

# 259 & 271 MILTON AVE

ATLANTA, GA 30315

FOR LEASE  
20,000 SF on 1.5 Acres



RYAN SWARTZBERG

770.689.8377

[rswartzberg@swartzcocre.com](mailto:rswartzberg@swartzcocre.com)





# // PROPERTY OVERVIEW

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## OFFERING

Swartz Co is pleased to present 259 and 271 Milton Ave SE Atlanta, GA 30315. The building consists of a 20,000 sf building sitting on 1.5 acres. The property is zoned heavy industrial and is also in an opportunity zone. It is 0.25 miles from The Atlanta Belt Line and 900 ft from the future 40-acre Kaplan Residential Sawtell development.

The building was built in the early 1900's and boasts a barrel roof, brick facades, a dock high, and a drive-in door. This property is perfect for many different users with high potential for retail or industrial uses. The property is also near, Summerhill, Grant Park, 3,500 new housing units, and 150,000 square feet of future commercial space. Please reach out for additional information.

## HIGHLIGHTS

- \$14.40 PSF NNN
- 20,000
- 1.5 Acres
- Opportunity Zone
- Near BeltLine
- Heavy Industrial



# // PHOTOS

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# // PROPERTY DETAILS

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## ADDRESS

259 & 271 Milton Ave  
Atlanta, GA 30315

## NEIGHBORHOOD

Chosewood Park

## COUNTY

Fulton

## SITE SIZE

1.5 Acres

## SQUARE FOOTAGE

20,000 SF

## PRICE

\$24,000/mo



# // LOCATION OVERVIEW



## ABOUT THE AREA: CHOSEWOOD

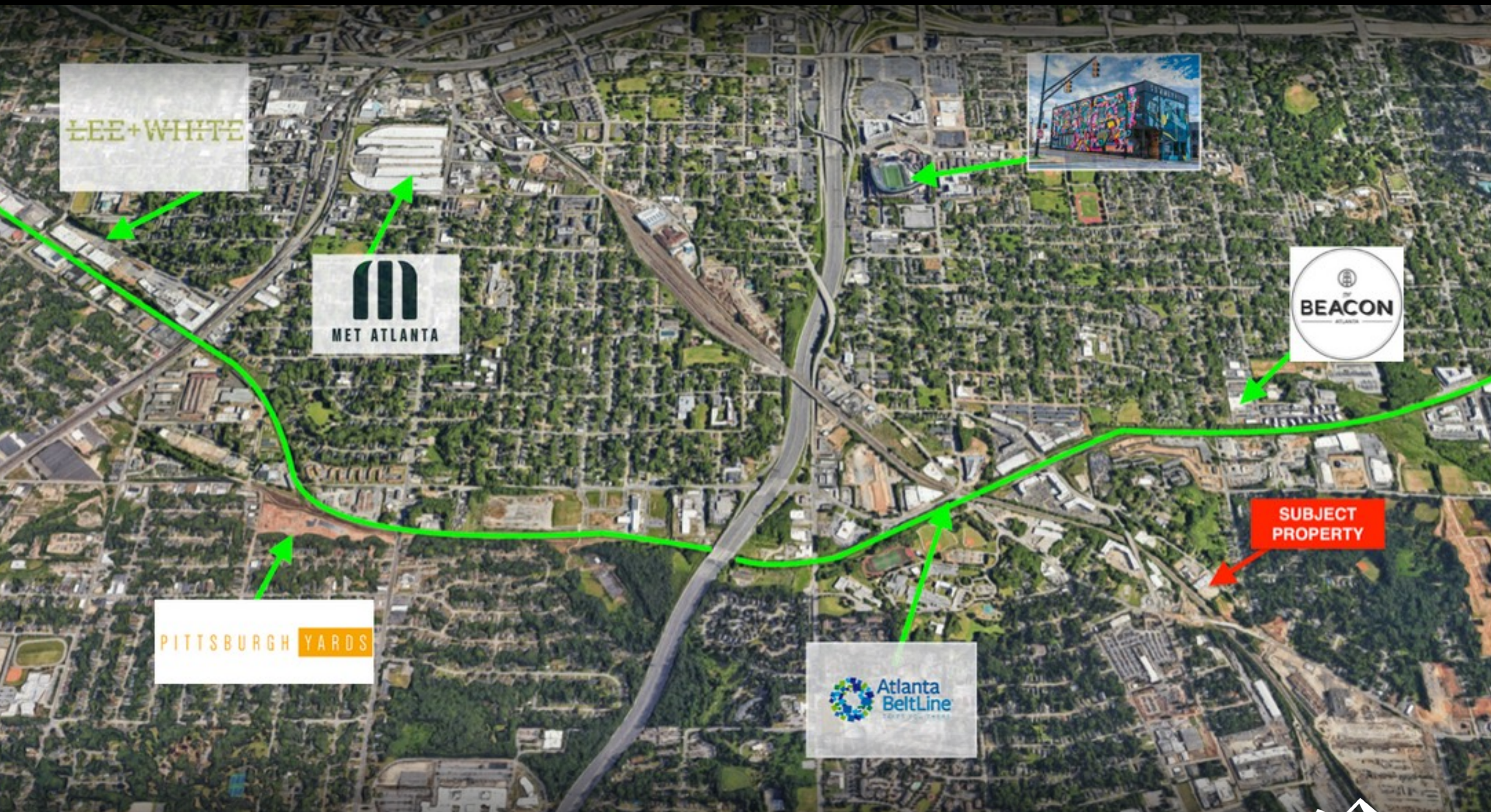
Chosewood Park, nestled in the vibrant city of Atlanta, embodies the perfect blend of urban convenience and tranquil suburban living. With its lush green spaces, diverse community, and proximity to major attractions like the BeltLine, this neighborhood offers a unique opportunity for businesses to thrive. From cozy cafes to boutique shops, the area presents an inviting atmosphere for entrepreneurs seeking to establish their presence. With its strategic location, excellent transportation links, and bustling local economy, Chosewood Park sets the stage for businesses to flourish and become an integral part of this dynamic community's fabric.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	27,900	171,000	399,000
Tot. Employees	21,900	145,000	337,000
Avg. Household Income	\$51,400	\$61,400	\$73,000



# // AREA OVERVIEW





# // SITE AERIAL

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# // BROKER PROFILES

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**Ryan Swartzberg**

Founder/CEO

770.689.8377

[rswartzberg@gmail.com](mailto:rswartzberg@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.



# // DISCLAIMER & LIMITING CONDITIONS

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Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.



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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