

1004 DRY POND RD

JEFFERSON, GA 30549

FOR LEASE
3 ACRES OF IOS



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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present an exceptional leasing opportunity located at 1004 Dry Pond Rd, Jefferson, GA 30549. This 3 acre site offers a rare opportunity for users seeking functional and well-located industrial outdoor storage space in one of Northeast Georgia's fastest growing industrial corridors. The property is well suited for a variety of uses including truck parking, fleet storage, equipment storage, construction staging, or material laydown.

Strategically positioned with convenient access to the I-85 corridor, the site provides excellent connectivity to the greater Atlanta metro area and surrounding distribution networks. Located in Jackson County, the property benefits from strong industrial growth and continued economic development in the area.

Lease Rate: \$5,000 / Acre / Month

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

HIGHLIGHTS

- 3 Acre Lot
- \$5,000/Acre/MO
- Zoned Industrial
- Flexible Site Layout
- Jackson County
- Close Proximity to Major Highways

// LOCATION OVERVIEW



ABOUT THE AREA: JEFFERSON, GA

Jefferson, GA is a fast-growing industrial and logistics market in Northeast Georgia, benefiting from strong regional population growth and expanding manufacturing and distribution activity. Its proximity to the I-85 corridor provides direct access to Atlanta, Greenville, and major Southeast freight routes, making it attractive for last-mile, storage, and light industrial users. Jackson County continues to see increased demand for industrial outdoor storage and flex space as land constraints tighten closer to Atlanta, positioning Jefferson as a cost-effective alternative with strong long-term appreciation potential.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	6,930	10,400	38,300
Number of Employees	5,478	8,299	29,500
Avg. Household Income	\$104,600	\$89,700	\$86,700

// 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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