

# 752, 756-758 VETERANS PKWY,

JONESBORO, GA 30238

FOR LEASE

1,500 - 3,000 SF OF WAREHOUSE SPACE



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# // PROPERTY OVERVIEW

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## OFFERING

SwartzCo Commercial Real Estate is pleased to present two flexible leasing opportunities at 752 and 756–758 Veterans Parkway in Jonesboro, GA. These properties offer a combined 4,500 square feet of highly functional space ideal for a wide range of commercial or light industrial uses permitted under GB (General Business) zoning.

752 Veterans Parkway features 1,500 SF, including approximately 700 SF of office space, a private restroom, a drive-in door, and full HVAC, making it a comfortable and versatile solution for service-based or professional users.

756–758 Veterans Parkway offers up to 3,000 SF with two drive-in doors, two restrooms, an open warehouse layout, and 300 SF of office space, all at a competitive rate of \$9.95/SF NNN.

Strategically located in a growing commercial corridor with excellent visibility and accessibility, these properties provide affordable, flexible space for businesses looking to establish or expand their presence in the Jonesboro market.

For more information or to schedule a tour, please contact Judd or Ryan.

## HIGHLIGHTS

- \$9.95 PSF NNN/\$12.00 PSF
- 4,500 SQFT
- Three Drive - in Doors
- 300/700 SF of Office Space
- Zoned GB
- Open Floor Plan

# // PHOTOS



# // LOCATION OVERVIEW



## ABOUT THE AREA: JONESBORO

Jonesboro, GA, features a diverse industrial market characterized by its strategic location within the Atlanta metropolitan area. With proximity to major transportation routes including I-75 and I-285, Jonesboro serves as a pivotal hub for industrial activities. The area hosts a variety of manufacturing and distribution facilities, catering to sectors such as logistics, automotive parts, and consumer goods.

Jonesboro's industrial landscape benefits from a skilled workforce and supportive business environment, attracting companies seeking cost-effective operations coupled with access to a robust transportation network for efficient supply chain management. As part of the broader Atlanta industrial market, Jonesboro continues to grow and evolve, offering competitive advantages for businesses looking to establish or expand their operations in the Southeastern United States.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	28,600	122,400	247,500
# of Employees	21,100	92,400	188,500
Avg. Household Income	\$55,300	\$61,300	\$61,100

# // BROKER PROFILES

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**Judd Swartzberg**  
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Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.

Specializing in the greater Atlanta industrial market, Judd has developed a proven track record of success representing tenants and landlords in leasing transactions, as well as buyers and sellers in property sales, with a particular focus and notable success in off-market investment sales. His dedication to delivering exceptional service and measurable results has earned him the trust and loyalty of his clients. Judd's consistent performance and commitment to success have also established him as one of the top earners at Swartz Co.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.



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.

**Ryan Swartzberg**

Founder/Managing Broker  
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# // DISCLAIMER & LIMITING CONDITIONS

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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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