

7472 GRAHAM RD,

FAIRBURN, GA 30213

FOR LEASE
7 USABLE ACRES



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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to be the exclusive broker for the lease of 7472 Graham Rd, Fairburn, GA. This prime property offers 7 usable acres zoned M1 Light Industrial, making it perfect for a wide range of industrial uses.

Located in a strategic area with easy access to major commercial corridors, this site is available for lease at \$30,000.00 NNN. The zoning designation allows for various light industrial activities, providing flexibility for your business operations.

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

HIGHLIGHTS

- \$30,000.00 NNN
- 7 Usable Acres
- Zoned M1 - Light Industrial
- Next to Atlanta Hartsfield-Jackson International Airport
- Fulton County
- Access To Major Highways

// LOCATION OVERVIEW



ABOUT THE AREA: FAIRBURN, GA

Fairburn, GA is a rapidly growing hub for commercial and industrial real estate, offering strategic proximity to Atlanta Hartsfield-Jackson International Airport and key highways like Interstates 85 and 285. The city provides excellent access to major transportation routes, making it ideal for logistics, warehousing, and distribution operations. With competitive leasing rates and a pro-business environment, Fairburn is a prime location for investors seeking strong growth potential and a robust industrial market.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	14.500	61.400	130.500
Number of Employees	10.400	45.700	100.400
Avg. Household Income	\$76.200	\$68.200	\$80.500

// 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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