

3155 EAST PONCE DE LEON AVE. SCOTDALE, GA 30079

3.1-ACRE INDUSTRIAL PARCEL
MULTIPLE BUILDINGS AVAILABLE

FOR LEASE &
REDEVELOPMENT



Located across the street from the DeKalb Farmer's Market, with proximity to downtown Decatur, Avondale Estates, and Emory

Specifications:

- ✓ 16,500 Total SF Available
 - 8,000 SF concrete block building
 - 5,400 SF covered concrete slab
 - 3,100 SF covered wood frame
- ✓ Zoned M-Industrial. Ideal Use:

| | | |
|------------------------|-----------------------------|----------------------|
| Contractor Fabrication | Warehouse Artisan Workshops | Storage/Distribution |
|------------------------|-----------------------------|----------------------|
- ✓ 50 parking spots, plus shared site options
- ✓ High visibility on corner, 15,000+ vehicles per day
- ✓ Inside the perimeter, 1.5 miles to 285, 2.5 miles to Hwy 78

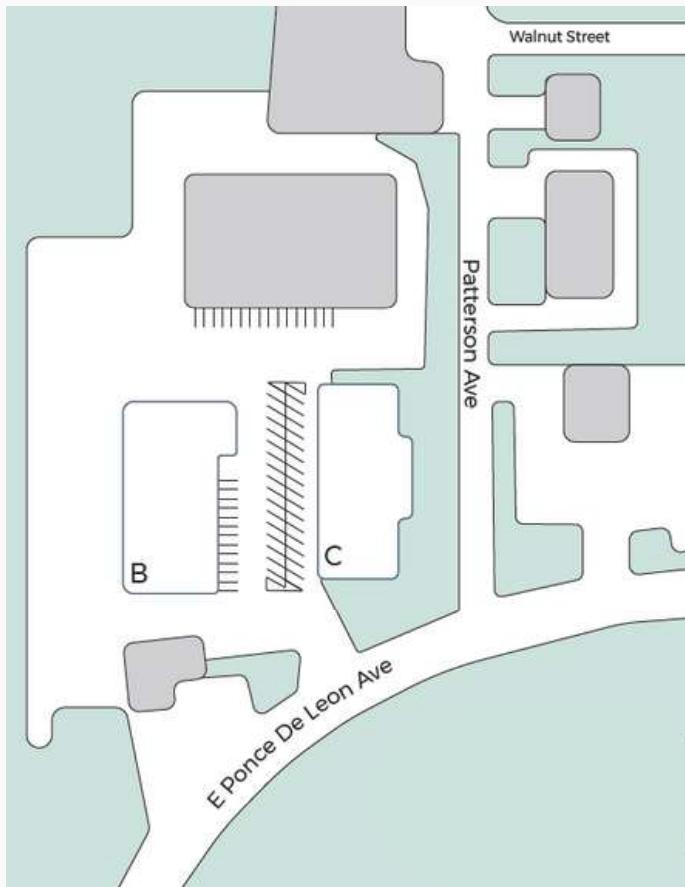
Value Redevelopment

The corridor surrounding East Ponce de Leon Avenue is being developed.

The owner of 3155 East Ponce de Leon Ave. is looking for a visionary tenant to lease existing buildings, with the opportunity to develop and customize the space.

Competitive rates with negotiable TIA incentives, tenant must have a personal guarantee.

3155 EAST PONCE DE LEON AVE. SCOTDALE, GA 30079 BUILDING B & C



BUILDING C

Previously used for storage: dry, freezer and cooler.

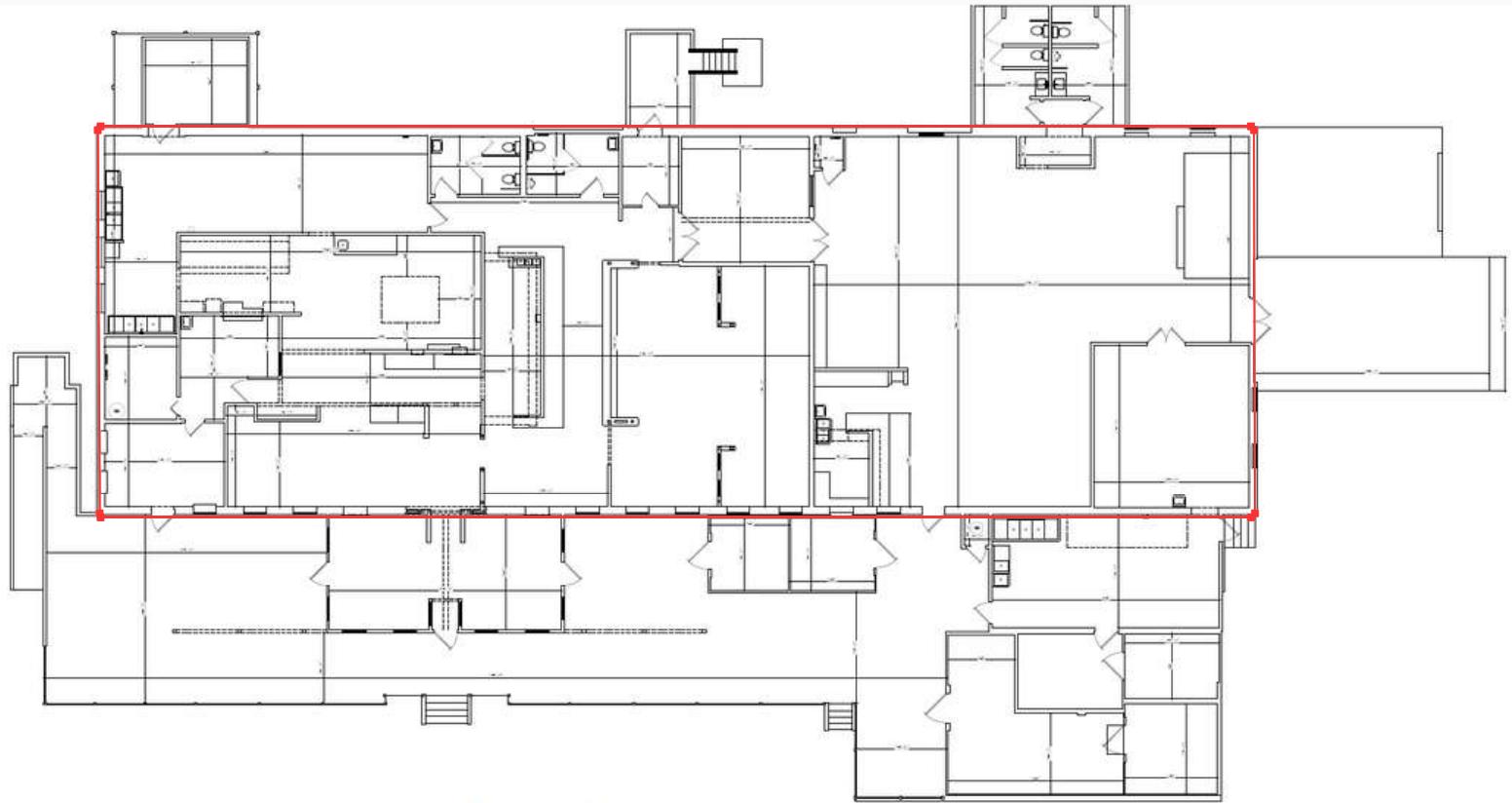
- 5,400 SF covered concrete slab
- 3,100 SF covered wood frame
- Roof - metal over insulated slab; wood frame roof in need of repairs
- Ceiling height - 16' clear
- Drive-in door
- Power: 200 Amps, 480 Volts, 3 Phase
- No HVAC
- Has sewer/ water

BUILDING B

Previously a restaurant & event space.

- 8,000 SF useable space (SF does not include coolers, an additional kitchen & deck that was added onto the building)
- Original construction - concrete block
- Roof - metal
- Ceiling - 16' clear, once existing ceiling panels are removed
- Drive-in door
- Power: 200 Amps, 480 Volts, 3 Phase
- Requires rehab including interior demo, removal of exterior decks/coolers, HVAC, and electrical upgrades

3155 EAST PONCE DE LEON AVE. SCOTDALE, GA 30079 BUILDING B - 8,000 SF FOR LEASE



1 AS-BUILT - FIRST FLOOR PLAN BUILDING B
A2 SCALE: 1/8"=1'-0"

**3155 EAST PONCE DE LEON AVE. SCOTDALE, GA 30079
BUILDING B - 8,000 SF FOR LEASE**



3155 EAST PONCE DE LEON AVE. SCOTDALE, GA 30079 BUILDING C - 8,500 SF TOTAL FOR LEASE

Dry Storage: 3,100 SF

Total Cooler Space: 2,300 SF

Working Walk-in Cooler: 620 SF

Working Walk-in Freezer: 530 SF

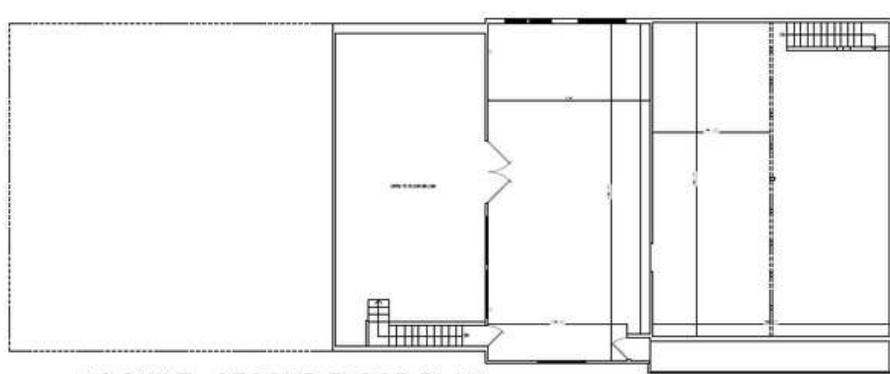
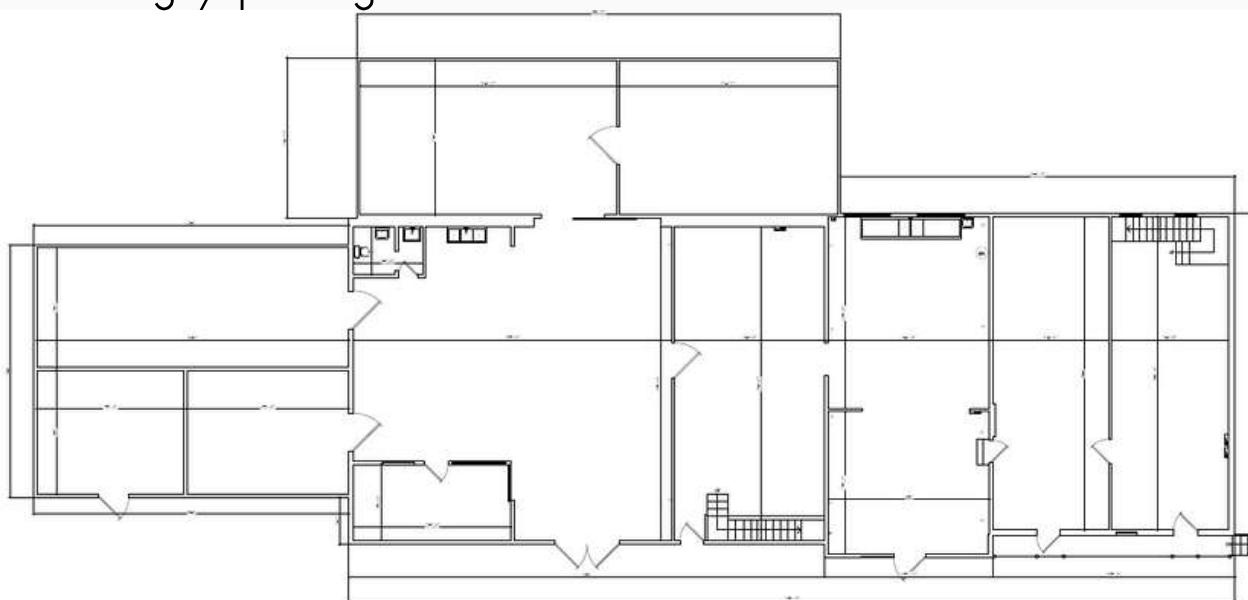
Former Walk-in Cooler: 310 SF

Former Walk-in Cooler: 560 SF

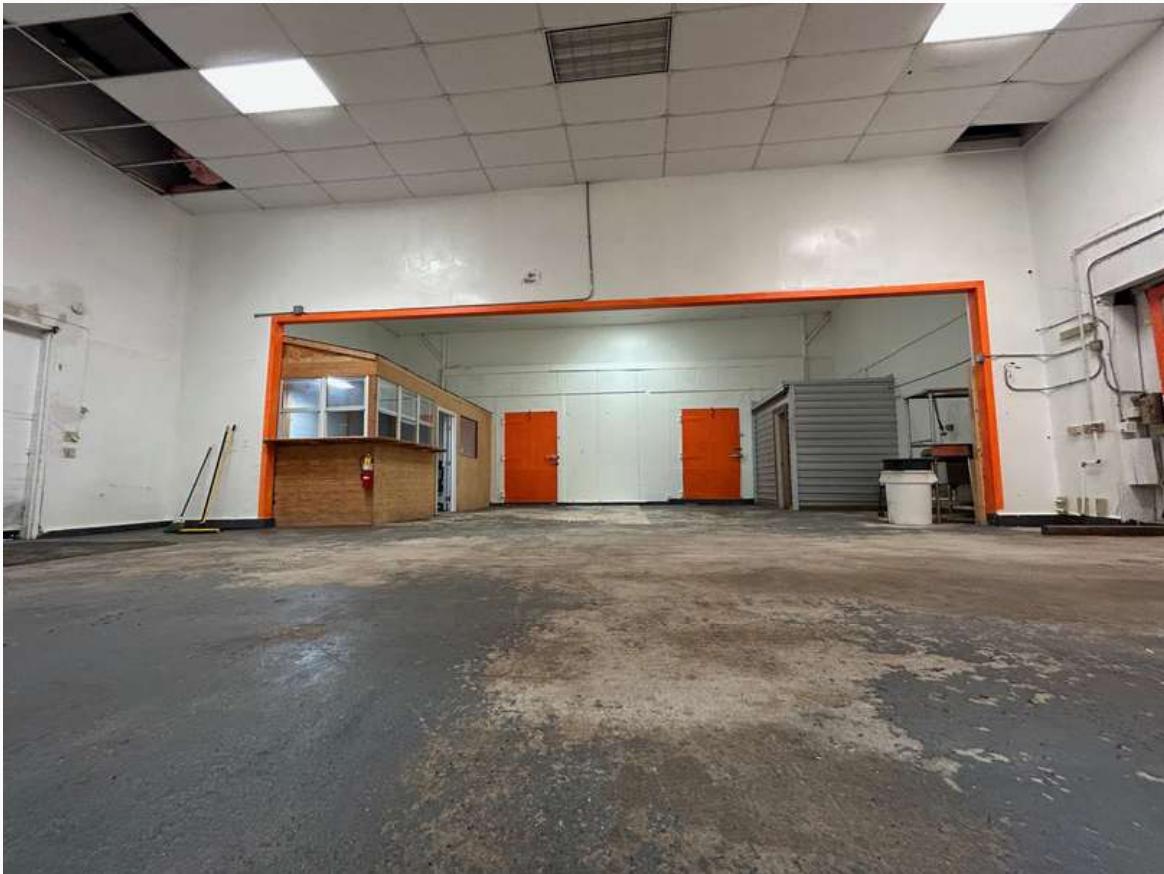
Storage, outside access: 280 SF

Covered Wood Frame: 3,100 SF

Gravel surrounds premise for additional storage/ parking



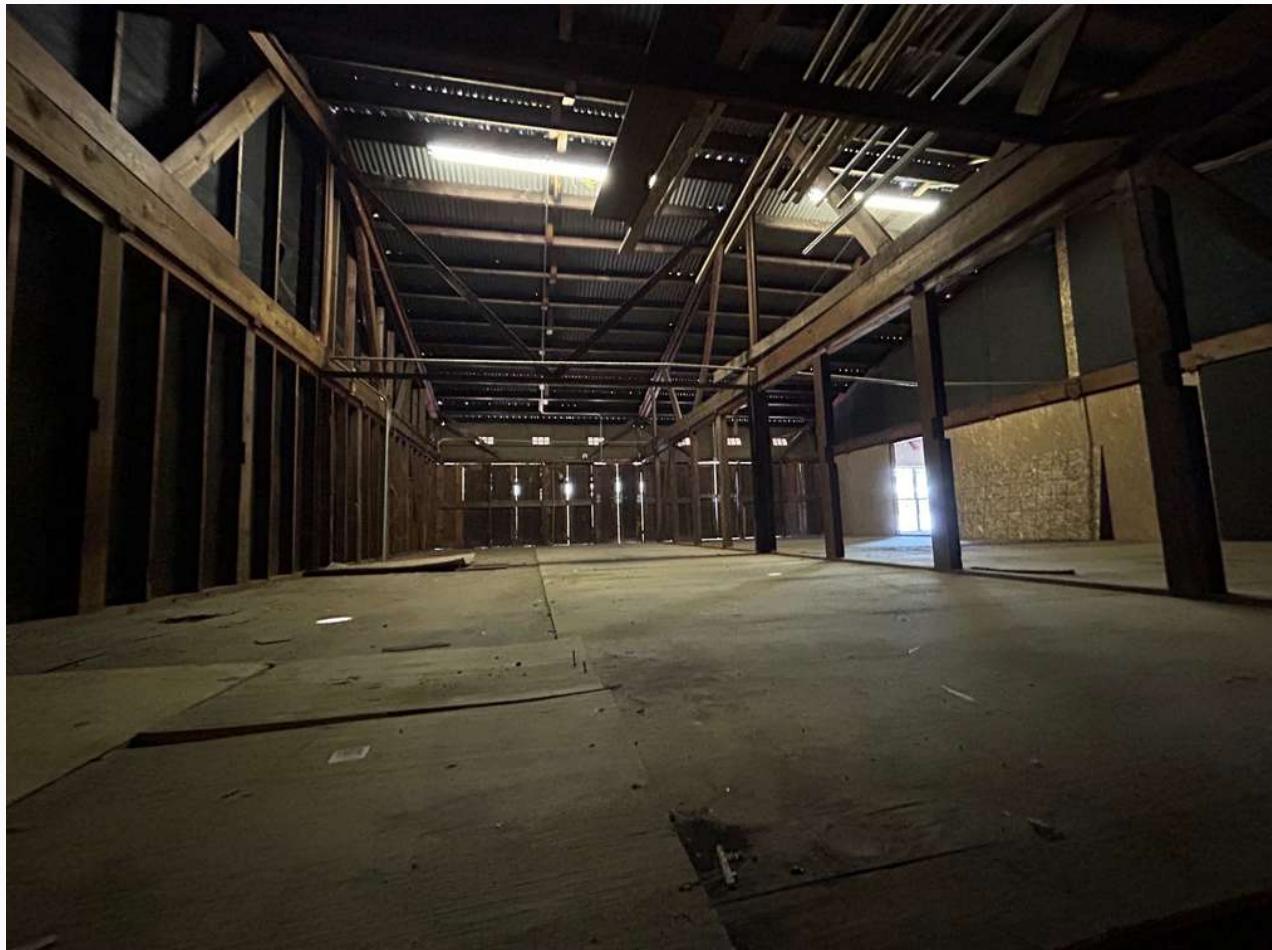
**3155 EAST PONCE DE LEON AVE. SCOTDALE, GA 30079
BUILDING C - 5,400 SF COVERED SLAB FOR LEASE**



**3155 EAST PONCE DE LEON AVE. SCOTDALE, GA 30079
BUILDING C - WALKIN FREEZER/ COOLERS**



**3155 EAST PONCE DE LEON AVE. SCOTDALE, GA 30079
BUILDING C - 3,100 SF COVERED WOOD FRAME**



3155 EAST PONCE DE LEON AVE. SCOTDALE, GA 30079 AREIAL AND MARKET DATA



Located across the street from the DeKalb Farmer's Market, with proximity to downtown Decatur, Avondale Estates, Emory and several new mixed use developments.

Ample parking and onsite storage options.

Part of Scottdale Tier 1 Overlay District for compatible development.

WITHIN 5 MILES

- 305,000 Population
- \$118,986 Average Household Income
- 123,000 Total Households
- 10,228 Business
- 244,831 Employees

2025 Estimates. Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.