

2316 - 2336 LAWRENCE AVE

EAST POINT, GA, 30344

FOR SALE
7 BAYS ON 8.36 ACRE LOT



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COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate has been engaged as the exclusive broker for an exceptional industrial investment / owner-user opportunity located at 2316–2336 Lawrence Avenue in East Point, Georgia 30344. Spanning two parcels, this light industrial property features approximately 20,000 square feet of improvements across seven bays and is situated on an expansive 8.36-acre lot, offering both immediate functionality and long-term redevelopment or expansion potential.

The property's location in East Point provides a strategic advantage for investors and users alike, with close proximity to Hartsfield-Jackson Atlanta International Airport, major transportation corridors, and the broader Atlanta industrial market. This connectivity supports logistics, distribution, and light manufacturing uses while benefiting from strong regional demand and limited industrial land availability.

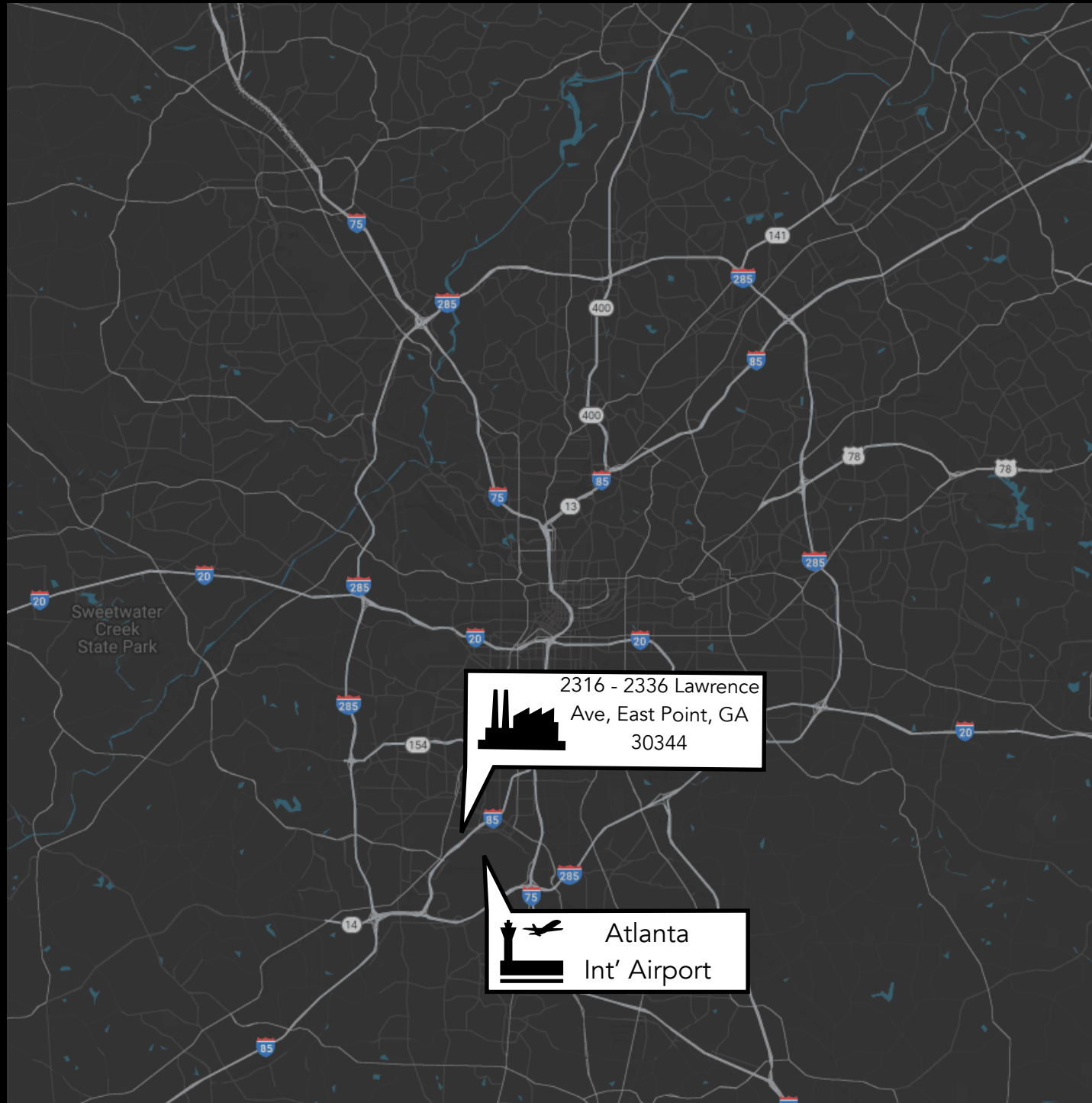
Offered at a listing price of \$7,000,000, this opportunity combines scale, zoning flexibility, and a highly desirable infill location, making it well-suited for investors seeking stable industrial assets with upside, as well as owner-users looking to establish or expand operations in one of Metro Atlanta's most supply-constrained submarkets.

For additional information, please contact Esty Hoffman or Ryan Swartzberg.

HIGHLIGHTS

- \$7,000,000.00
- 20,000 SF Across 7 Bays
- Zoned Light Industrial
- 8.36 Acre Lot
- Metro Atlanta
- Close to All Major Highways

// LOCATION OVERVIEW



ABOUT THE AREA: EAST POINT

East Point, Georgia, is a vibrant city located just southwest of downtown Atlanta, within Fulton County. Known for its strategic location, East Point offers residents and businesses easy access to major highways like I-285, I-85, and I-75, as well as Hartsfield-Jackson Atlanta International Airport, one of the busiest airports in the world. This makes it a key hub for logistics, transportation, and commerce. For businesses, East Point's industrial zones and close proximity to major transport routes make it an ideal location for companies involved in manufacturing, logistics, warehousing, and distribution. The city's well-connected infrastructure, affordable real estate, and supportive business environment make it a popular choice for businesses looking to grow or relocate within the Atlanta metropolitan area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	20.002	96.800	265.500
Number of Employees	16.200	76.400	207.000
Avg. Household Income	\$62,600	\$52,200	\$49,700

// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.



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.

// 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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