

1860 JOY LAKE RD

MORROW, GA 30260

FOR LEASE

5,000 SF +/- OF WAREHOUSE/ AUTOMOTIVE SPACE



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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate has been exclusively retained to arrange the lease of 1860 Joylake Rd, Morrow, GA 30260. This $\pm 5,000$ SF industrial unit features approximately 4,000 SF of warehouse space and 1,000 SF of reception and office buildout. The space includes two restrooms, dedicated shop area, and one drive-in door for easy vehicle access and workflow efficiency.

The warehouse area provides ample space to accommodate 4–5 vehicle lifts, making it exceptionally well-suited for automotive repair, specialty auto services, fleet operations, or expansion of an existing business.

Strategically located in Morrow, Georgia, just south of Hartsfield–Jackson Atlanta International Airport, the property offers convenient access to major transportation corridors and a strong South Metro Atlanta customer base.

For more information or to schedule a confidential tour, please contact Esty Hoffman, Connie Bridges or Ryan Swartzberg.

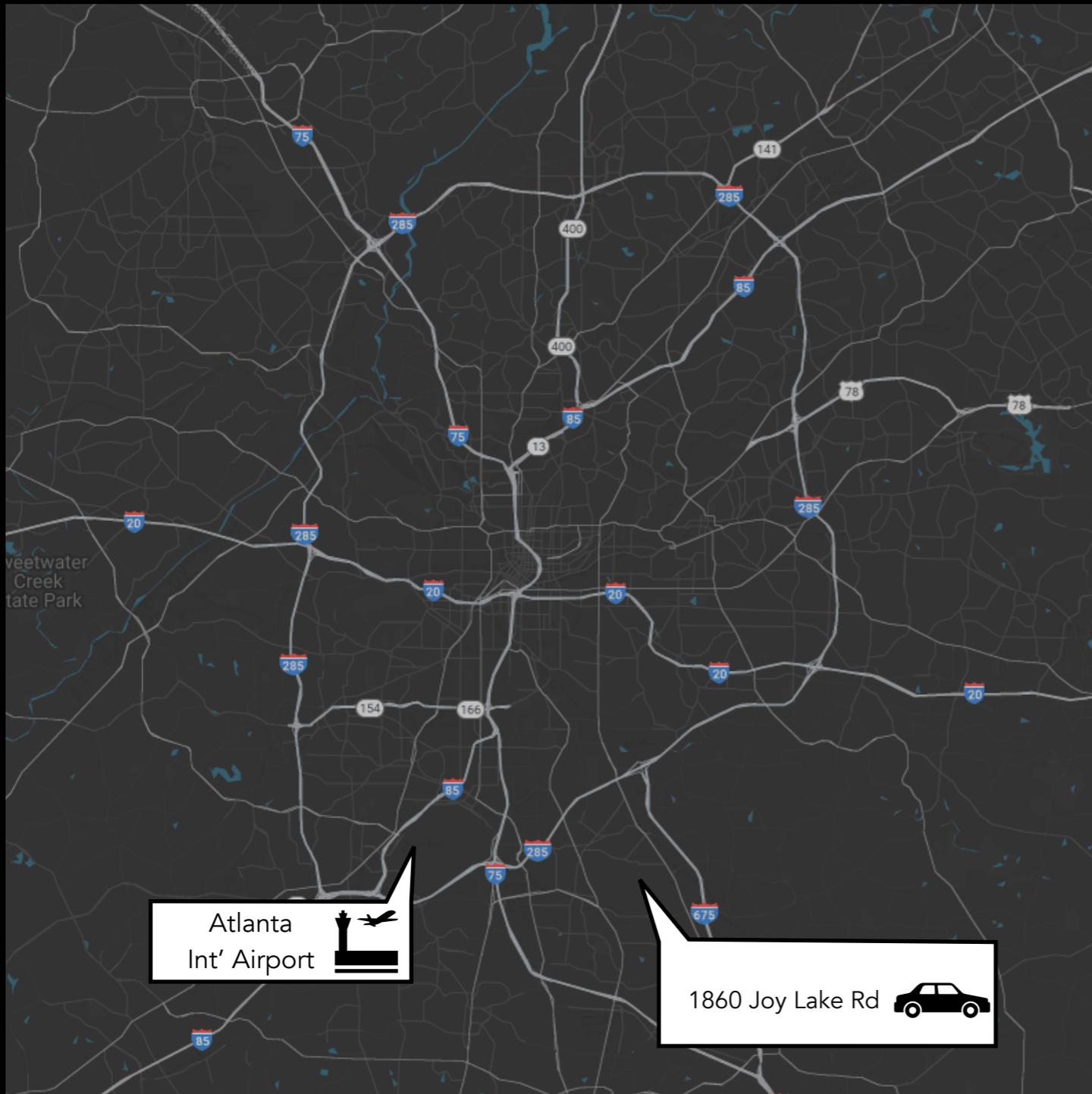
HIGHLIGHTS

- 4,000 SF of Warehouse Space
- 1,000 SF of Reception and Office Space
- Zoned Light Industrial
- \$8.40 PSF/YR
- LED Lighting & HVAC
- 1 Drive - in Door

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: MORROW

The automotive industry in Morrow, GA, embodies a vibrant blend of innovation, manufacturing prowess, and economic vitality. Situated in the heart of Georgia's automotive corridor, Morrow serves as a pivotal hub for automotive production, assembly, and distribution. The industry landscape here is characterized by a diverse array of companies ranging from automotive manufacturers to suppliers, each contributing to the region's robust automotive ecosystem. With a skilled workforce, strategic location, and a supportive business environment, Morrow stands as a testament to the enduring strength and resilience of the automotive industry in the southeastern United States.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	14,600	103,600	226,600
Avg. Household Income	\$42,400	\$56,800	\$56,100
Tot. Employees	9,939	77,200	170,200

// 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.



Connie Bridges
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Connie Bridges is a dedicated commercial real estate professional with Swartz Co Commercial, serving the Atlanta, GA area. Specializing in land acquisition for senior housing developments and expert tenant and landlord representation, Connie offers strategic guidance and market insight to investors, developers, and property owners seeking to maximize their commercial real estate opportunities.

With a focus on land for senior housing, Connie leverages her deep understanding of site selection, zoning, and market trends to help clients identify and secure optimal locations for new senior living communities. Her expertise ensures that developers and investors can navigate complex transactions with confidence.

Known for her tenacity, responsiveness, and commitment to client success, Connie Bridges is a trusted partner for commercial real estate solutions in Atlanta, delivering exceptional results tailored to each client's unique goals.

// 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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