

# Franklin Forest

*Marietta, GA*  
*Opportunity Zone Tax Credits*



## 814 Livingston Court

- 51,778 SF (Former Headquarter Space)
- Full kitchen on site
- Two separate break rooms; Covered patio in rear of building
- 18ft Clear Height
- 4 Dock High Truck Doors
- Truck Court: 90' with 40' Concrete Apron
- Parking: 2.5/1,000; 34 covered

## 824 Livingston Court

- 30,588 SF / 12,966 Office
- 5,916 SF Production/Showroom
- 10,102 SF Warehouse
- Brick on Block Construction
- 18ft Clear Height
- One Dock High Truck Door plus One Drive-In Ramp
- Truck Court: 100' + 40' Concrete Apron
- Parking: 2.5/1,000

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COBB'S COMPETITIVE  
**EDGE**