

2514 W POINT AVE UNIT 4

ATLANTA, GA 30337

FOR LEASE

7,200 SQFT OF WAREHOUSE SPACE



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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present an exceptional industrial property for lease located at 2514 W Point Ave – Unit 4, College Park, GA.

This approximately 7,200 SF warehouse space offers a versatile and functional layout ideal for a variety of industrial users including manufacturing, logistics, storage, distribution, and service-based operations. Zoned Heavy Industrial, the property is well suited for businesses seeking flexible operational capabilities within one of Metro Atlanta's most active industrial submarkets.

The facility includes an overhead crane designed to improve workflow efficiency and support heavier industrial operations. The warehouse layout provides ample space for equipment, inventory, and operational functionality while offering convenient access for day-to-day industrial use. Positioned in the highly desirable South Atlanta industrial corridor, the property benefits from strong connectivity to major transportation routes, industrial infrastructure, and the broader Atlanta logistics network.

Located in College Park, the site offers immediate access to key interstate corridors and surrounding industrial hubs, making it an excellent opportunity for tenants seeking a strategic and accessible location. The lease rate is \$9.16 PSF/YR. The property is available for immediate occupancy.

For additional information or to schedule a private tour, please contact Esty Hoffman or Ryan Swartzberg.

HIGHLIGHTS

- \$9.16 PSF/YR
- 7,200 SQFT
- Crane; 1 Drive - in Door
- Zoned Heavy Industrial
- Fulton County
- Immediate Access to Major Highways

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: COLLEGE PARK, GA

Located in the College Park area near Hartsfield-Jackson Atlanta International Airport, West Point Avenue offers direct access to major interstates like I-285 and I-85, making it a key corridor for logistics, industrial, and service-based businesses. The area sits within the fast-growing Aerotropolis district, which is attracting increased public and private investment.

For investors, West Point Avenue presents a rare opportunity to acquire well-positioned assets in a high-demand, high-accessibility zone. With strong rental potential, workforce availability, and ongoing infrastructure improvements, this corridor offers both reliable income and long-term appreciation.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	16,100	89,500	234,100
Number of Employees	12,100	68,900	182,400
Avg. Household Income	\$46,900	\$56,800	\$57,400

// BROKER PROFILES



Esty Hoffman

Listing Agent

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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.

// DISCLAIMER & LIMITING CONDITIONS

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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