

# 9279 S MAIN COURT

JONESORO, GA, 30236

FOR SALE

6,000 SF MULTI-TENANT SMALL-BAY INDUSTRIAL INVESTMENT OPPORTUNITY



JUDD SWARTZBERG

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# // PROPERTY OVERVIEW



## OFFERING

Swartz Co Commercial Real Estate is pleased to present an excellent opportunity to acquire a fully leased, multi-tenant industrial, income-producing property located at 9279 S Main Court, Jonesboro, GA 30236.

Offered at \$875,000, this property represents a strong investment opportunity in the thriving South Metro Atlanta market. The building totals 6,000 square feet and is situated on 0.69 acres, zoned Heavy Industrial. Configured as three separate units, the property is fully leased, providing stable cash flow and a solid 7.5% capitalization rate.

Reach out to Judd with any questions and financials for the deal.

## HIGHLIGHTS

- \$875,000.00
- Multi-Tenant Industrial
- 6,000 SF
- Zoned Heavy Industrial
- 7.5% Cap Rate
- Fully Leased



## DEMOGRAPHICS



# // BROKER PROFILES

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**Judd Swartzberg**

Senior Associate

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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.



# // DISCLAIMER & LIMITING CONDITIONS

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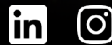
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified 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.



[swartzcocre.com](https://www.swartzcocre.com)