

# 7468 OLD MORROW ROAD

JONESBORO, GA 30236

FOR LEASE

19,000 SF of Warehouse Space



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**SWARTZ CO**  
COMMERCIAL REAL ESTATE

# // PROPERTY OVERVIEW



## OFFERING

Swartz Co Commercial Real Estate is pleased to present 7468 Old Morrow Road for Lease. Located in Clayton County, 7468 Old Morrow Road consists of 19,000 SF of warehouse space with outdoor storage. The property is zoned HI - Heavy Industrial, which allows for many industrial uses.

The space has 3 drive-in doors, 30' clear height, a crane, and office space.

Please contact Ryan or Judd with any questions regarding the property.



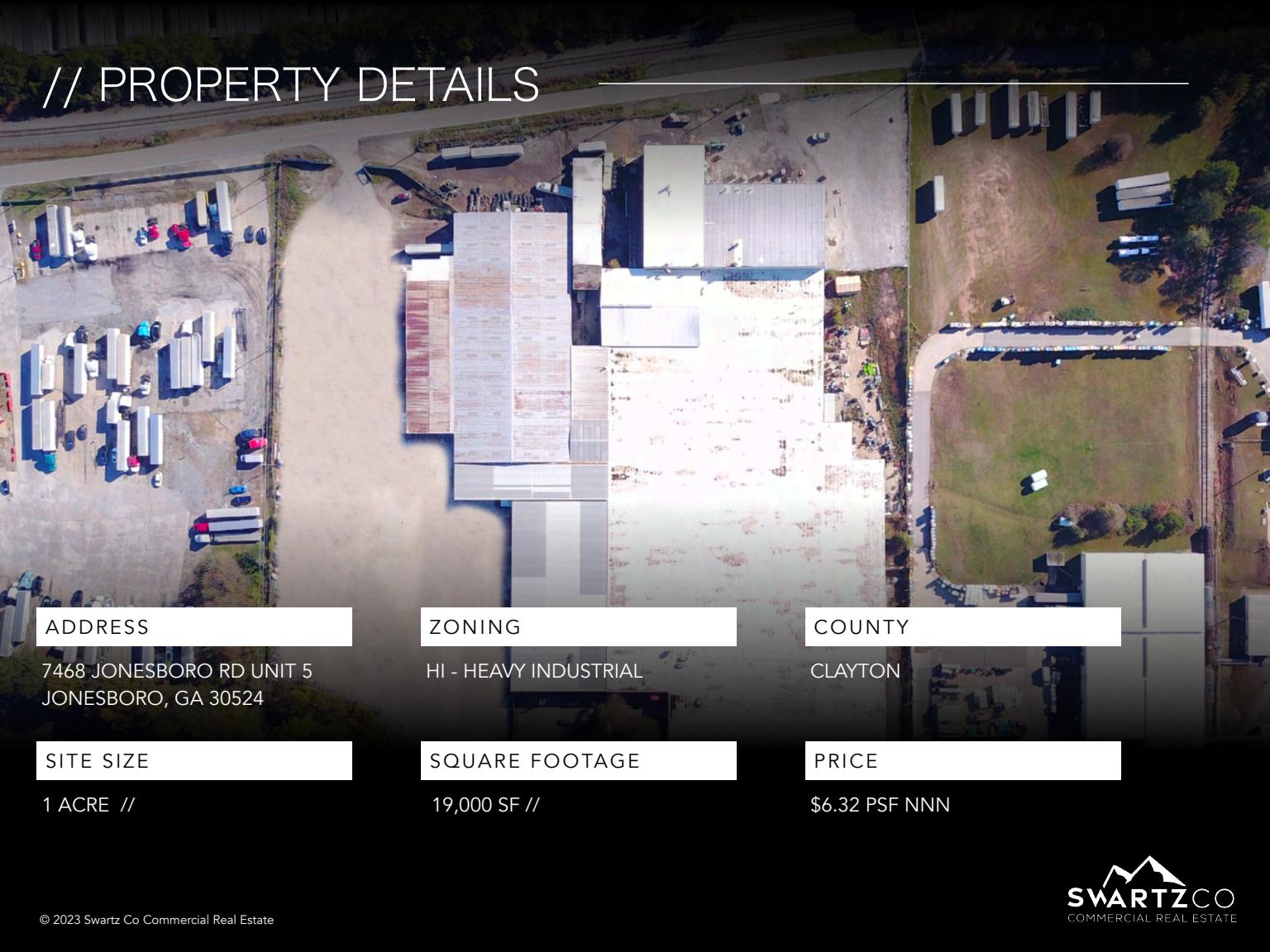
## HIGHLIGHTS



- 19,000 SF
- \$6.32 PSF NNN
- Zoned Heavy Industrial
- Outdoor Storage Available
- 30' Clear Height
- 3 Drive-in Doors

# // PROPERTY DETAILS

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## ADDRESS

7468 JONESBORO RD UNIT 5  
JONESBORO, GA 30524

## ZONING

HI - HEAVY INDUSTRIAL

## COUNTY

CLAYTON

## SITE SIZE

1 ACRE //

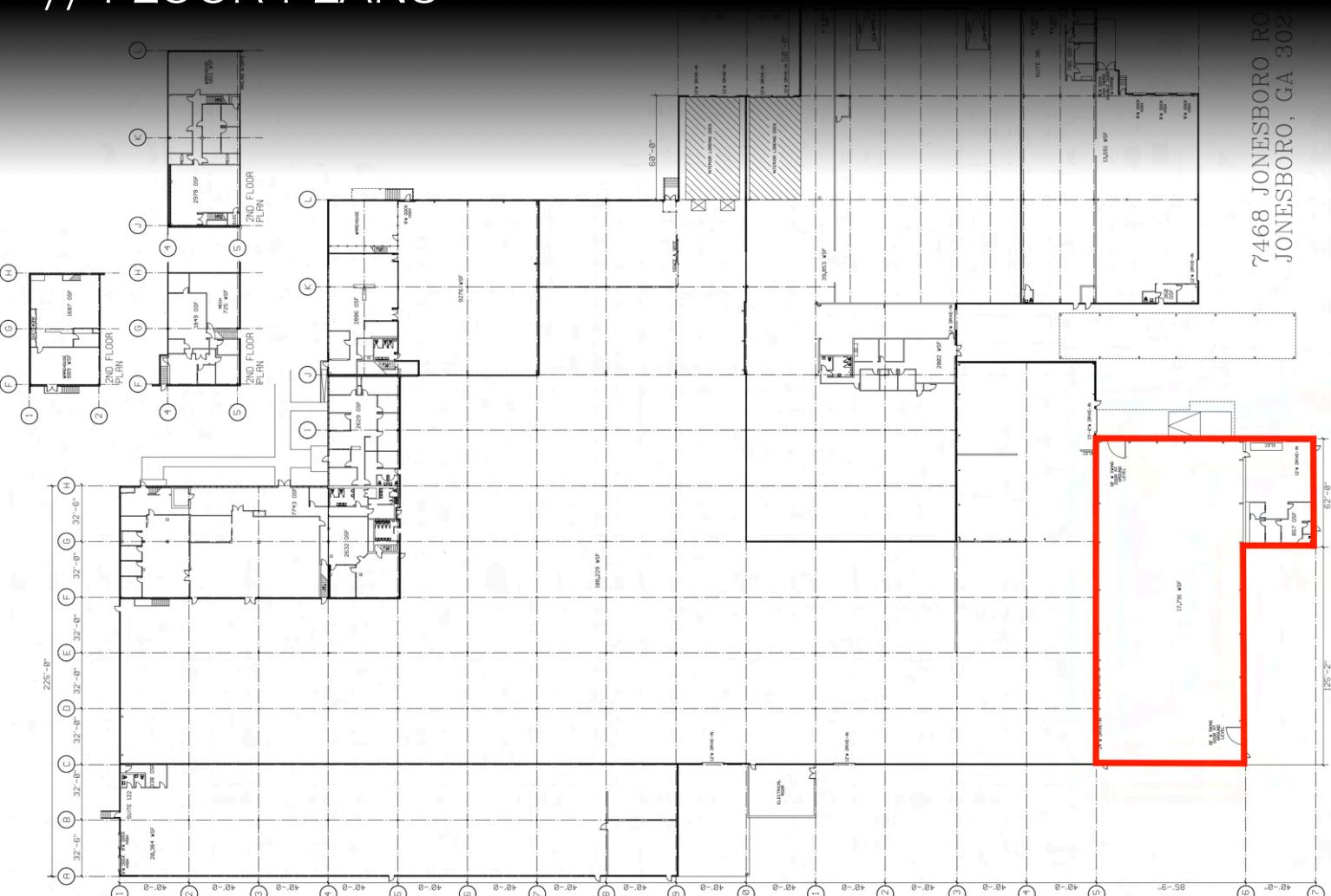
## SQUARE FOOTAGE

19,000 SF //

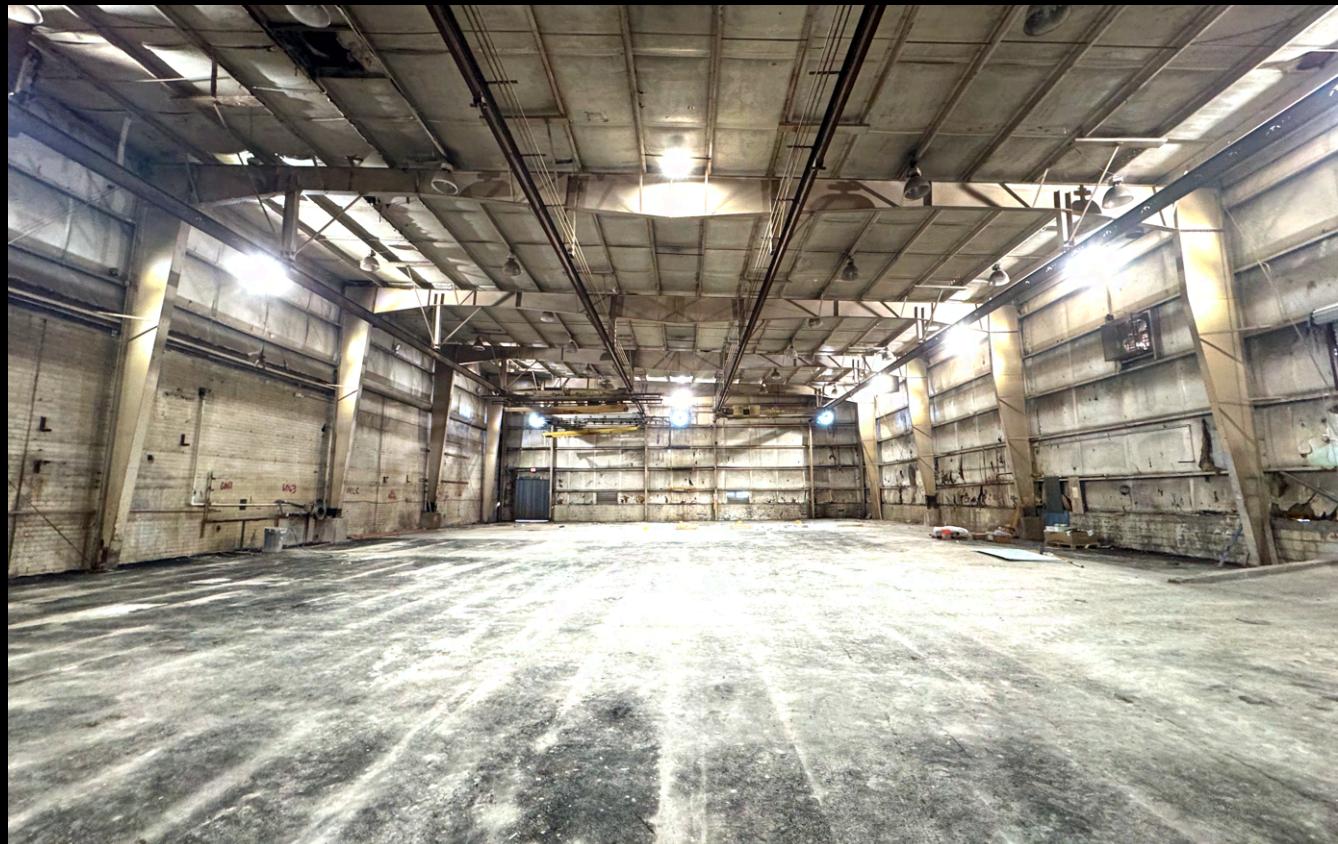
## PRICE

\$6.32 PSF NNN

# // FLOOR PLANS



// INTERIOR PHOTO



# // LOCATION OVERVIEW



## ABOUT THE AREA: JONESBORO

The industrial market in the Jonesboro area of Georgia is characterized by a dynamic blend of manufacturing, warehousing, and distribution activities. Situated within the Atlanta metropolitan region, Jonesboro benefits from its strategic location along major transportation routes, including interstates and rail lines, making it a prime hub for logistics operations. With a diverse range of industries such as automotive, aerospace, and consumer goods, the area boasts a robust economy supported by a skilled workforce and favorable business environment. Companies in Jonesboro leverage modern facilities and advanced technology to drive efficiency and productivity, contributing to the area's reputation as a thriving industrial center within the state.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	21,900	114,000	251,000
Tot. Employees	15,700	86,200	191,000
Avg. Household Income	\$52,000	\$57,800	\$59,000

# // BROKER PROFILES

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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 Swartzberg

Founder/CEO  
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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.



Judd Swartzberg was born and raised in Atlanta, Georgia. Judd elected to build his career in commercial real estate by obtaining his real estate license in 2021 and joined the Swartz Co team at PHP Commercial. As Swartz Co became a private firm in 2022, Judd elected to transfer his license with them with the role of Commercial Associate. Judd learned early on how to deliver exceptional service and add client value.

## Judd Swartzberg

Sr. Associate  
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Focusing on the greater Atlanta industrial market, Judd has had success in representing Tenants and Landlords in leasing, and buyers and sellers in sale transactions. With a strong passion for commercial real estate and a dependable

# // 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.

A nighttime aerial photograph of the Atlanta skyline, featuring the Bank of America Plaza and other illuminated skyscrapers.

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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