



OFFERING MEMORANDUM

**SINGLE-TENANT  
INDUSTRIAL OWNER-USER  
OPPORTUNITY**

2626 Lithonia Industrial Blvd  
Lithonia, GA 30058

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**DTSPADE**  
SPECIALIZED REAL ESTATE

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This Offering Memorandum (the “Memorandum”) contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all information that a prospective purchaser may require. The information contained herein has been obtained from sources believed to be reliable; however, DTSpade and the Owner/Seller make no representations or warranties, express or implied, as to the accuracy or completeness of such information.

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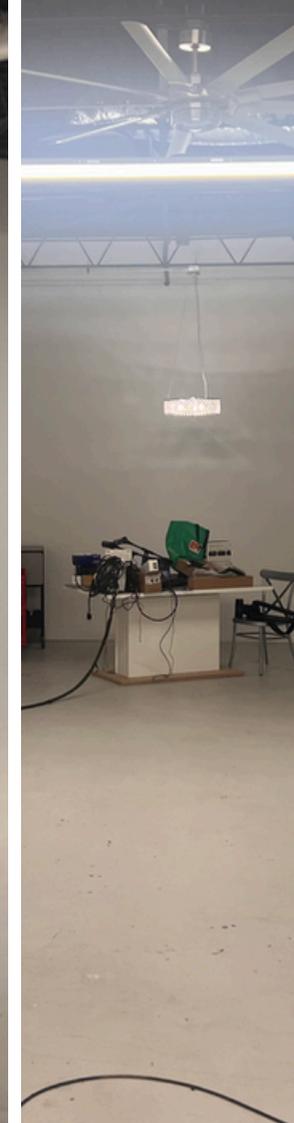


## THE OFFERING

DTSfade is proud to present 2626 Lithonia Industrial Blvd, an 18,135 SF industrial building offered for sale at \$1,650,000 (\$90.98/SF). The property is marketed as an Owner User opportunity with single tenancy, located in Lithonia, GA with easy access to I-20.

The building has most recently been used as a production studio with sound proofing features, offices, and green rooms; prior use included a welder's shop and storage.

|                          |  |
|--------------------------|--|
| PROPERTY ADDRESS         | 2626 Lithonia Industrial Blvd,<br>Lithonia, GA 30058 |
| BUILDING SIZE (LOT SIZE) | 18,135 SF (1.01 AC)                                  |
| PARCEL NUMBER            | 16-105-05-004; 16-105-05-012                         |
| ASKING PRICE             | \$1,650,000  |
| ZONING                   | M – Light Industrial                                 |





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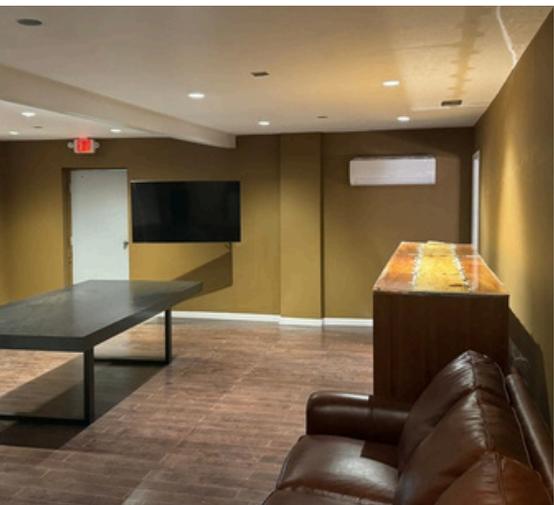
# PROPERTY SUMMARY

- 2626 Lithonia Industrial Blvd, Lithonia, GA 30058
- Building Size (RBA): 18,135 SF | Lot Size: 1.01 AC
- +/- 5,000 SF of office
- Zoning: M – Light Industrial
- Industrial — Distribution (Flex Showroom; General Retail Auto Repair; General Retail Storefront)
- Building Class: C
- Year Built/Renovated: 1974 / 1992
- Stories: 1
- Clear Ceiling Height: 14'
- Parking Ratio: 1/1,000 SF
- Easy access to I-20
- Fenced lot
- New roll up doors
- New heaters
- Two dock-high doors + one drive-in door
- 3-phase power
- Amenities noted: air conditioning; breakroom
- Utilities noted: water

*For more information or to schedule a site visit, please contact Dudley Thomas Spade SRE, LLC.*

# PROPERTY PHOTOS



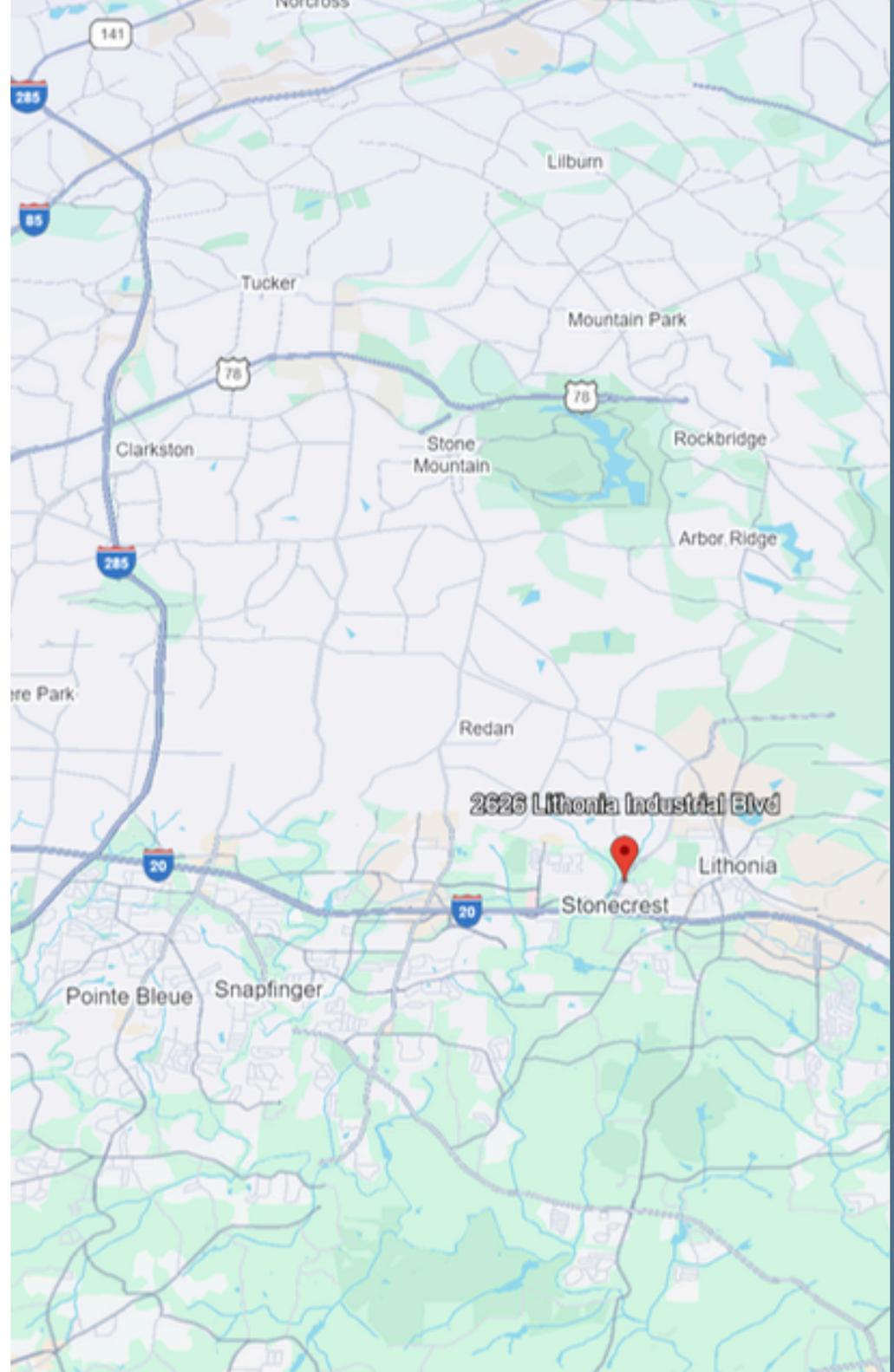
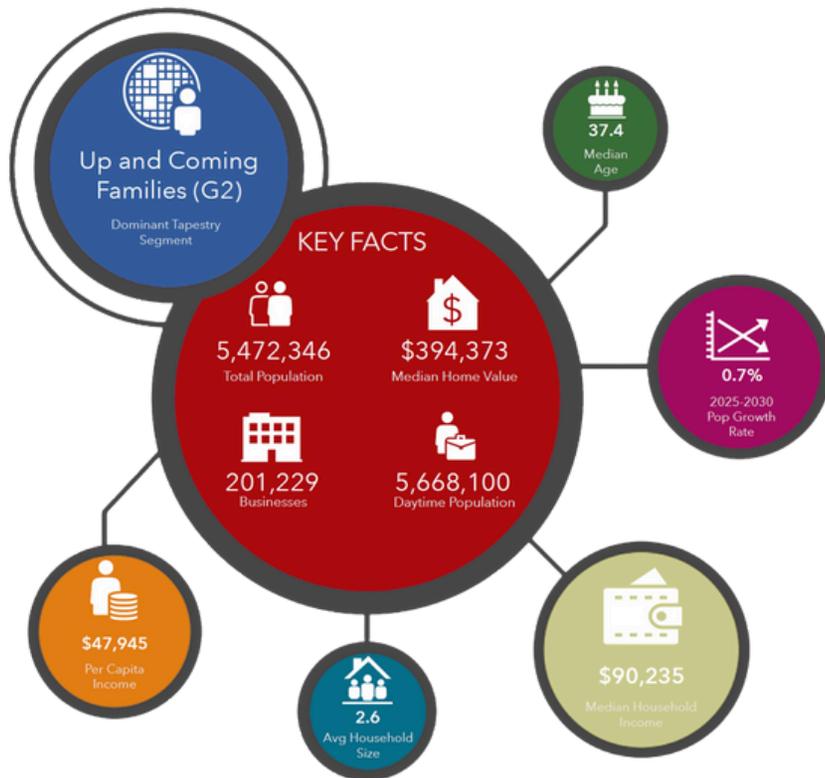


## LITHONIA / EAST DEKALB

Lithonia is a city in eastern DeKalb County within the Atlanta metro, positioned just off the I-20 corridor and roughly 18 miles east of Downtown Atlanta — a practical location for owner-users who want metro access without being in the core.

DeKalb County-level economic development priorities emphasize growth sectors that align well with industrial/flex demand — advanced manufacturing & logistics, healthcare & life sciences, technology, and film/entertainment.

*This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).*



# AERIAL



SUBJECT PROPERTY



## CONTACT

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