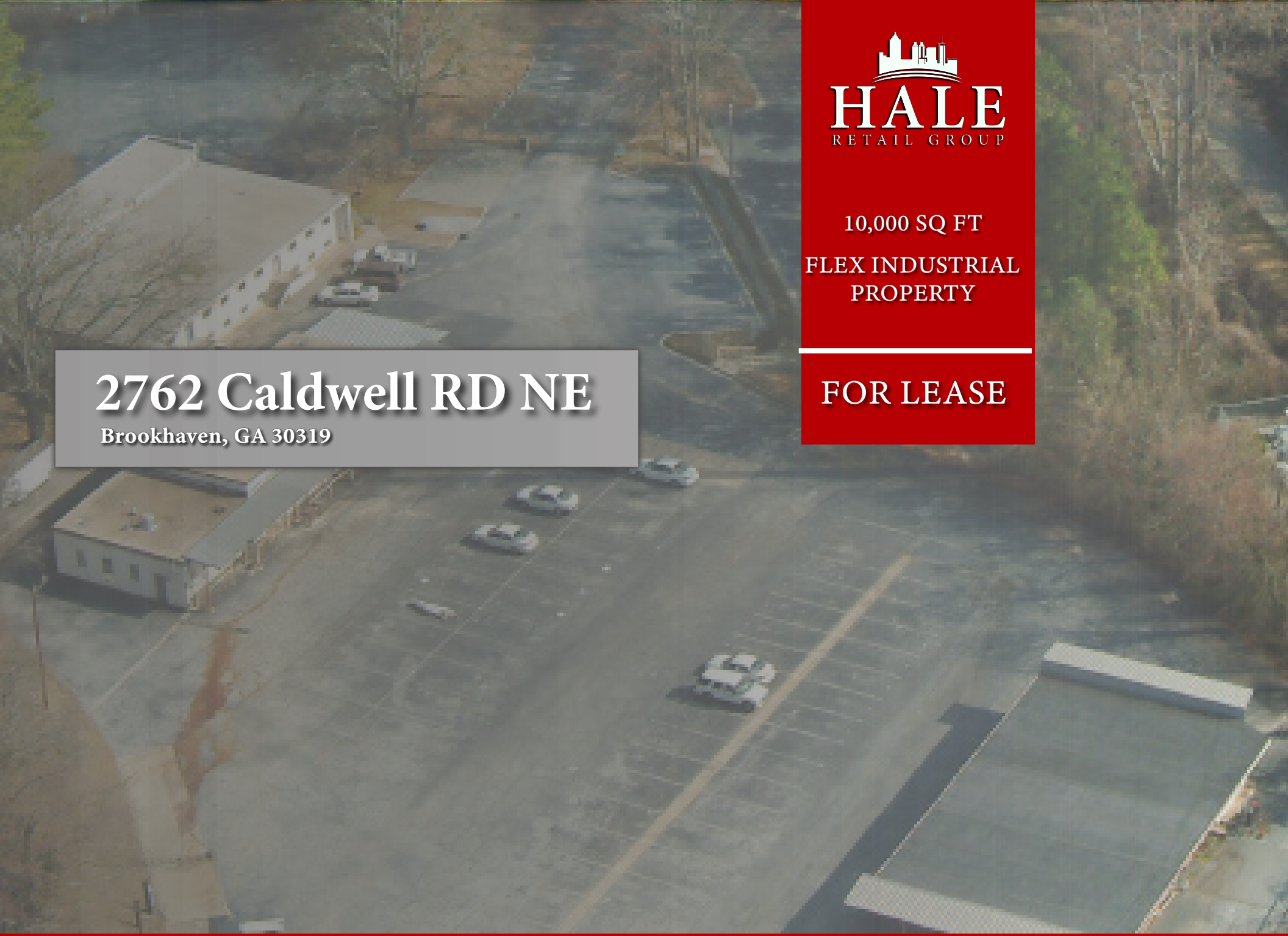


HALE
RETAIL GROUP

10,000 SQ FT

FLEX INDUSTRIAL PROPERTY

FOR LEASE

2762 Caldwell RD NE

Brookhaven, GA 30319

COMMERCIAL LEASING • PROPERTY MANAGEMENT • CONSTRUCTION MANAGEMENT • INVESTMENT SALES • MARKETING SERVICES

2762 Caldwell RD Ne

Brookhaven, GA 30319

PROPERTY DESCRIPTION

2762 Caldwell Rd NE in Brookhaven, GA offers a rare ±10,000 SF two-story light industrial / flex opportunity (±5,000 SF per floor) in the heart of the affluent Ashford Park corridor. Zoned M-Light Industrial, the property provides flexible use options for showroom, office, warehouse, creative studio, or service-based operations, featuring multiple team rooms, conference areas, open workspace, and storage capacity with electric, gas, water, and sewer in place. A large dedicated surface parking lot — a significant advantage in this dense in-town submarket — accommodates employees, clients, and fleet vehicles, while convenient access to Peachtree Rd, I-85, and GA-400 ensures strong regional connectivity. This is a rare chance to secure functional industrial-flex space within one of Metro Atlanta's most desirable, high-income residential trade areas.

PROPERTY HIGHLIGHTS

- ±10,000 SF Two-Story Industrial-Flex Building Functional ±5,000 SF floorplates allow seamless separation of office, showroom, production, and storage operations — ideal for collaborative teams and hybrid business models.
- M-Light Industrial Zoning (Flexible Use Potential) Supports a wide range of compliant industrial, distribution, creative, and service-based operations within one of Brookhaven's most supply-constrained submarkets.
- Substantial Dedicated Surface Parking Rare in-town parking capacity accommodates employees, clients, fleet vehicles, and deliveries — a critical advantage in dense residential corridors.
- Prime Brookhaven / Ashford Park Location Positioned within an affluent residential trade area with $175K+ average household incomes and strong home reinvestment cycles, minutes from Peachtree Rd, I-85, and GA-400.
- Exceptional Connectivity & Infrastructure Direct access to Caldwell Rd with proximity to major transportation routes and regional freight corridors; utilities (electric, gas, water, sewer) in place to support scalable operations.

ADAM HALE
Director of Leasing
Ahale@haleretailgroup.com
p: 404.281.2788

HALE
RETAIL GROUP
WWW. HALERETAILGROUP.COM

2762 Caldwell RD Ne

Brookhaven, GA 30319

Any figures set forth herein are for illustrative purposed only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

HALE
RETAIL GROUP
WWW. HALERETAILGROUP.COM

Population

2 MILE	58,053
5 MILE	322,916
10 MILE	817,912

Est Pop Growth 2025-2030

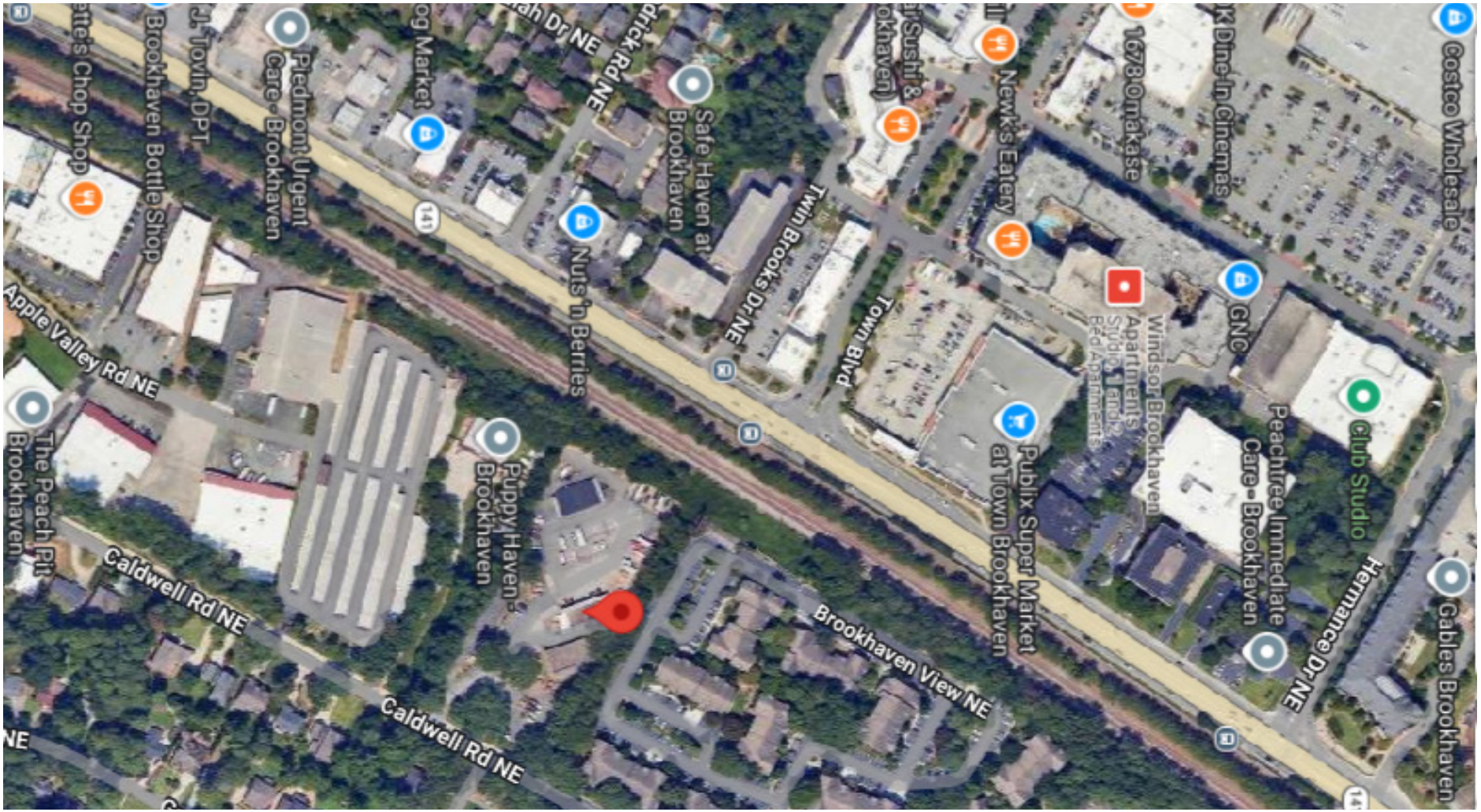
2 MILE	1.0%
5 MILE	1.3%
10 MILE	1.3%

Households

2 MILE	26,779
5 MILE	149,172
10 MILE	378,153

Household Income

2 MILE	$117,999
5 MILE	$97,827
10 MILE	$82,432

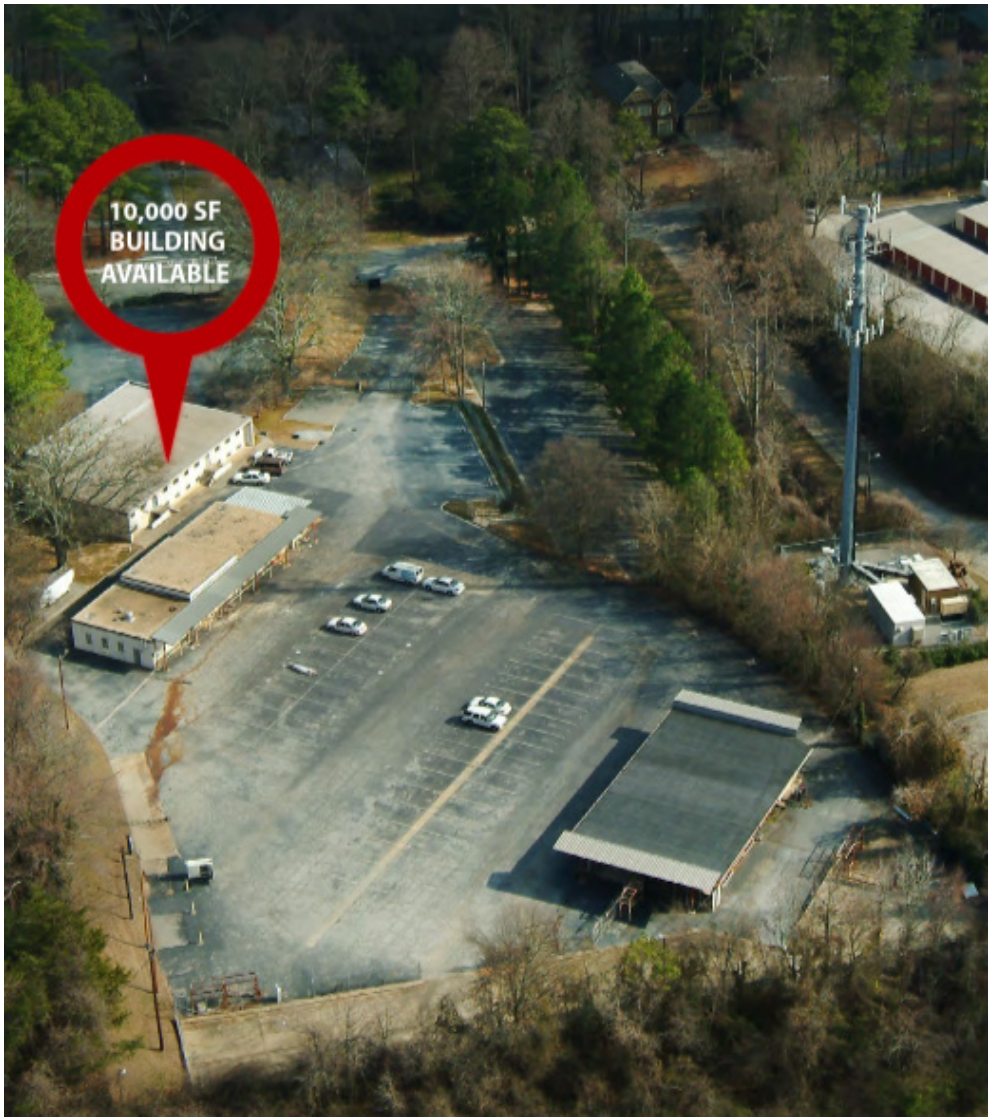


Peachtree Rd (Dresden Dr → Kendrick Rd): 36,030 VPD

Peachtree Rd (Dresden Dr → Colonial Dr): 40,042 VPD

Dresden Dr (Peachtree Rd → Clairmont Rd): 17,256 VPD

Any figures set forth herein are for illustrative purposed only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



HALE
RETAIL GROUP
WWW. HALERETAILGROUP.COM

ADAM HALE
Director of Leasing
Ahale@haleretailgroup.com
404.281.2788