

700 LEE INDUSTRIAL BLVD

AUSTELL, GA 30168

FOR LEASE
3.3 ACRES OF IOS



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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a prime leasing opportunity located at 700 Lee Industrial Blvd, Austell, GA 30168. This 3.3 acre industrial outdoor storage (IOS) site offers a rare opportunity within Cobb County, one of Metro Atlanta's most established industrial submarkets.

The property is well suited for a variety of uses including truck parking, fleet storage, equipment storage, construction staging, and material laydown. Its location in Austell provides strong access to major transportation corridors, allowing for efficient connectivity throughout the Atlanta metro area and the broader Southeast logistics network.

Situated within a well-established industrial area, the site benefits from strong surrounding tenancy, limited available IOS supply, and continued demand from logistics, transportation, and service-oriented users seeking well-located yard space.

Lease Rate: \$7,500 per acre per month

For more information or to schedule a site visit, please contact Esty Hoffman.

HIGHLIGHTS

- 3.3 Acre Lot
- Zoned Industrial
- Cobb County
- \$7,500/Acre/Month
- Flexible Open layout for Heavy Industrial Users
- Close Proximity to Major Highways

// LOCATION OVERVIEW



ABOUT THE AREA: AUSTELL, GA

Austell, GA is a strategically located industrial submarket in Cobb County, just west of Atlanta, with strong access to I-20, I-285, and other key transportation corridors. Its proximity to the metro core and major logistics routes makes it a desirable location for distribution, trucking, and service-based operations.

For commercial real estate investors, Austell offers solid fundamentals driven by consistent demand from industrial and contractor users. Limited supply of industrial outdoor storage (IOS) and small-bay industrial space in the area supports rent growth and stable occupancy. With more competitive pricing than in-town Atlanta submarkets, Austell presents an attractive opportunity for both income-producing assets and long-term appreciation.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	11,200	66,300	173,700
Number of Employees	8,277	51,300	135,800
Avg. Household Income	\$76,100	71,000	74,600

// BROKER PROFILES



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.



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.

// 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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