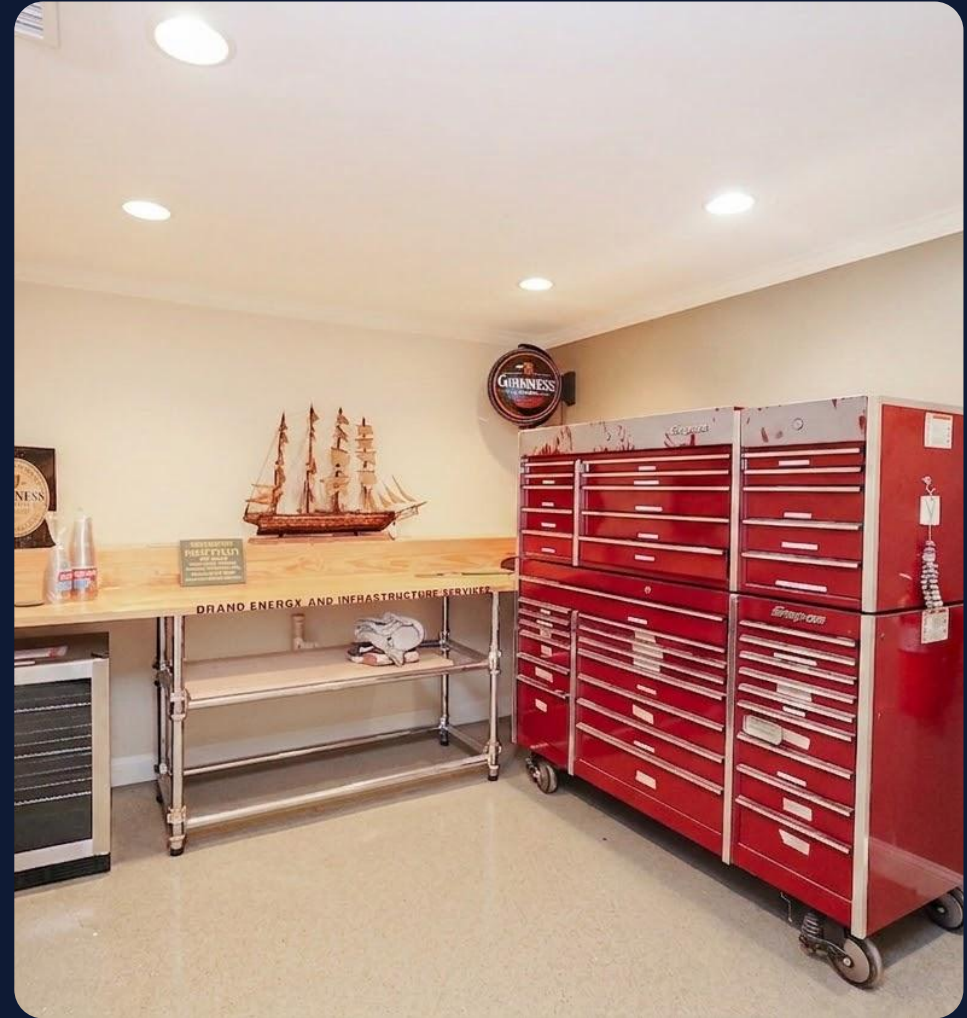
Moon Station Rd NW



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# Kennesaw, GA

## Market Demographics



**166,878**  
5-Mile Population

**803M+ SF**  
Atlanta MSA Industrial Inventory

**+2.84%**  
Projected Population Growth

**+14.3%**  
Population Growth Since 2020

## Local Market Overview

Located within Atlanta's Northwest industrial corridor, Kennesaw benefits from strong connectivity to Interstate 75, Interstate 575, Cobb Parkway, and the broader Metro Atlanta transportation network. The area has continued to attract a mix of industrial users, service businesses, contractors, distributors, and owner occupants seeking functional space with convenient access to Atlanta, Marietta, Acworth, Woodstock, and the surrounding Cobb County labor base.

Kennesaw's industrial market is supported by a strong residential population, business friendly fundamentals, and proximity to major demand drivers including Town Center, Kennesaw State University, Cobb County's established commercial base, and the growing North Cobb and Cherokee County corridors. Industrial users are drawn to the area's accessibility, skilled workforce, and ability to serve both local customers and the broader Northwest Atlanta region.

The surrounding submarket offers a limited supply of small bay industrial product, which continues to support tenant demand for functional buildings with outdoor parking, grade level access, and flexible warehouse layouts. With strong regional access, established industrial inventory, and continued growth across Northwest Atlanta, Kennesaw remains an attractive location for local and regional occupiers seeking efficient industrial space.

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	10,950	87,769	183,799
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	4,248	332,261	71,020
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$89,198	\$91,782	\$95,739
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# Atlanta, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population  
**6.4 Million**

Annual Visitors  
**50 Million**

Tourism Economic Impact  
**\$18 Billion**

GDP  
**\$570.7 Billion**



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3600 Kennesaw N Ind Pkwy, Kennesaw, GA 30144**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.