

FOR LEASE - WAREHOUSE AND FENCED-IN IOS

2437 Clay Rd | Austell, GA

12,369 SF + 8,000 SF Outside Storage



THE SPACE

Location	2437 Clay Rd Austell, GA 30106
County	Cobb
APN	19-1157-0-066-0
Cross Street	Flint Hill Rd SW
Traffic Count	10,301
Square Feet	12,369
Annual Rent PSF	\$10.75
Lease Type	NNN

Notes NNN - \$1.94 PSF

HIGHLIGHTS

- Stand Alone
- Fenced IOS - 3,000sf
- 5 miles to I-20
- 6 minutes to Norfolk Southern Railway
- Newly Sealed Roof 2025
- New Paint 2025



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,927	55,877	155,626

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$105,558	\$102,395	\$109,323

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,165	20,711	57,318

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	12,369
LAND SF	59,677
LAND ACRES	1.37
YEAR BUILT	1973
YEAR RENOVATED	1998
ZONING TYPE	GC
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	184x285x191x324x93
NUMBER OF PARKING SPACES	30
PARKING RATIO	2.5/1,000
CEILING HEIGHT	14
DOCK HIGH DOORS	4
GRADE LEVEL DOORS	2
ARCH METAL STORAGE BUILDING	2,500 SF
INDUSTRIAL OUTSIDE STORAGE	8,000 SF
FENCED YARD	Yes
OFFICE SF	2,600 SF
OFFICE TO WAREHOUSE RATIO	21%

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	220v
LIGHTING	LED

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Gravel and Pavement
ROOF	Metal

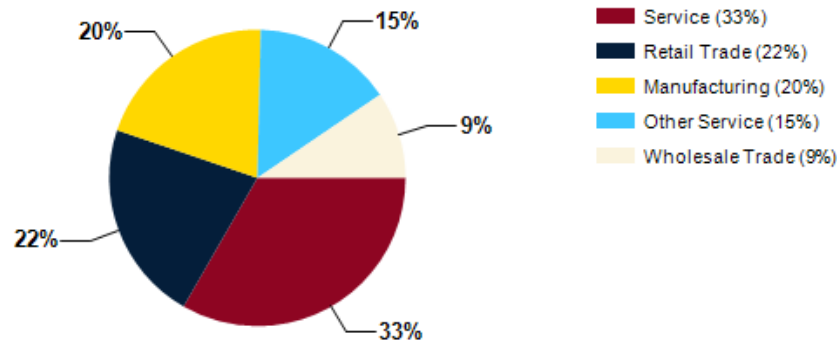
TENANT INFORMATION

LEASE TYPE	NNN
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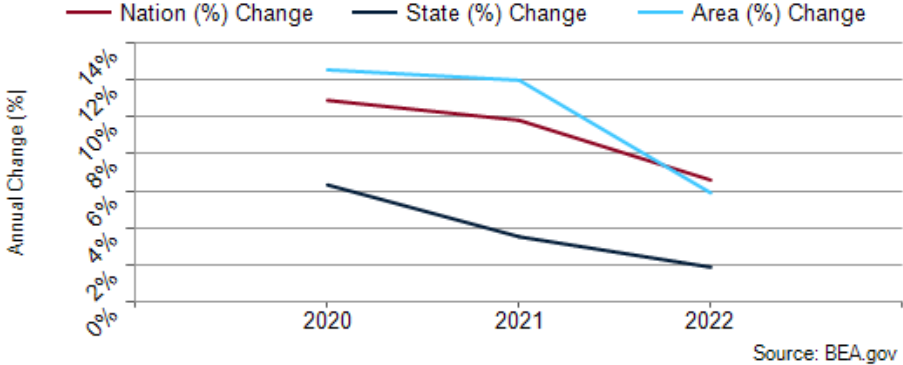


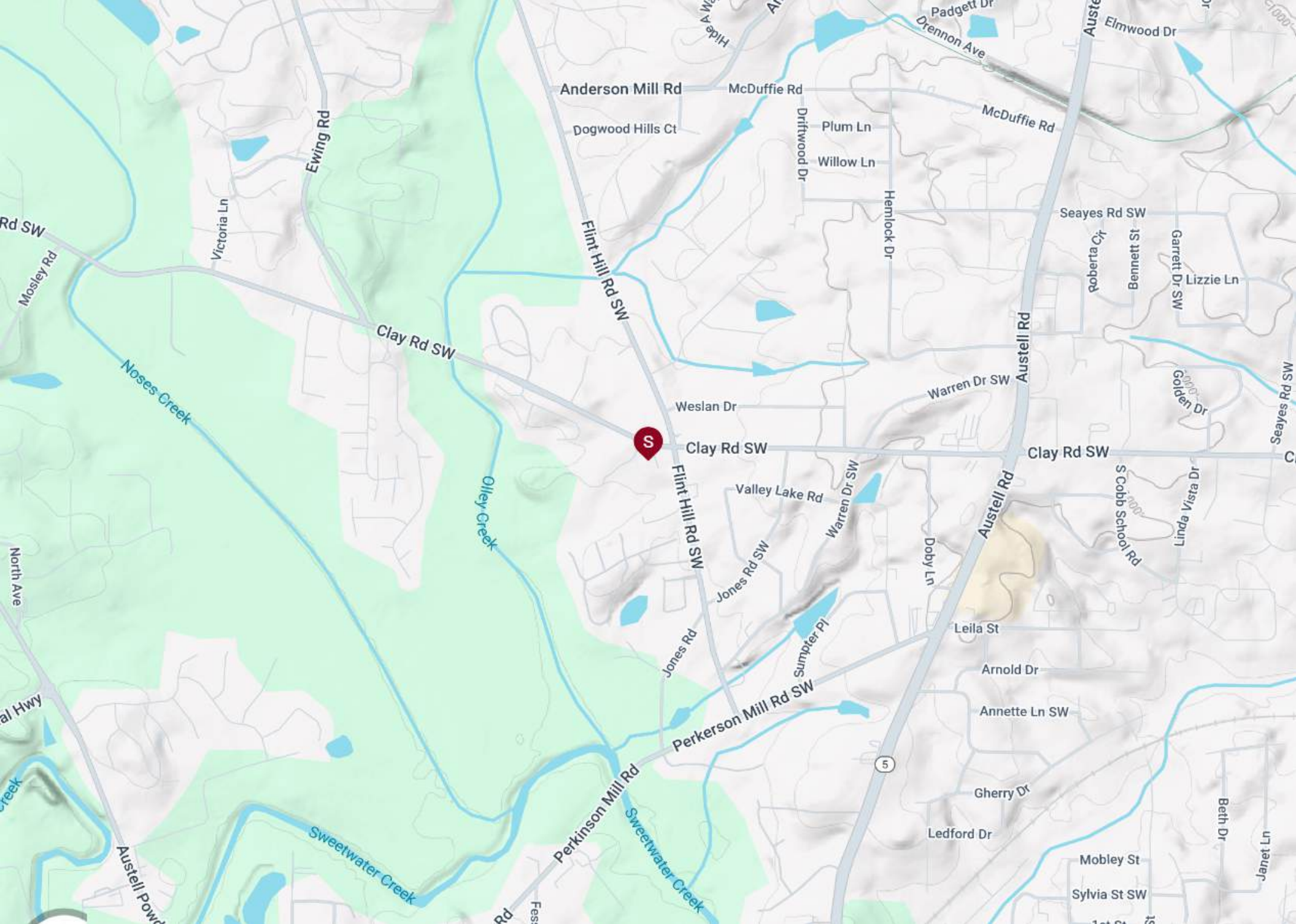
- The property is located in Austell, GA, a suburb of Atlanta known for its proximity to major highways such as Interstate 20 and Interstate 285, providing easy access to transportation routes.
- Nearby amenities include the Six Flags Over Georgia theme park, located just a short drive away, offering entertainment options for visitors and employees.
- Austell is home to several industrial parks and manufacturing facilities, making it a hub for businesses in the industrial sector.
- The area is serviced by reputable schools, such as South Cobb High School and Riverside Intermediate School, which can be beneficial for employees with families.
- Retail and dining options are available nearby, including shopping centers like Austell Plaza, providing convenience for employees and potential customers.

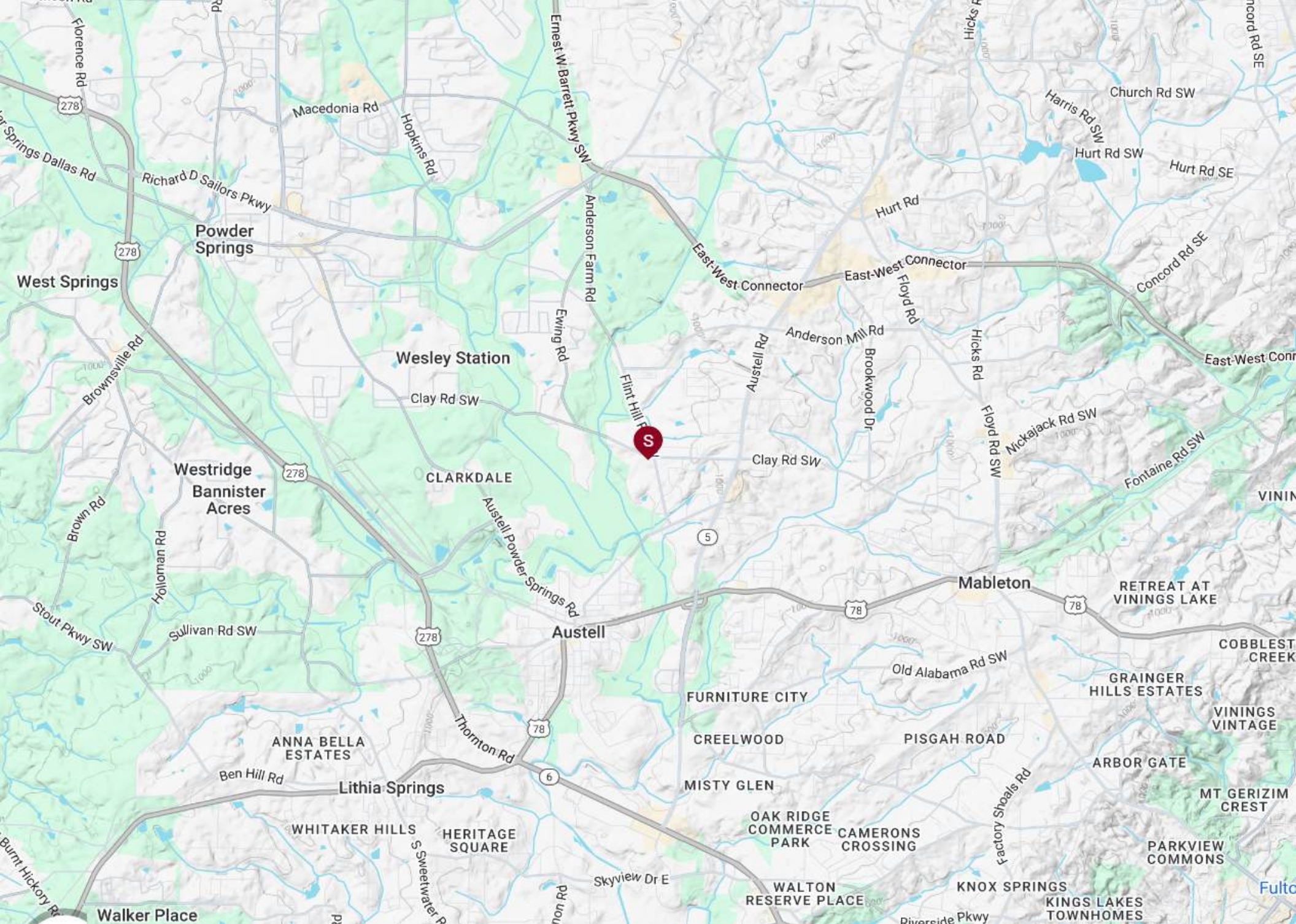
Major Industries by Employee Count

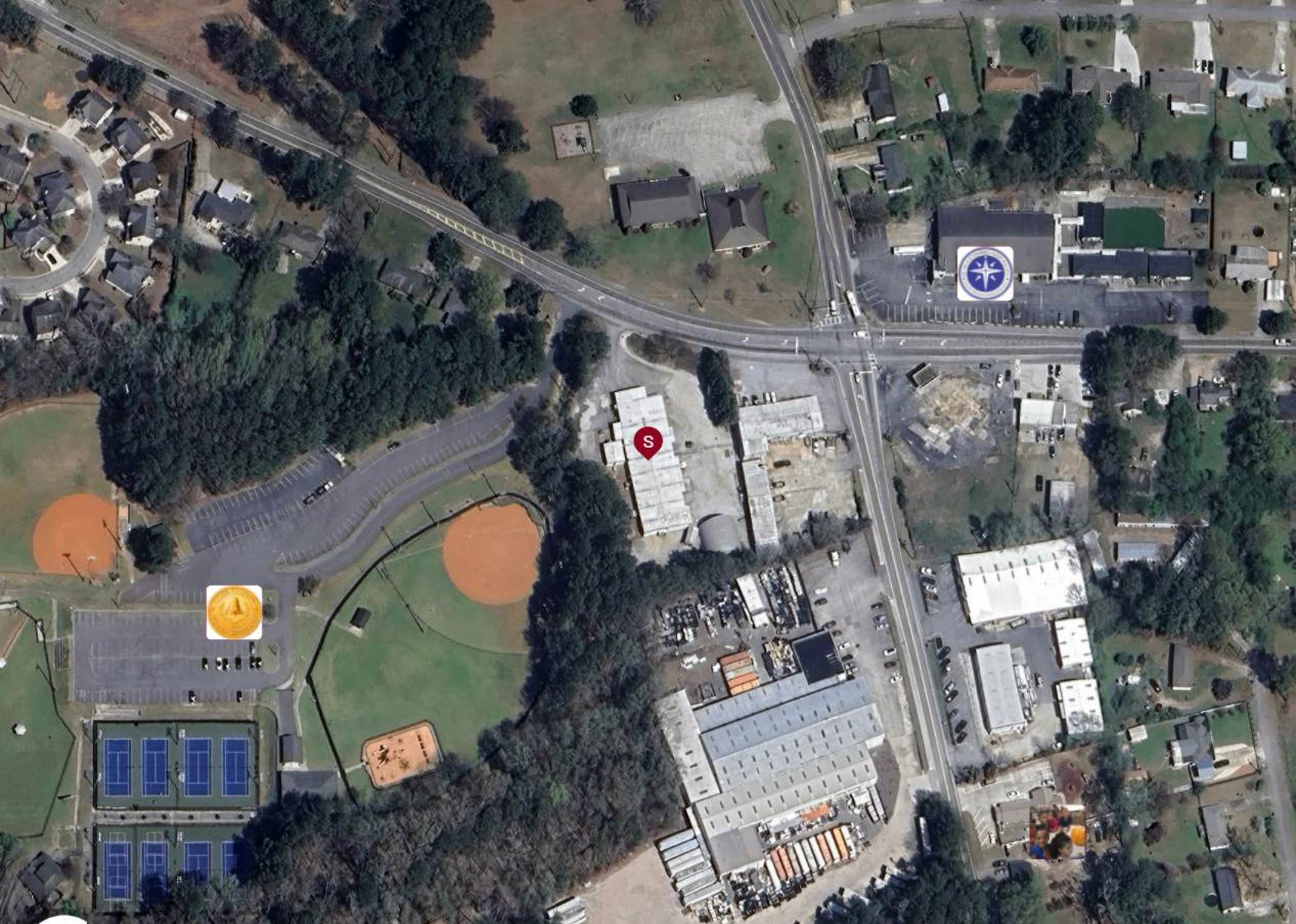


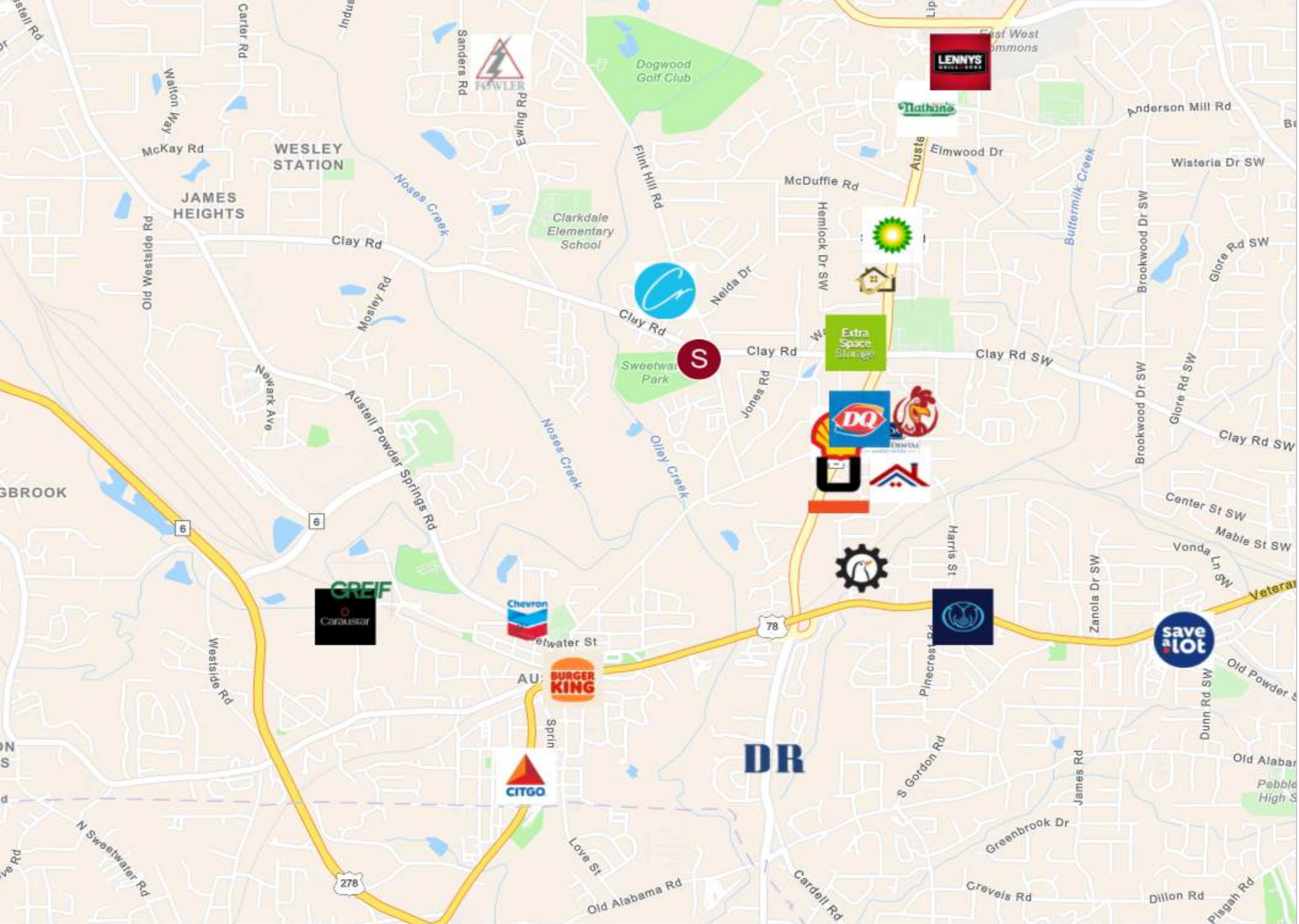
Cobb County GDP Trend

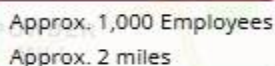


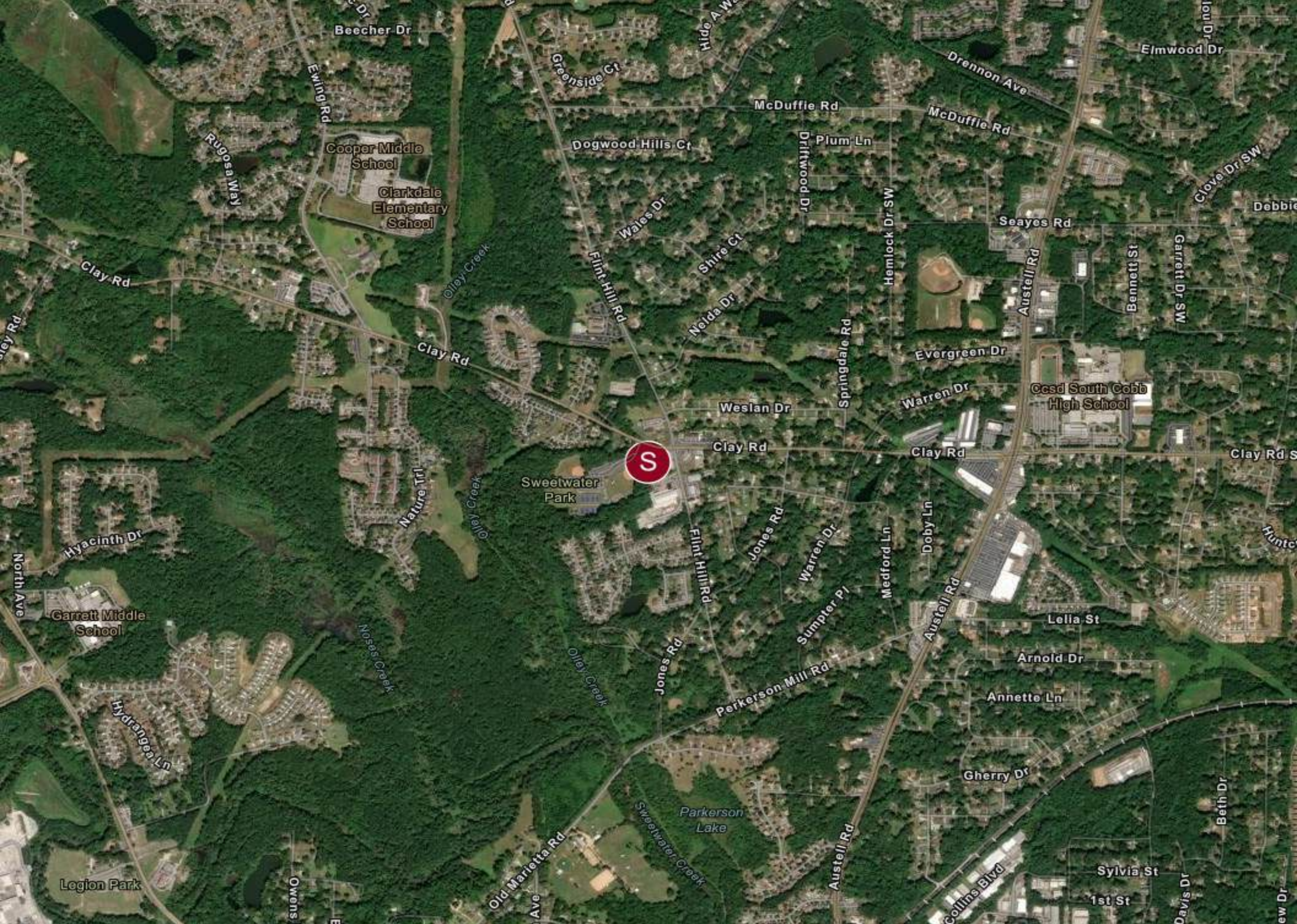


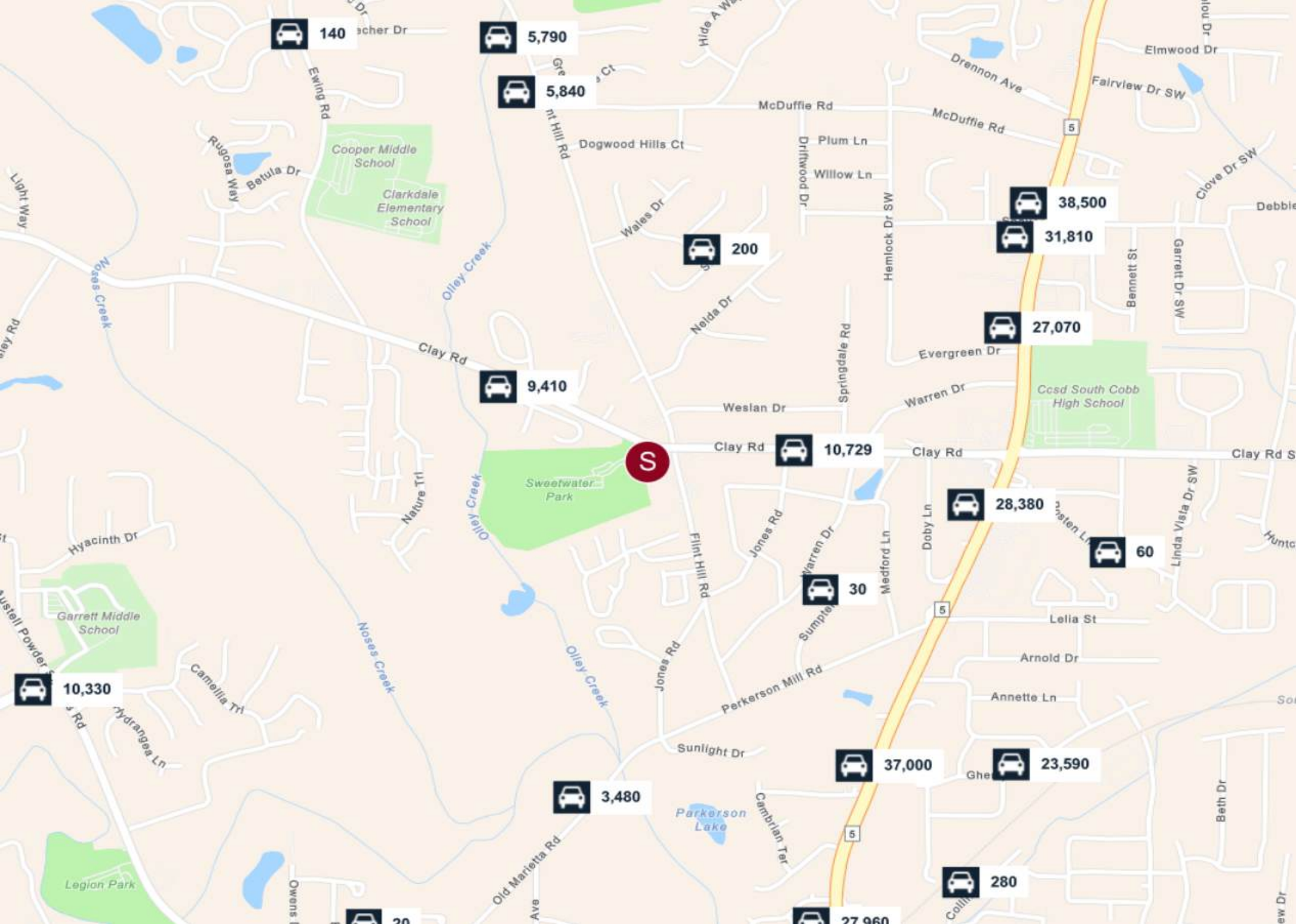


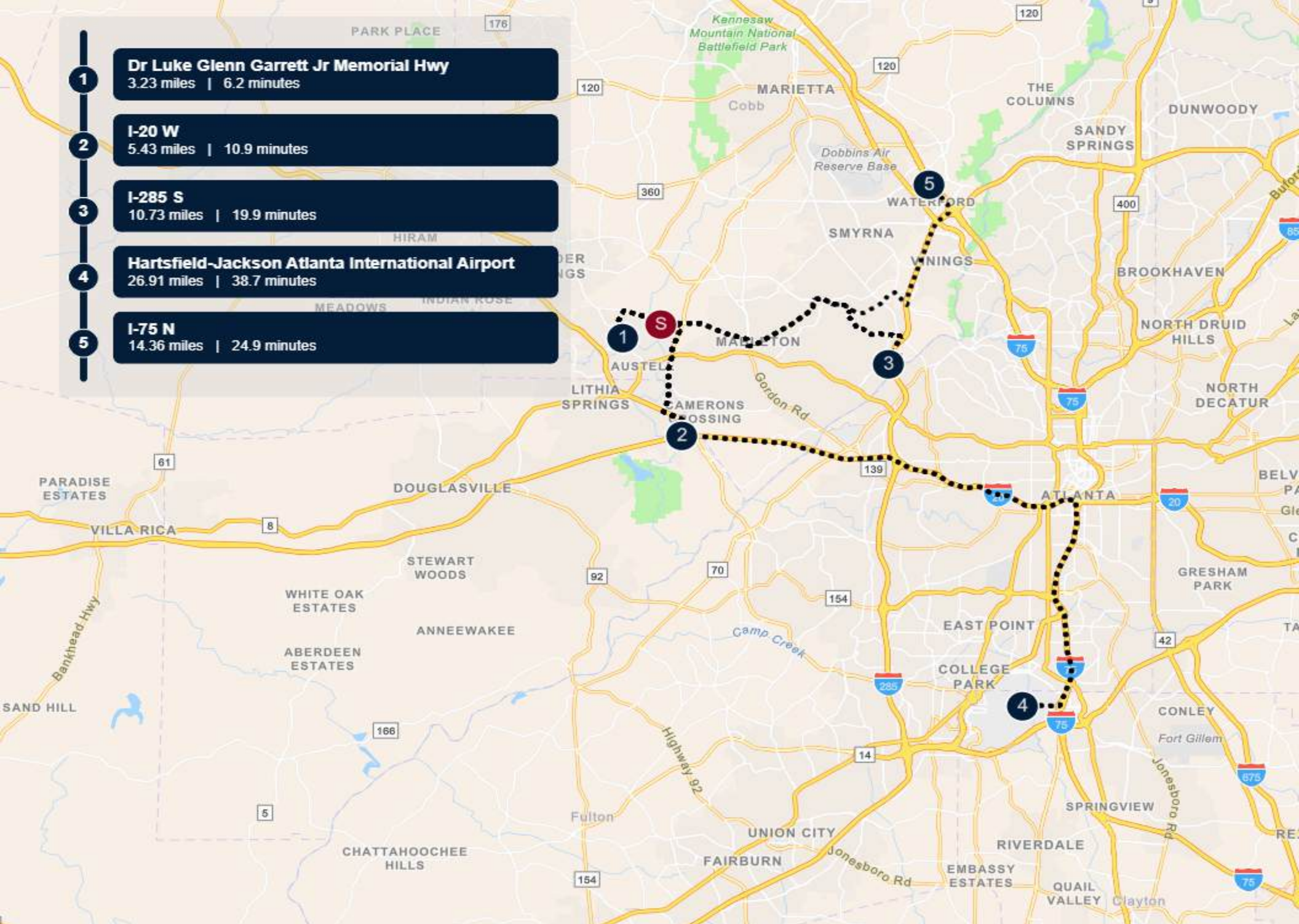


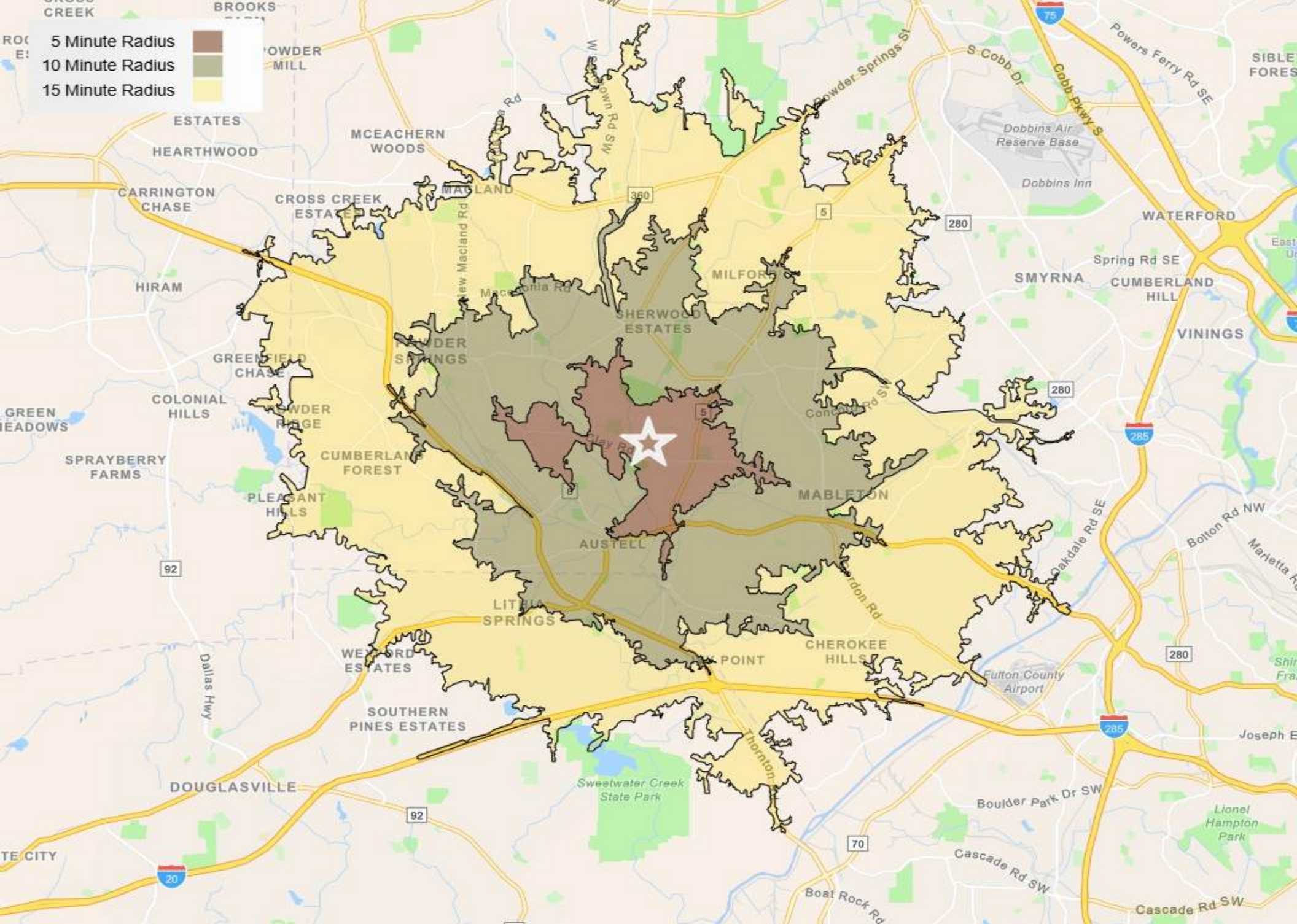


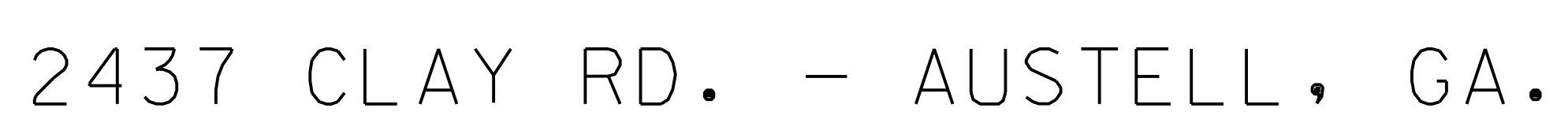












SURVEY FOR
 A P & H CABINET CO INC
 LOCATED
 LAND LOTS 1137, 1138, 1150 & 1157 18TH
 DIST 2ND SEC CO GA
 1" = 30' 20 FEB 73

THE #15 2437

CLAY ROAD

RIVER MILL ROAD
 ANDERSON

1137
 1138
 1150
 1157

13/4



Cobb County Web Map



12/19/2024, 4:36:13 PM

1:1,128

Cobb Roads

Cobb Parcels

Main rail line

Interstates

Arterials

Major Collectors

Minor Collectors

Local

Local-Private

Ramps

ORTHO

Red: Band_1

Green: Band_2

Blue: Band_3

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PREMIER PROPERTIES COMMERCIAL

United Commercial Advisors
178 S. Main St. Suite 100, Alpharetta, GA 30009

This map is a user generated static output from an Internet map
Parcel Map | FOR LEASE - WAREHOUSE and FENCED INLOTS
Cobb County

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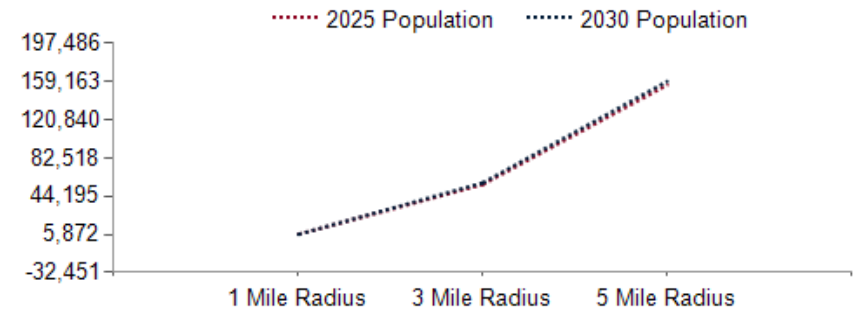




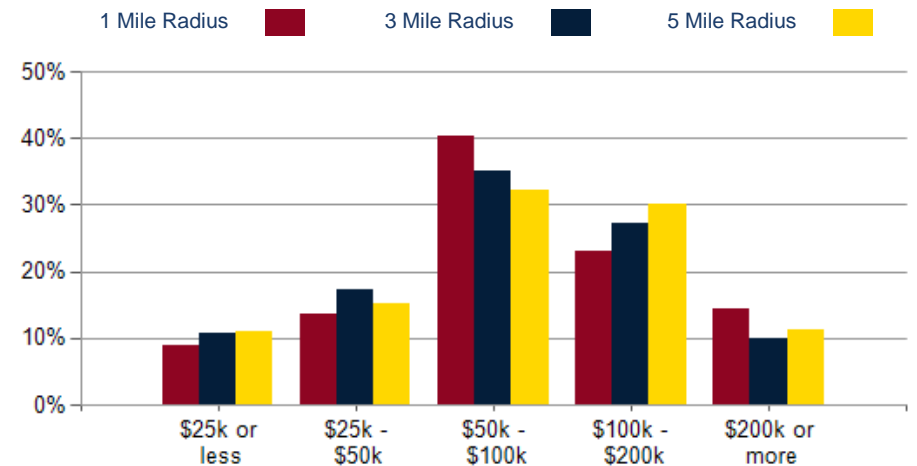


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,779	41,472	115,698
2010 Population	4,686	45,968	134,269
2025 Population	5,927	55,877	155,626
2030 Population	5,872	57,471	159,163
2025 African American	3,231	27,945	75,530
2025 American Indian	48	472	1,269
2025 Asian	110	1,032	3,379
2025 Hispanic	1,128	12,543	33,473
2025 Other Race	620	6,956	18,083
2025 White	1,418	13,844	41,560
2025 Multiracial	494	5,599	15,707
2025-2030: Population: Growth Rate	-0.95%	2.80%	2.25%

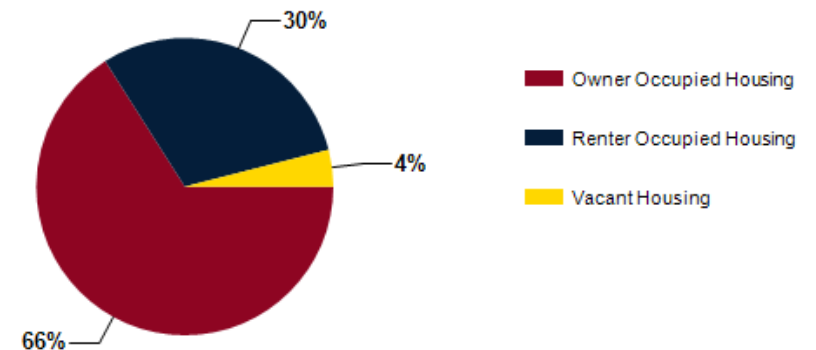
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	98	1,375	3,452
\$15,000-\$24,999	95	837	2,863
\$25,000-\$34,999	103	1,126	2,843
\$35,000-\$49,999	189	2,449	5,895
\$50,000-\$74,999	539	4,363	10,826
\$75,000-\$99,999	333	2,883	7,693
\$100,000-\$149,999	339	3,767	11,292
\$150,000-\$199,999	159	1,871	5,998
\$200,000 or greater	309	2,040	6,455
Median HH Income	\$78,364	\$76,345	\$82,462
Average HH Income	\$105,558	\$102,395	\$109,323



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

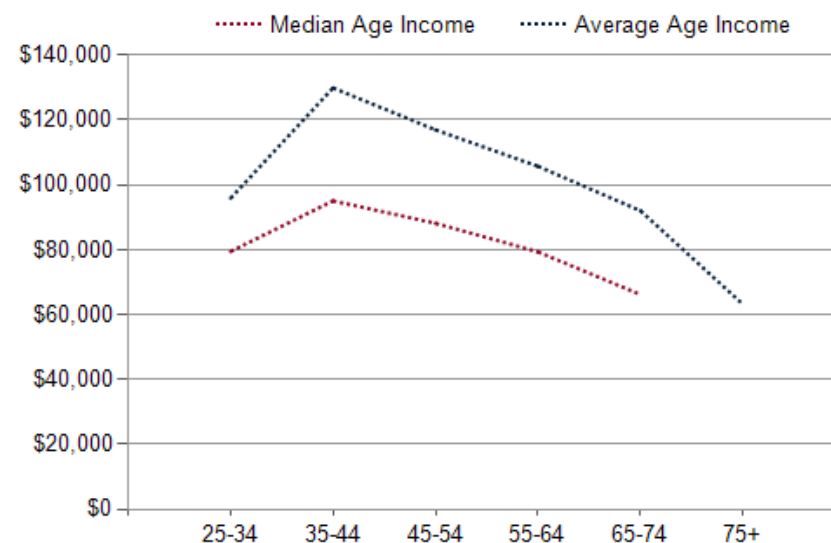
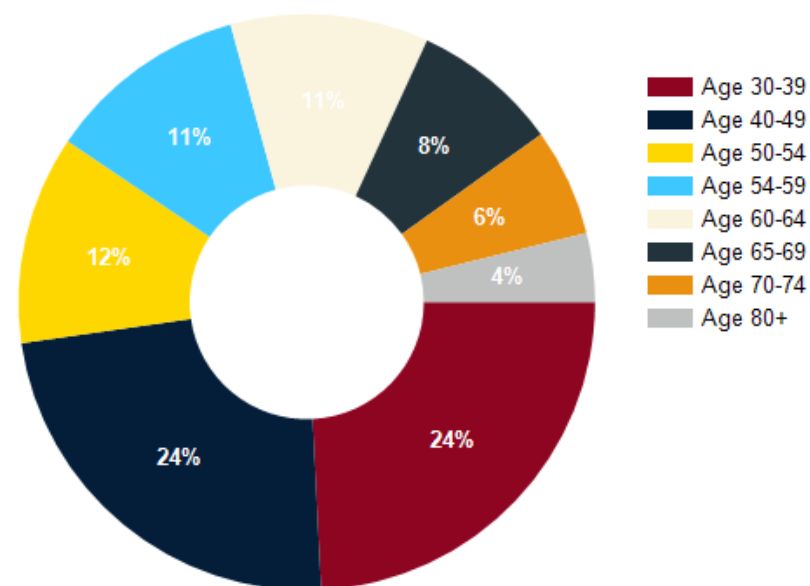


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	413	4,074	11,509
2025 Population Age 35-39	438	4,132	11,386
2025 Population Age 40-44	423	3,866	10,832
2025 Population Age 45-49	404	3,559	9,966
2025 Population Age 50-54	412	3,578	10,331
2025 Population Age 55-59	397	3,416	9,489
2025 Population Age 60-64	391	3,471	9,453
2025 Population Age 65-69	290	2,931	7,903
2025 Population Age 70-74	212	2,143	5,857
2025 Population Age 75-79	136	1,473	4,166
2025 Population Age 80-84	81	943	2,532
2025 Population Age 85+	69	847	2,047
2025 Population Age 18+	4,615	43,527	120,728
2025 Median Age	38	38	38
2030 Median Age	40	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,457	\$80,735	\$86,125
Average Household Income 25-34	\$95,884	\$102,116	\$107,330
Median Household Income 35-44	\$95,068	\$87,136	\$98,506
Average Household Income 35-44	\$129,887	\$115,074	\$123,725
Median Household Income 45-54	\$88,152	\$90,019	\$99,641
Average Household Income 45-54	\$116,959	\$118,113	\$125,340
Median Household Income 55-64	\$79,337	\$78,456	\$87,530
Average Household Income 55-64	\$105,717	\$103,656	\$113,790
Median Household Income 65-74	\$66,167	\$61,681	\$65,769
Average Household Income 65-74	\$92,001	\$90,918	\$95,219
Average Household Income 75+	\$63,152	\$66,807	\$70,447

Population By Age



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Exclusively Marketed by:



Sergio Ayala

United Commercial Advisors
Sr. Advisor
(404) 991-1079
Sergio@UCArealestate.com
GA253291 / FLSL3546490



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