



9529 S Main St, Jonesboro, GA 30236

\$3,295,000

Jonesboro Warehouse

Industrial | 30,000 SF



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GA
404.906.9342

Listing Added: Yesterday

Listing Updated: Today

Details

Asking Price	\$3,295,000	Property Type	Industrial
Subtype	Warehouse	Investment Type	Owner/User
Class	B	Lease Type	Gross
Tenant Credit	No Credit Rating	Tenancy	Multi
Number of Tenants	3	Square Footage	30,000
Net Rentable (sq ft)	30,000	Price/Sq Ft	\$109.83
Occupancy	80%	Units	5
Year Built	1986	Year Renovated	2020
Buildings	1	Stories	1
Permitted Zoning	HI	Lot Size (acres)	2.1
Price/Acre (Land Value)	\$0/acre	Broker Co-Op	Yes
Price/Unit	\$659,000	Loading Docks	2
Dock High Doors	8	Ceiling Height	24
Sale Condition	1031 exchange		

Marketing Description

This warehouse is conveniently situated in close proximity to both Hartsfield-Jackson Atlanta International Airport and downtown Atlanta. This strategic location ensures swift access to major transportation routes and the potential to serve a diverse customer base efficiently. The property currently enjoys a stable income stream, with three well-established tenants already in place. Their continued occupancy assures a solid return on investment while reducing the initial leasing efforts. Upon acquisition, you will gain the opportunity to capitalize on two available units, providing the flexibility to expand your business operations or lease to additional tenants, further enhancing your investment potential. Ample loading docks, spacious storage, and efficient layouts ensure optimal productivity and convenience. Atlanta has consistently proven to be a thriving economic center, attracting diverse industries and fostering business growth. Your investment in this warehouse aligns with the city's upward trajectory and promises a prosperous future. With the combination of a prime location, existing tenants, and expansion possibilities, this warehouse is primed to deliver exceptional returns.

Please feel free to reach out for further details, to schedule a site visit, or to discuss any specific requirements you may have.

Investment Highlights

With the combination of a prime location, existing tenants, and expansion possibilities, this warehouse is primed to deliver exceptional returns.

Property tax assessment for 2023 ---- ~~\$16,648.00~~ (645.00)

Other expenses:

Roof Repairs for 2023: ~~\$4000.00~~ (4000.00)

Landscaping: \$100 every 2 weeks by the season

Insurance: ~~\$10,283.28~~ (283.28)

Water bill approximately \$140 per month

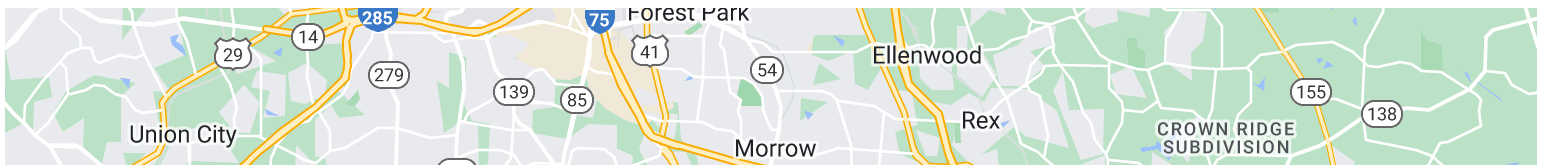
Location (1 Location)



Property Photos (6 photos)

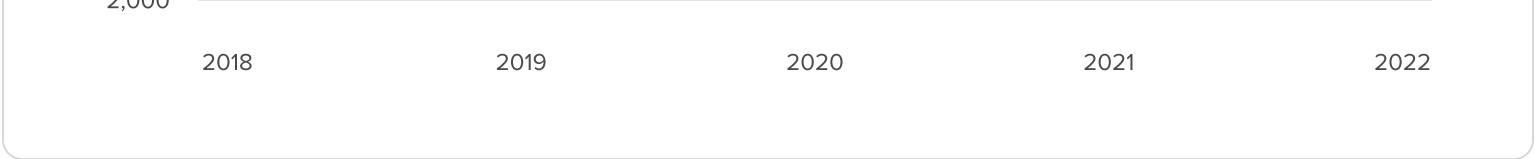
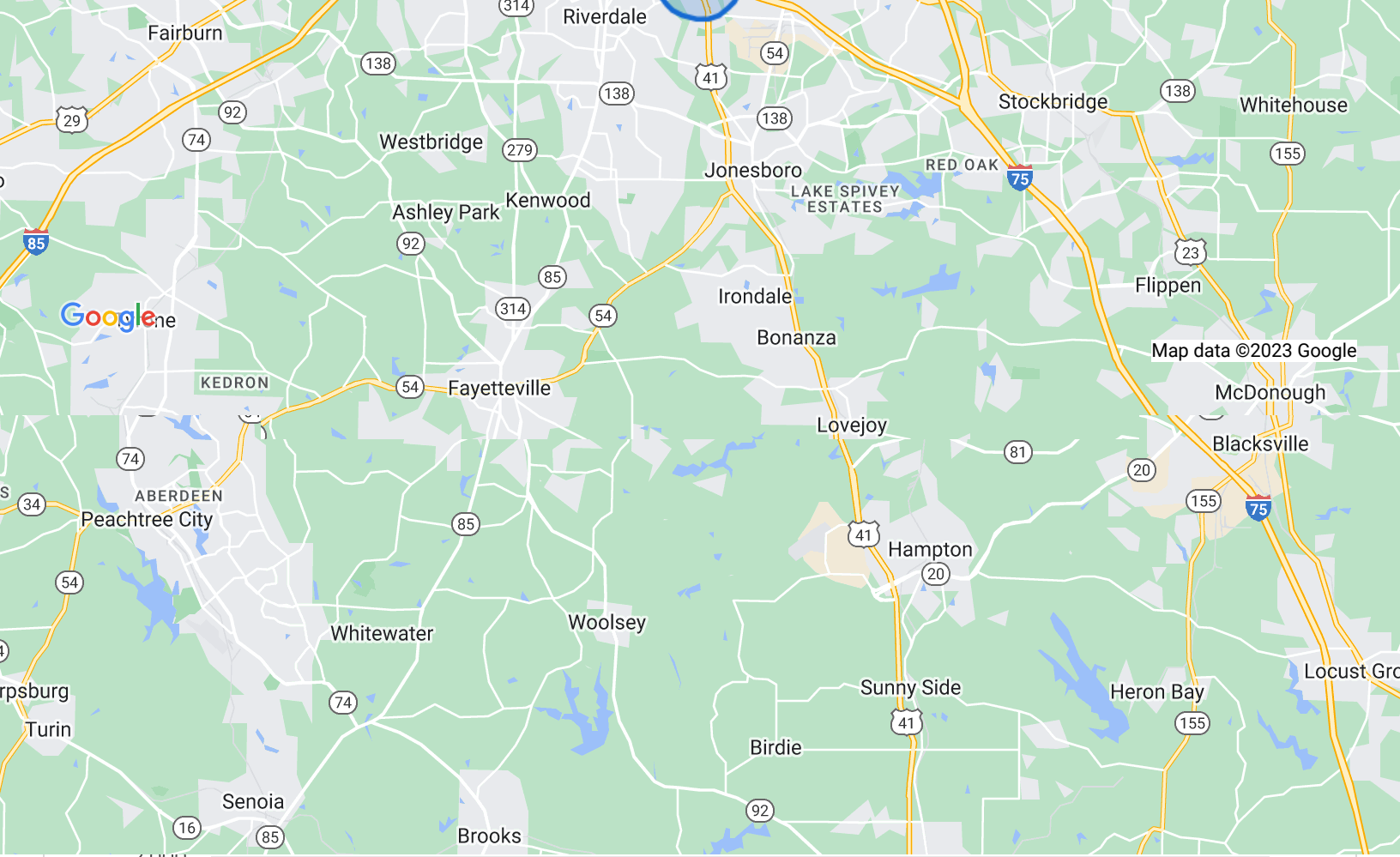


Demographic Insights



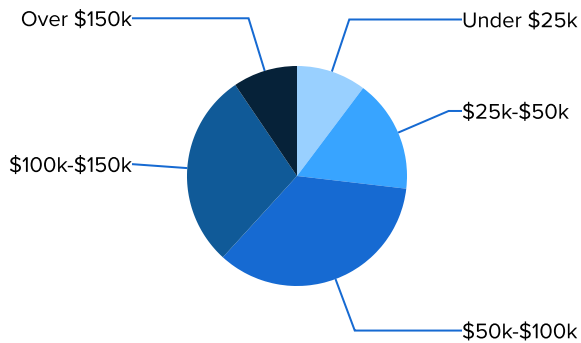
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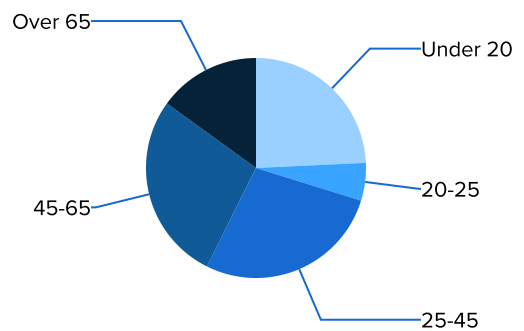
Household Income

\$77k Median Income | **\$89.2k** 2026 Estimate | **↑ 3%** Growth Rate



Age Demographics

39 Median Age | **39** 2026 Estimate | **↓ -1%** Growth Rate



Number of Employees

1,167

Top Employment Categories

Office & Administrative Support

Sales & Related

Management

Production

Food Prep & Service

Housing Occupancy Ratio

21:1

21:1 predicted by 2026

Occupied

Vacant

Renter to Homeowner Ratio

1:5

1:5 predicted by 2026

Renters

Homeowner

