

1328 LAKEWOOD AVE

SE, GA 30315

FOR LEASE

7,500 SF Of Warehouse Space on 2.5 Acres



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SWARTZ CO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co. Commercial Real Estate is proud to offer for lease an exceptional industrial opportunity located at 1328 Lakewood Ave SE, Atlanta, GA 30315.

This versatile property boasts 7,500 square feet of warehouse space and 2,000 square feet of office space, making it ideal for a wide range of industrial and commercial uses. The site also includes 2.5 acres of outdoor storage, three drive-ins and two exterior loading docks providing optimal functionality and accessibility for tenants.

For further information or to schedule a tour, please contact Judd or Ryan.

HIGHLIGHTS

- \$15,000,00 NNN
- 7,500 SF of Warehouse Space
- 2,000 SF of Office Space
- 2.5 Acres of Outdoor Storage
- 3 Drive - ins
- Two Exterior Loading Docks

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: LAKEWOOD HEIGHTS

Lakewood Heights is a strategically located industrial submarket in Southeast Atlanta, offering excellent access to major transportation corridors, including I-75/85 and Hartsfield-Jackson International Airport—just minutes away. Its central location makes it ideal for logistics, distribution, and service-based operations.

The area is undergoing rapid revitalization, with infrastructure upgrades and new commercial development driving increased demand. Proximity to key amenities like EU/EUE/Screen Gems Studios and large event venues also supports a strong local labor pool and ongoing economic activity.

With competitive lease rates, ample space for outdoor storage, and a business-friendly environment, Lakewood Heights presents a high-upside opportunity for industrial investors seeking value in Atlanta's expanding core.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	19.000	143.500	358.200
Number of Employees	14.900	115.300	302.900
Avg. Household Income	US\$43.200	US\$51.100	US\$69.200

// 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.

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.

Ryan Swartzberg

Senior Associate

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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.



Ryan Swartzberg is a native of Atlanta, Georgia, and has been passionate about real estate for as long as he can remember. He began his real estate career in 2015, and by 2018, Ryan was a top commercial producer. Throughout his career, he has sold hundreds of millions of dollars in commercial real estate. Ryan has negotiated and closed various commercial transactions, specializing in the industrial and flex-space markets.

He represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan might work with a large national company, a small business, or an individual. However, regardless of the client's size or type, he is dedicated to delivering exceptional service and results.

Ryan Swartzberg

Founder/CEO

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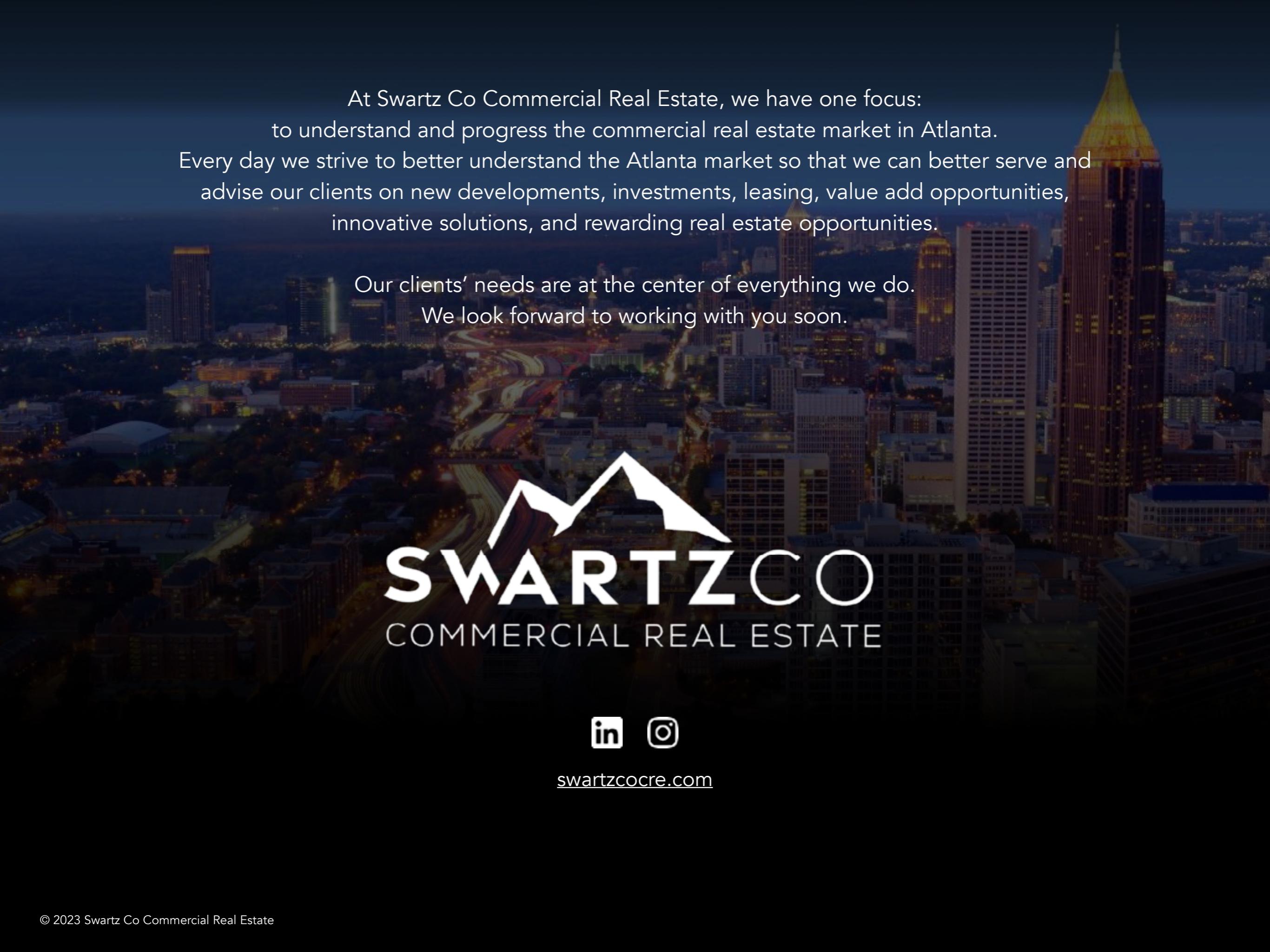
In addition to closing deals and expanding his client network, Ryan enjoys mentoring new commercial agents. This passion inspired him to launch his firm, Swartz Co Commercial Real Estate, in 2022. As a broker, Ryan is excited to continue closing commercial transactions and growing his firm.

// 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.

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

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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