

5035 HWY-42

ELLENWOOD, GA 30294

FOR LEASE

4.17 Acre IOS Site with 3,000 SF Warehouse



RYAN SWARTZBERG

770.689.8377

rswartzberg@swartzcocre.com

JUDD SWARTZBERG

770.490.5235

jswartzberg@swartzcocre.com



// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is excited to present 5035 Highway 42, Ellenwood, GA, for lease. This 4.17-acre Industrial Outdoor Storage (IOS) site includes about 3.5 acres of fenced outdoor storage and a 3,000-square-foot warehouse. The warehouse has one restroom, office space, one dock-high door, and one roll-up door. The property is zoned Heavy Industrial, allowing for various uses such as construction lay down yards, equipment storage, equipment rental companies, towing companies, fleet storage, diesel repair, tractor trailer repair, auto repair, dumpster storage, crane and rigging companies, repossession companies, container storage, and more.

AN ADDITIONAL TRUCK-WIDE DRIVEWAY IS BEING ADDED ALONG HWY 42

Please feel free to reach out to Ryan or Judd with any questions regarding the property.

HIGHLIGHTS

- 3.5 +/- Usable Acres
- Zoned Heavy Industrial
- 3,000 SF Warehouse (one dock-high & one drive-in)
- Graveled
- Fenced
- \$26,000.00 NNN Per Month

// SITE PHOTOS



// BUILDING PHOTOS



// PROPERTY DETAILS



ADDRESS

5035 Hwy-42
Ellenwood, GA 30058

ZONING

HI (Heavy Industrial)

COUNTY

Clayton

SITE SIZE

4.17 Acres (3.5 +/- Usable)

BUILDING SIZE

3,000 SF

PRICE

\$26,000.00 NNN Per Month

// LOCATION OVERVIEW



ABOUT THE AREA: ELLENWOOD

Ellenwood offers an ideal location for businesses seeking convenience and accessibility, particularly for industrial and logistics operations. Situated just southeast of Atlanta, this growing community boasts close proximity to major highways, including I-285, I-675, and I-75, making it perfect for efficient transportation and distribution across the metro Atlanta area. Additionally, the property is just a short drive from Hartsfield-Jackson Atlanta International Airport, providing unparalleled access to global markets. With its strategic location and industrial-friendly infrastructure, Ellenwood is a prime spot for businesses looking to thrive in a connected and dynamic environment.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	8,206	83,500	215,000
Avg. Household Income	\$46,400	\$62,000	\$58,600
Tot. Employees	5,857	63,400	165,000

// BROKER PROFILES



Ryan Swartzberg
Founder/CEO
770.689.8377

rswartzberg@swartzcocre.com

Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.



Judd Swartzberg
Sr. Associate
770.490.5235

jswartzberg@swartzcocre.com

Judd Swartzberg was born and raised in Atlanta, Georgia. Judd elected to build his career in commercial real estate by obtaining his real estate license in 2021 and joined the Swartz Co team at PHP Commercial. As Swartz Co became a private firm in 2022, Judd elected to transfer his license with them with the role of Commercial Associate. Judd learned early on how to deliver exceptional service and add client value.

Focusing on the greater Atlanta industrial market, Judd has had success in representing Tenants and Landlords in leasing, and buyers and sellers in sale transactions. With a strong passion for commercial real estate and a dependable dedication to his clientele, Judd is sure to deliver exceptional service and results.

// DISCLAIMER & LIMITING CONDITIONS

Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This 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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