

9278 S MAIN CT

JONESBORO, GA 30236

FOR LEASE

0.40 ACRES OF OUTSIDE STORAGE



JONAH SIEGEL
770.298.1572
jsiegel@swartzcocre.com


SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co. Commercial Real Estate is pleased to present a rare industrial lease opportunity located at 9278 S Main Ct, Jonesboro, GA 30236. Priced at \$2,500 per month, this single-tenant site offers flexible parking and storage space for a wide range of industrial users.

Situated on 0.40 acres of level land and zoned Heavy Industrial, the property supports a variety of uses including equipment storage and fleet parking. With industrial outdoor storage (IOS) available and excellent access to major highways, this site is ideal for businesses looking to operate efficiently in the South Metro Atlanta market.

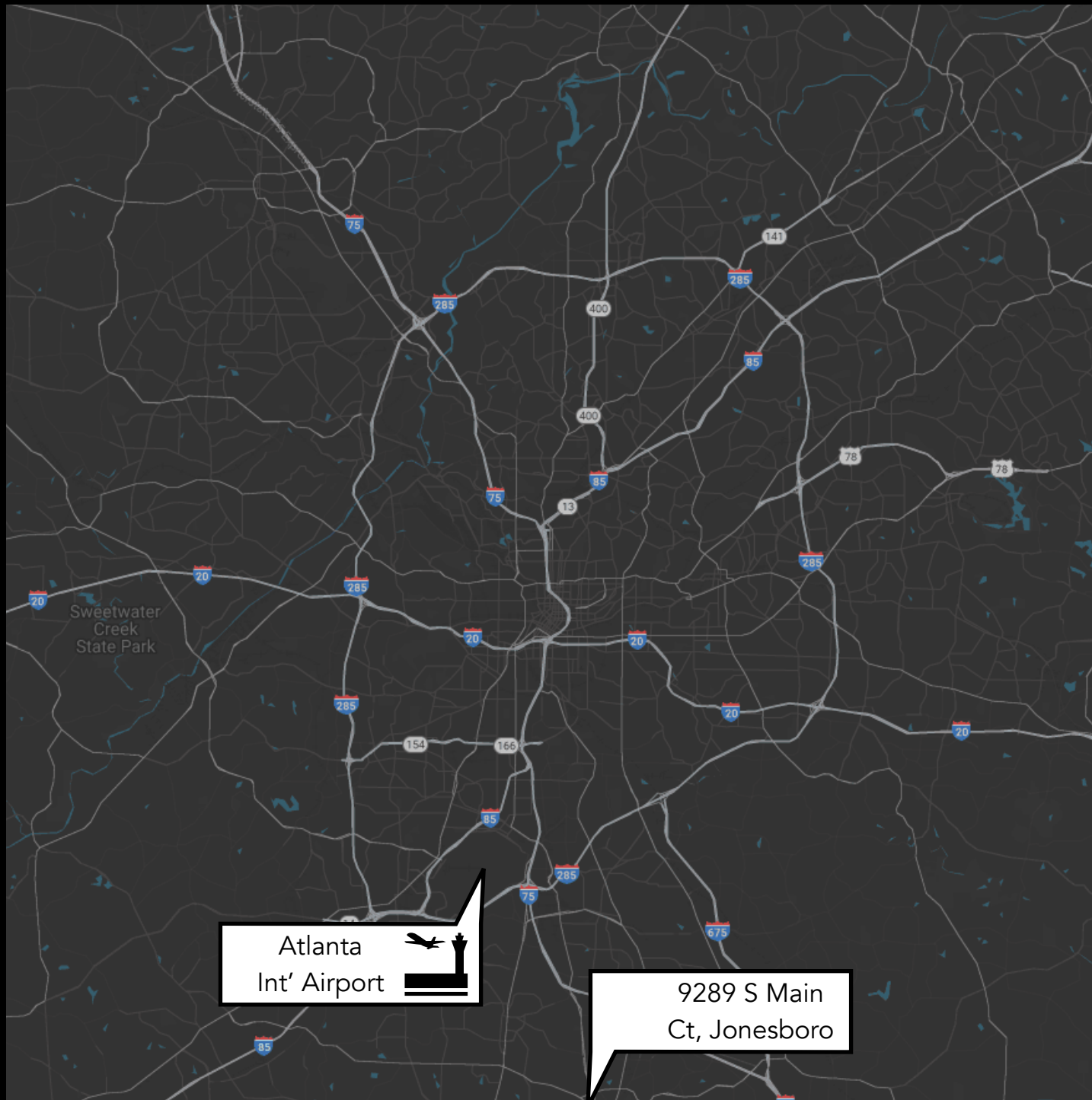
This is a great opportunity for companies seeking affordability, accessibility, and zoning flexibility in a high-demand industrial corridor.

For more information and to explore the potential of this leasing opportunity, please reach out to Jonah Siegel at your earliest convenience.

HIGHLIGHTS

- Zoned Heavy Industrial
- \$2,500.00 a Month
- Clayton County
- 0.40 Acres
- Level Lot
- Outside Storage

// LOCATION OVERVIEW



ABOUT THE AREA: SMYRNA

Located just 18 miles south of downtown Atlanta, Jonesboro serves as the county seat of Clayton County and offers strategic advantages for commercial real estate investors. The city benefits from its proximity to major transportation arteries, including Interstate 75 and Hartsfield-Jackson Atlanta International Airport, facilitating efficient logistics and distribution operations. Jonesboro's rich history, highlighted by landmarks like the Stately Oaks Plantation, blends seamlessly with ongoing development efforts, making it an attractive locale for both businesses and residents. The city's commitment to growth is evident in its support for economic development initiatives and infrastructure improvements. With a diverse population and a growing economy, Jonesboro presents a compelling opportunity for investors seeking long-term value in the Metro Atlanta area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	18,500	121,700	275,400
# of Employees	13,800	90,600	209,500
Avg. Household Income	\$60,800	\$57,700	\$58,900

// BROKER PROFILES



Jonah Siegel

Commercial Associate

770.298.1572

jsiegel@swartzcocre.com

From Atlanta, GA, Jonah Siegel is a seasoned professional excelling in commercial real estate. Since entering the real estate arena in 2019, he has demonstrated a remarkable aptitude for guiding clients through the intricacies of commercial real estate transactions. Jonah's expertise spans all aspects of the industry, making him a valuable resource for individuals seeking comprehensive assistance. With a keen focus on the North Georgia market, he provides localized insights, further enhancing the quality of his services. In just a few short years, Jonah Siegel has carved a niche for himself, earning a reputation as a trusted advisor in the dynamic realm of commercial real estate.

// 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.



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