

COBB WEST

7800 THIRD FLAG PARKWAY, AUSTELL, GA 30168



AVAILABLE FOR SUBLEASE
344,932 SF CROSS-DOCK FACILITY



WHY COBB WEST

Available for sublease in Q1 2027, Cobb West offers 344,932 SF of cross-dock industrial space strategically positioned within Metro Atlanta's I-20 West logistics corridor.

The property's large office footprint, 34-foot clear height, expansive truck court, and flexible sublease term provide occupiers with a rare opportunity to secure large-scale distribution space in one of the Southeast's most sought-after industrial markets.



BUILT TO PERFORM



344,932 SF
TOTAL BUILDING AREA



21,000 SF
OFFICE SPACE



10,940 SF
HAZMAT ROOM



370' D × 929' 4" L
BUILDING DIMENSIONS



54'8" × 50'
COLUMN SPACING



34'
CLEAR HEIGHT



84
DOCK DOORS



1
DRIVE-IN DOOR



205
AUTO PARKING SPACES



130'
TRUCK COURT
DEPTH



ESFR
SPRINKLER SYSTEM



3,000 AMPS
POWER



Q1 2027
AVAILABLE



FLEXIBLE
SUBLEASE TERM
THROUGH 3/31/2028

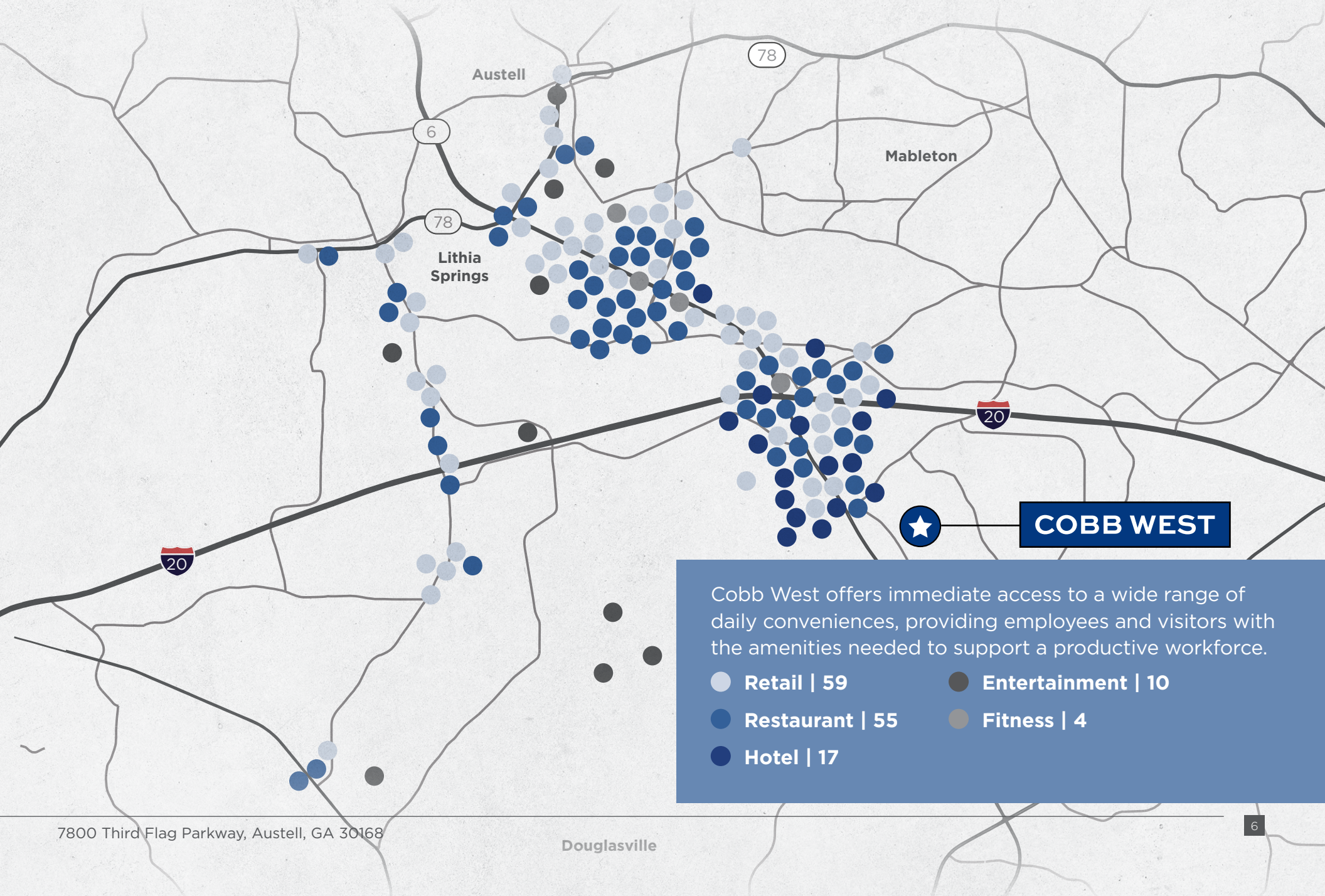
COBB WEST

PROVEN LOGISTICS LOCATION

Home to a deep roster of regional and national users, the I-20 West/ Douglasville industrial market continues to attract leading distribution, manufacturing, and supply chain operations.

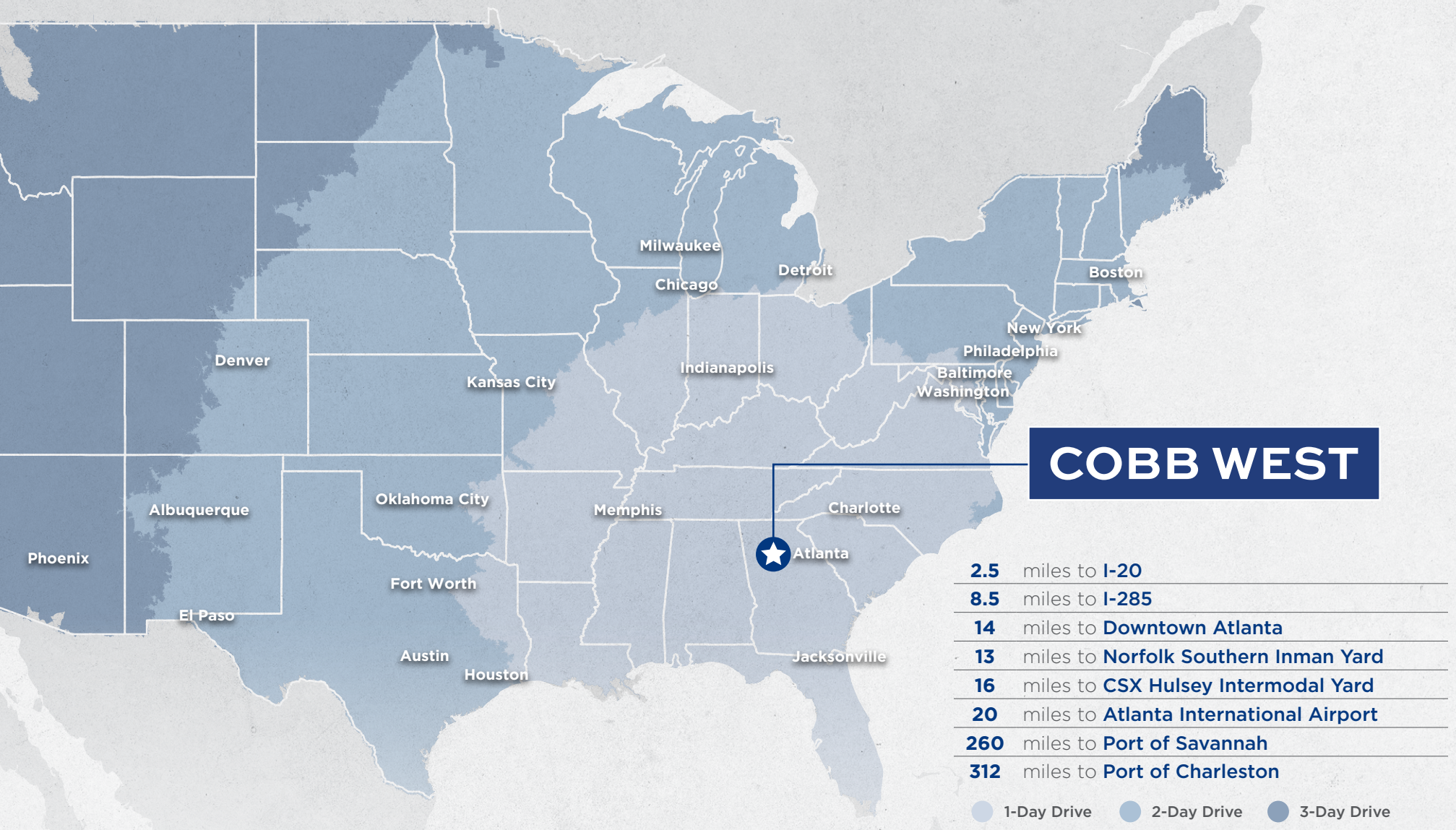


CONNECTED CONVENIENCE



STRATEGIC MARKET REACH

Positioned within Metro Atlanta's premier logistics corridor, Cobb West offers efficient access to major population centers, ports, and distribution markets across the Eastern United States within a three-day truck drive.





For More Information, Please Contact:

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