

733 AVENUE C

CARROLLTON, GA 30117

FOR LEASE

1,520 SF WAREHOUSE WITH YARD SPACE



JUDD SWARTZBERG

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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to exclusively offer 205 Avenue C, located in the heart of Carrollton, Georgia, for lease. This flexible industrial property features a highly functional single-tenant warehouse with ample yard space, four drive-in doors, approximately 300 SF of office space, and 16' clear height. The property is zoned M-1, allowing for a wide range of commercial and industrial uses. Built in 2022, this turnkey facility is well-suited for a variety of businesses seeking a central location within the rapidly growing Carrollton market.

Ideal Uses Include

- General contractors
- HVAC, plumbing, and electrical companies
- Small fleet and service-based operators
- Equipment storage with office/warehouse support

For more information or to schedule a tour, please contact Judd Swartzberg.

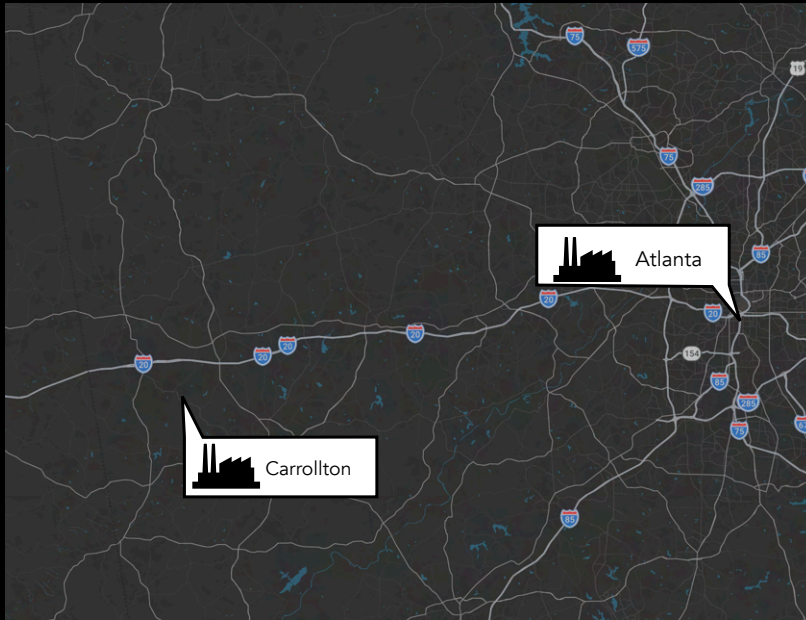
HIGHLIGHTS

- Ample Fenced-in Yard Space
- Zoned M-1
- 1,520 SF
- 16' Clear Height
- 4 Drive-in Doors
- \$2,950 Gross Monthly

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: CARROLLTON

Carrollton, GA offers a compelling location for businesses seeking growth, accessibility, and a strong workforce. Positioned along Interstate 20 approximately 45 miles west of Atlanta, the city provides excellent regional connectivity for logistics and distribution while maintaining lower operating costs than core metro markets. Carrollton serves as the economic hub of West Georgia, supported by a diverse economy anchored by manufacturing, healthcare, and retail, along with major employers and institutions like the University of West Georgia that help drive workforce development and local spending. The area continues to experience steady economic expansion and investment, with ongoing commercial growth and a pro-business environment supported by local economic development organizations and incentives. Combined with a high quality of life and a growing population base, Carrollton presents an attractive and strategic market for businesses looking to establish or expand operations.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	14,600	49,600	66,900
Number of Employees	12,200	40,600	54,300
Avg. Household Income	\$45,500	\$64,200	\$66,400

// BROKER PROFILES

Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.



Ryan Swartzberg

Senior Associate

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Specializing in the greater Atlanta industrial market, Judd has developed a proven track record of success representing tenants and landlords in leasing transactions, as well as buyers and sellers in property sales, with a particular focus and notable success in off-market investment sales. His dedication to delivering exceptional service and measurable results has earned him the trust and loyalty of his clients. Judd's consistent performance and commitment to success have also established him as one of the top earners at Swartz Co.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.

// DISCLAIMER & LIMITING CONDITIONS

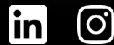
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified 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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