

Single Tenant Industrial Building For Sale and Lease



Cobb County Location
+/- 6,000 sq ft



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For additional information, please contact:

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Single Tenant Warehouse Property

3040 Matlock Drive
Kennesaw, Georgia 30144

- +/- 6,000 sq ft available
- Freestanding Building
- Vacant
- Dimensions: 120'x50'
- 2 drive-in-doors: 12'-14'
- 1 dock high drive up ramp
- 14' clear height
- 3 phase power
- Clear span
- Minutes from downtown Kennesaw

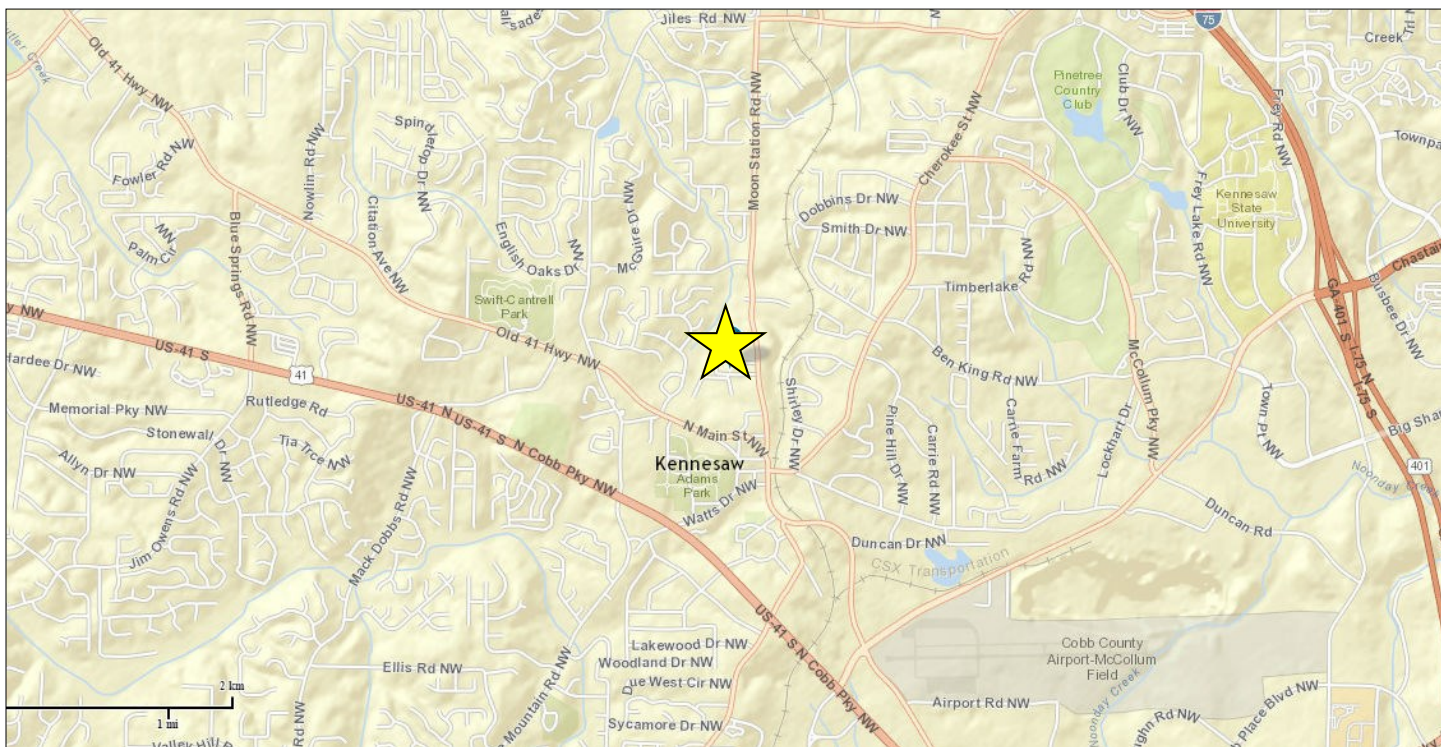
Offered for SALE at \$340,000

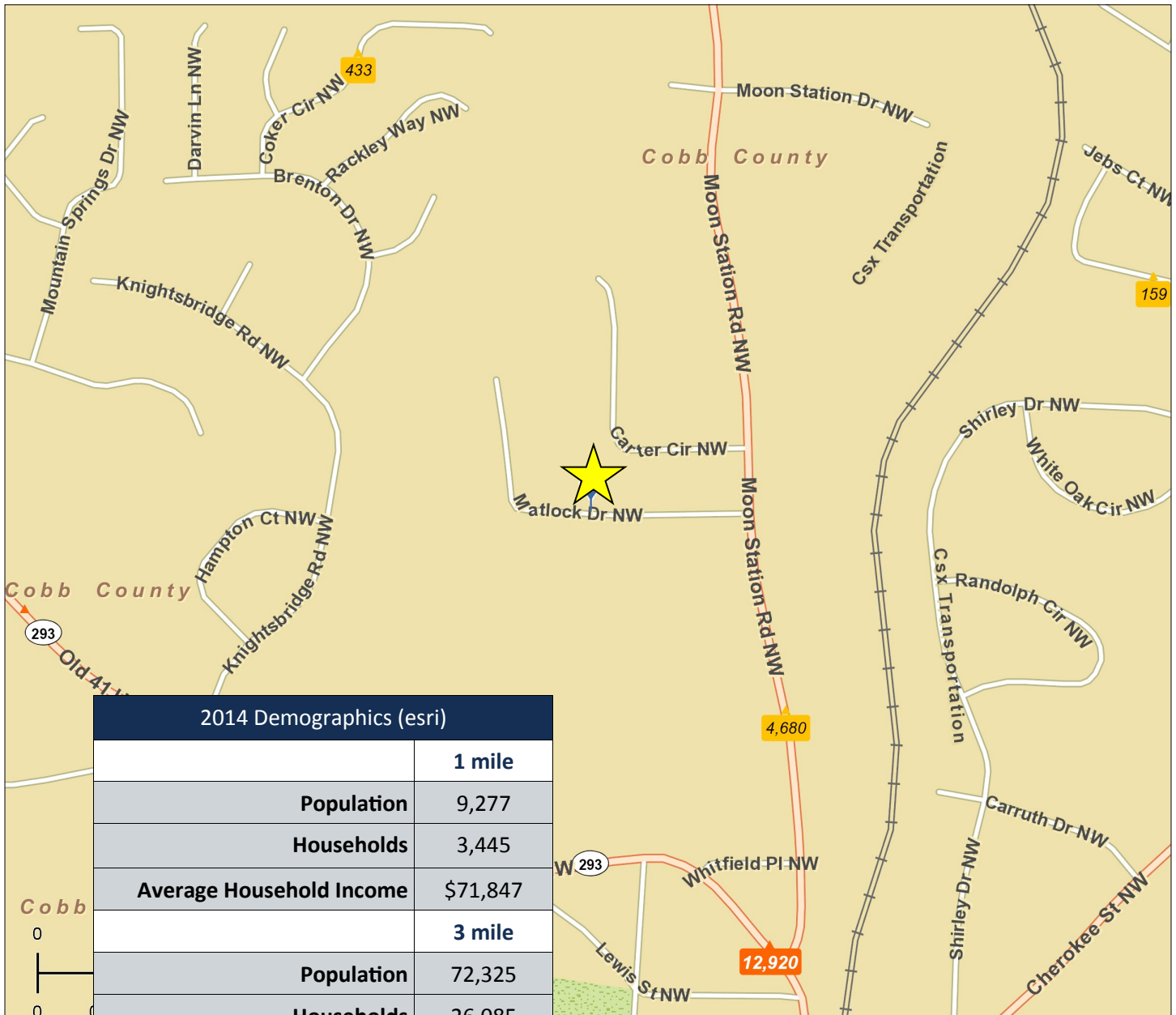
Also available for LEASE at \$5.75/sq ft



Single Tenant Industrial Building Cobb County Location

Location Aerial and Map





| 2014 Demographics (esri) | |
|--------------------------|---------------|
| | 1 mile |
| Population | 9,277 |
| Households | 3,445 |
| Average Household Income | \$71,847 |
| | 3 mile |
| Population | 72,325 |
| Households | 26,085 |
| Average Household Income | \$79,990 |
| | 5 mile |
| Population | 161,428 |
| Households | 58,645 |
| Average Household Income | \$83,286 |

Kennesaw Georgia



The history of Kennesaw dates back to the 1830s when the Georgia Legislature authorized the construction of a rail line through Cobb County. Known as the Western and Atlantic Railroad, 20 miles of track was in operation from Terminus (Atlanta) to Cartersville by 1846. Several small towns were founded along the railroad including Vinings, Smyrna, Acworth and Big Shanty.

During the 1980s, the economy grew as nearby construction of shopping malls and businesses put the City of Kennesaw into the Metropolitan Atlanta area. In 2000, the City's population was 21,675.

In the spring of 2001, the City opened its own history exhibits located in the historic railroad Depot, and in 2003, the Southern Museum of Civil War and Locomotive History, formerly the Kennesaw Civil War Museum, underwent a massive expansion. In addition to The General and a film about The Great Locomotive Chase, the Museum features two other permanent collections

LOCAL ATTRACTIONS

- Southern Museum of Civil War and Locomotive History
- Kennesaw Mountain National Battlefield Park consists of around 18 miles of nature trails and historic Civil War battle sites
- The Kennesaw State University Museum of History and Holocaust Education
- The Kennesaw State University Bentley Rare Book Room and Archives
- Swift Cantrell park and Skate Park was constructed in 2007. It contains, among other facilities, a dog park, aquatic center, skate park, several miles of walking trails, and wireless internet





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BRYANT R. DROMEY

Bryant Dromey, a native of Atlanta, joined Bull Realty as a President of National Industrial Group. Mr. Dromey specializes in client representation with a main focus on dispositions and acquisitions as well as landlord and tenant representation.

Mr. Dromey has eleven years of experience and over 100 million in transactional volume. His business objective is to create long-term relationships by exceeding client expectations with exceptional service and market knowledge. Mr. Dromey's geographical focus is in West and Northwest Atlanta.

AFFILIATIONS

- Real Estate Broker License – Georgia
- Atlanta Commercial Board of Realtors
- Lyman Ward Military Academy Board of Trustee Member
- North Metro Church

EDUCATION

Mr. Dromey graduated from University of Georgia in Athens, Georgia with a Bachelor of Business Administration degree in Real Estate

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40 radio stations and is available on [iTunes](https://www.apple.com/itunes) and the show website CREshow.com.
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.