

Available For Lease Or Sale

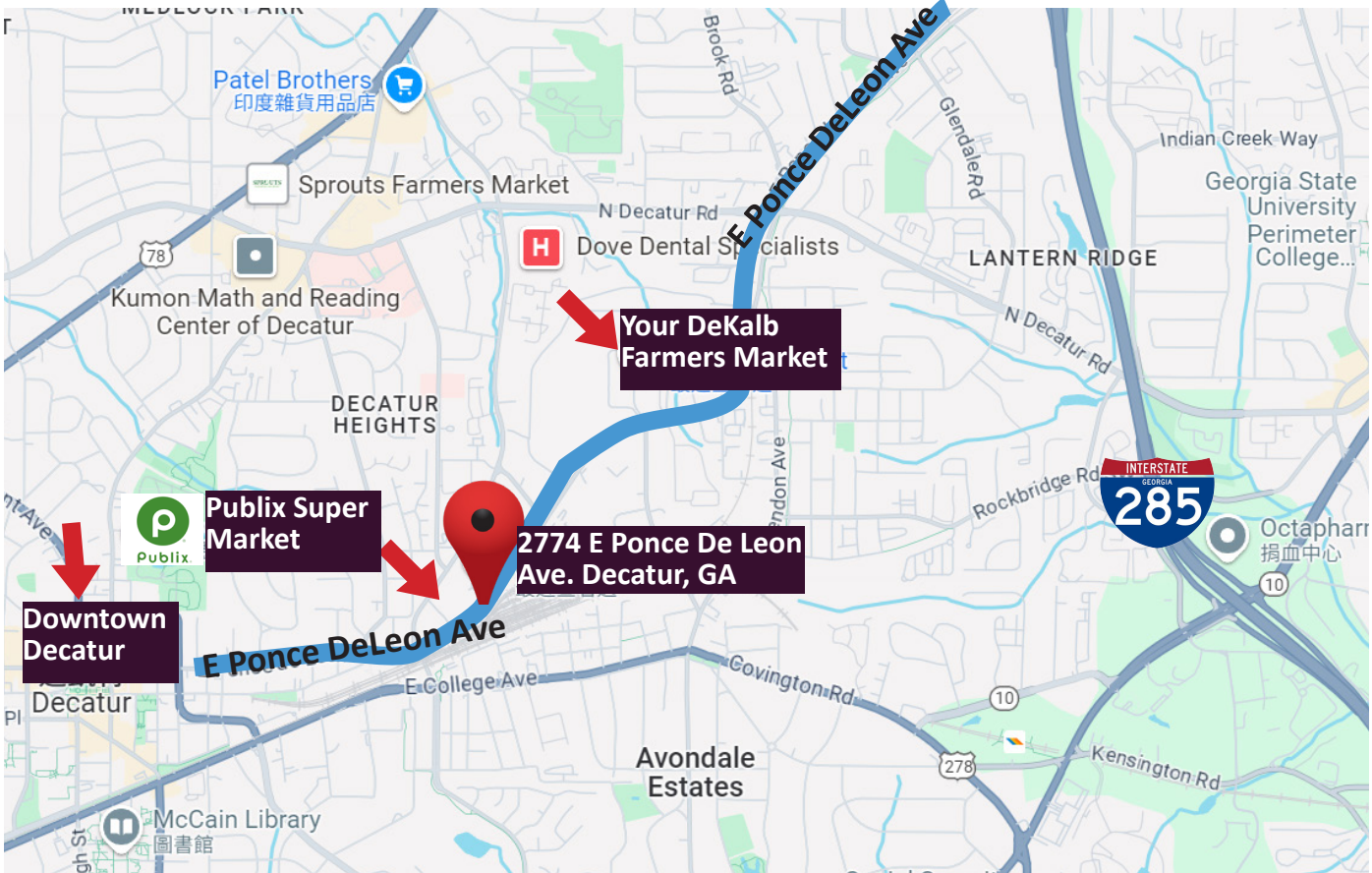
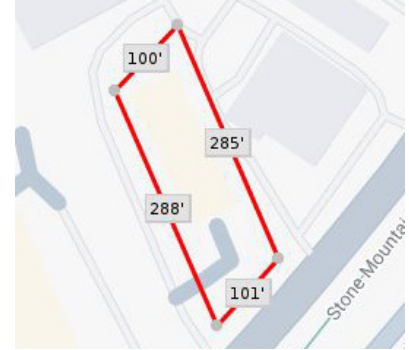
**BERKSHIRE
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GEORGIA
PROPERTIES

COMMERCIAL DIVISION



**2774 E Ponce De Leon Ave.
Decatur, GA 30030-2715**



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Property Overview:

This C-3 commercial lot is strategically located in an M-Industrial zoning district, offering a rare opportunity to combine both commercial and industrial uses. Direct frontage and access to E Ponce De Leon Avenue, the property is well-positioned for a variety of developments.

- Lot Size: 0.65 Acres
- Building Size:
 - Basement: 8,533 SF
 - First Floor: 8,533 SF
 - Total Usable Area: 17,066 SF of flexible space for development or operations
- Sprinkler System Ready

Zoning Highlights:

- **M-Industrial District:** Allows for a range of industrial and commercial uses, including manufacturing, warehousing, and office space.
- **C-3 Commercial:** Permits a variety of commercial activities, such as retail, service, and entertainment.

Potential Uses

- **Industrial:** Manufacturing, warehousing, distribution, and logistics.
- **Commercial:** Office space, retail, restaurants, and entertainment venues.
- **Mixed-Use:** Combining industrial and commercial uses, such as office space with light industrial or warehouse facilities.



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Key Features

- **Access:** Direct frontage and access to E Ponce De Leon Avenue. Conveniently located just inside I-285, between Highway 285 and Downtown Decatur. Close proximity to public bus transportation.
- **Utilities:** Utilities available, including electricity, water, and sewer connections.
- **Parking & Loading:** Approximately 50± parking spaces. Includes a loading dock with a drive-in door.

Re-Development Opportunities

This property presents a wide range of development opportunities, including industrial, commercial, and mixed-use projects. Its location within the M-Industrial district offers strategic access to a diverse network of businesses and industries.

Available for Lease Or For Sale:

- For Lease : \$17/SF
- For Sale : \$200/SF

Property Details

- Tax ID: 18-008-07-013
- Parcel ID: 18 008 07 013
- Lot Sq Ft: 28,501
- Bldg Sq Ft: 17,066



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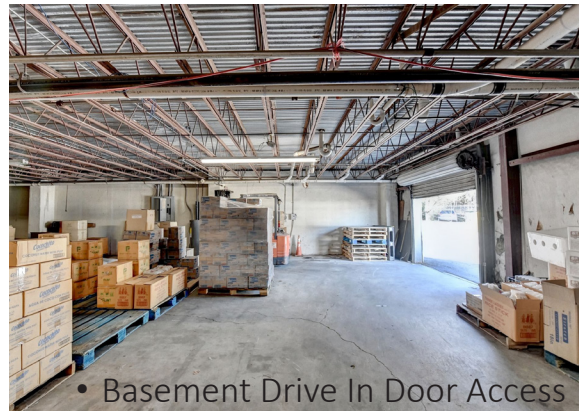
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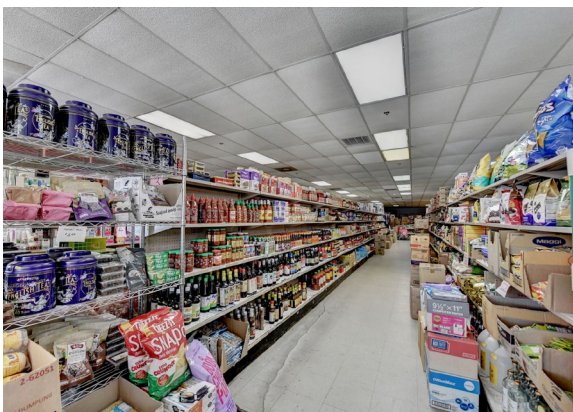
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