

630 Riverside Pkwy

Austell, GA 30168

FOR SALE

8.84 Acres - Industrial Land

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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate has been retained as the exclusive broker to facilitate the sale of 630 Riverside Pkwy, Austell, GA. This 8.84 acre industrial development site is your opportunity to enter into an already established but growing market of distribution and manufacturing just minutes away from downtown Atlanta, I-20, and Fulton Industrial industrial park. This is an opportune site for an owner/user or the savvy investor looking for a new development opportunity with current light industrial zoning. Offered for \$3.4M, this site has plenty to offer for future value in an extremely strong industrial market experiencing exponential growth. Please contact Allen Farr for more details.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

HIGHLIGHTS

- Zoned LI - Light Industrial - City Of Mableton
- 8.84 acres
- \$3,400,000
- Undeveloped Land
- Cobb County
- Close proximity to I-20

// PROPERTY DETAILS

An aerial photograph showing a large, irregularly shaped wooded property outlined in red. The property is situated next to a multi-lane road that curves around it. To the right of the road, there are industrial buildings, parking lots with several vehicles, and a large area of paved ground. The wooded area is dense with trees, some of which are bare, suggesting a late autumn or winter setting. The overall scene is a mix of natural and developed land.

ADDRESS

630 Riverside Pkwy Austell GA
30168

MARKET

Austell GA

COUNTY

Cobb County - City of Mableton Zoning

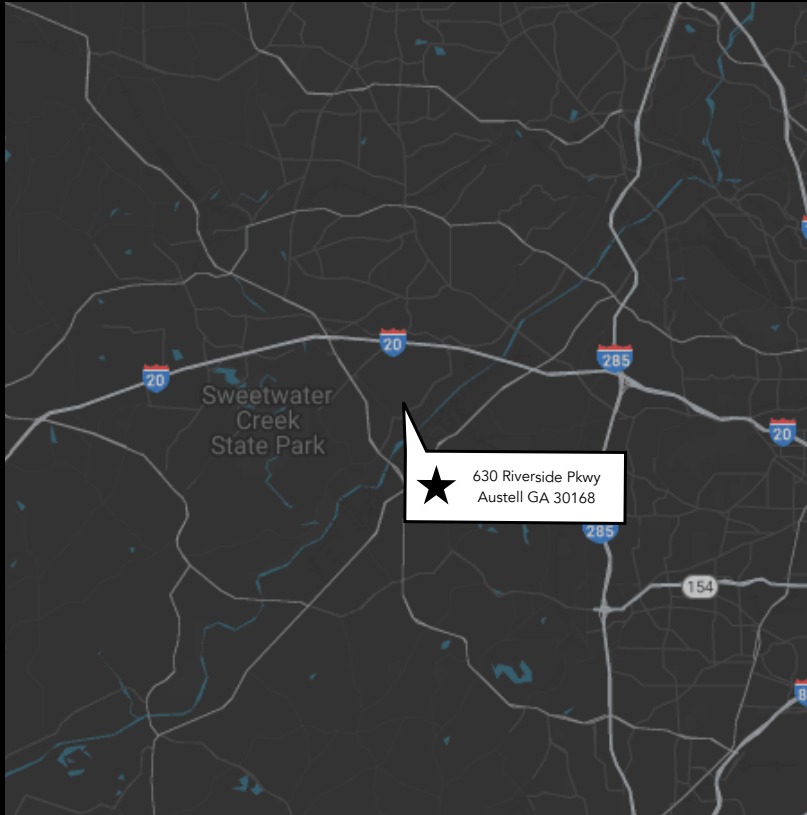
SITE SIZE

8.84 acres / Raw Land Site

PRICE

\$3,400,000

// LOCATION OVERVIEW



ABOUT THE AREA: AUSTELL, GA

The industrial and distribution district of Austell, Georgia, is a vibrant hub for logistics, manufacturing, and warehousing operations. Strategically located just southwest of Atlanta, the area offers easy access to major highways such as Interstate 20 and 285, facilitating efficient transportation of goods to regional and national markets. The district is home to a wide array of industrial facilities, from large-scale warehouses to specialized manufacturing plants, serving industries ranging from retail to automotive and technology. With its expansive industrial parks and modern infrastructure, the area has attracted numerous companies seeking to capitalize on its proximity to Atlanta's transportation network and its competitive real estate prices. The district's blend of commercial and industrial spaces makes it a key player in Georgia's economy, driving both job creation and economic growth.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	15.9K	89K	224.9K
Age Demographic	35 yrs	36 yrs	37 yrs
Avg. Household Income	\$73.6K	\$68.9K	\$82.1K

// AERIAL OUTLINE



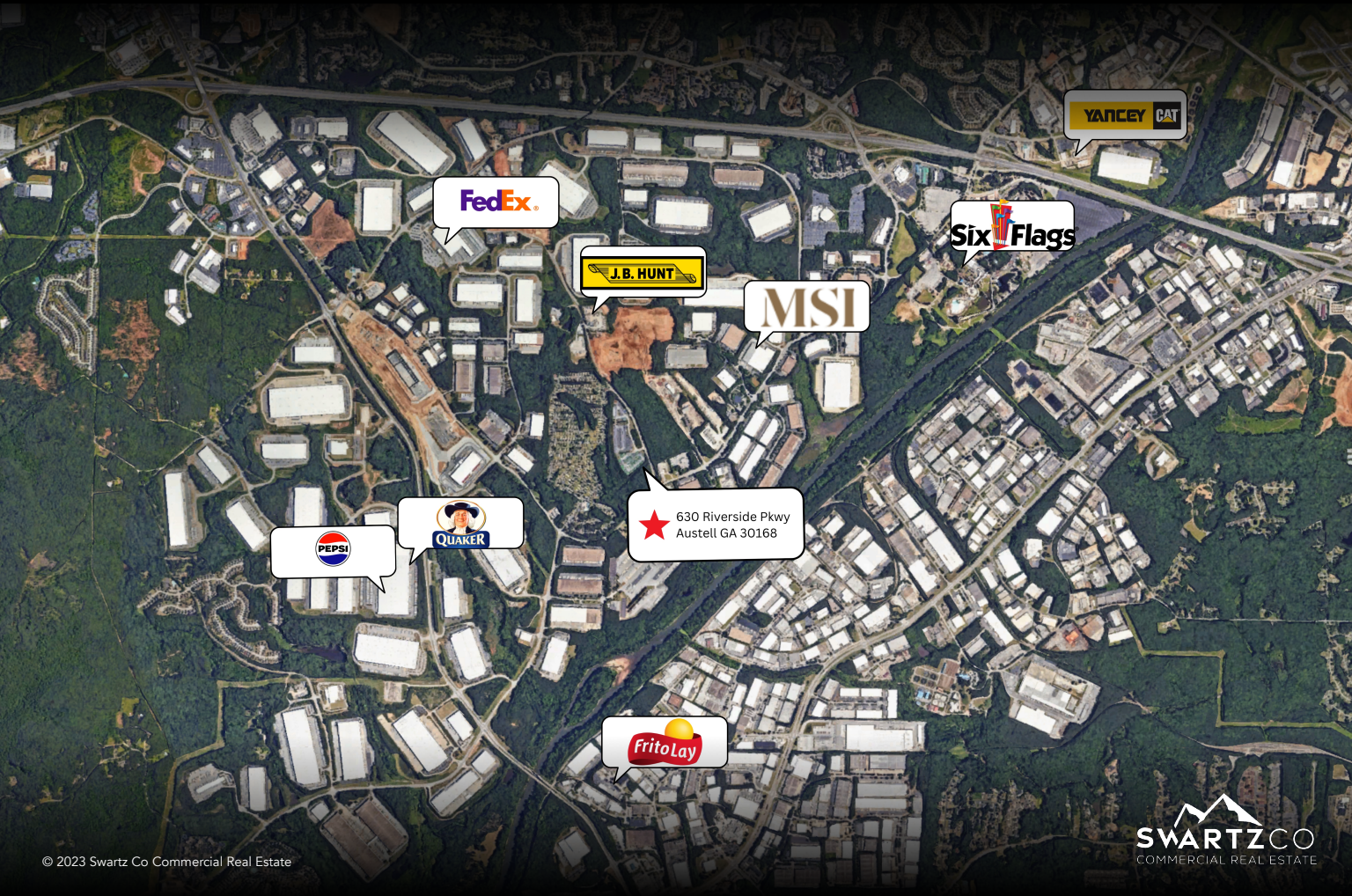
// AERIAL 2



// AERIAL 2



// NEARBY BUSINESSES



// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

770.689.8377

rschwartzberg@gmail.com

Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.



Allen Farr

Commercial Associate

404.218.5678

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As a native of Buckhead- Atlanta, Georgia, Allen has a wonderfully detailed ability to help his clients understand and conquer the Atlanta residential and commercial real estate market. He has lived in Atlanta his entire life and understands the in's and out's of this great city.

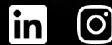
As a graduate of Georgia Southern University with a Bachelor's Degree of Science in Public Relations and Communications, he has an advanced ability to clearly communicate the tasks at hand. He burst on to the residential scene in 2017 working at Ansley Real Estate LLC on the Bonneau Ansley Team.

Allen gained extensive knowledge and experience working for one of the top teams in the nation being a part of over \$100 million in sales volume his first 2 years in the residential market. Since then, he has stepped into an individual agent role with SwartzCo CRE to utilize all he has learned from the robust Atlanta residential market and apply it to the ever growing commercial market.

// DISCLAIMER & LIMITING CONDITIONS

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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