

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

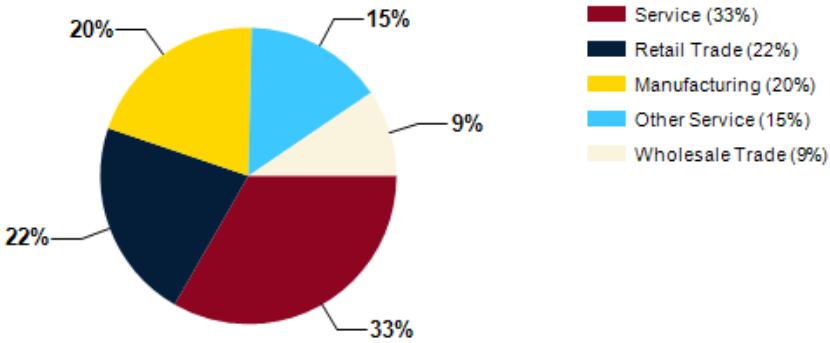
TENANT INFORMATION

LEASE TYPE	NNN
------------	-----

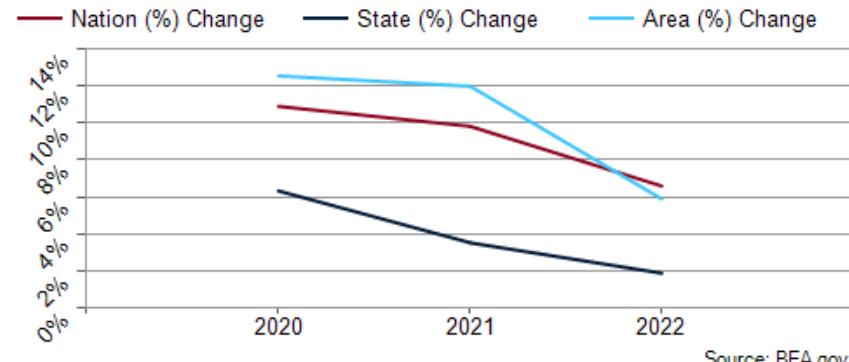


- The property is located in Austell, GA, a suburb of Atlanta known for its proximity to major highways such as Interstate 20 and Interstate 285, providing easy access to transportation routes.
- Nearby amenities include the Six Flags Over Georgia theme park, located just a short drive away, offering 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

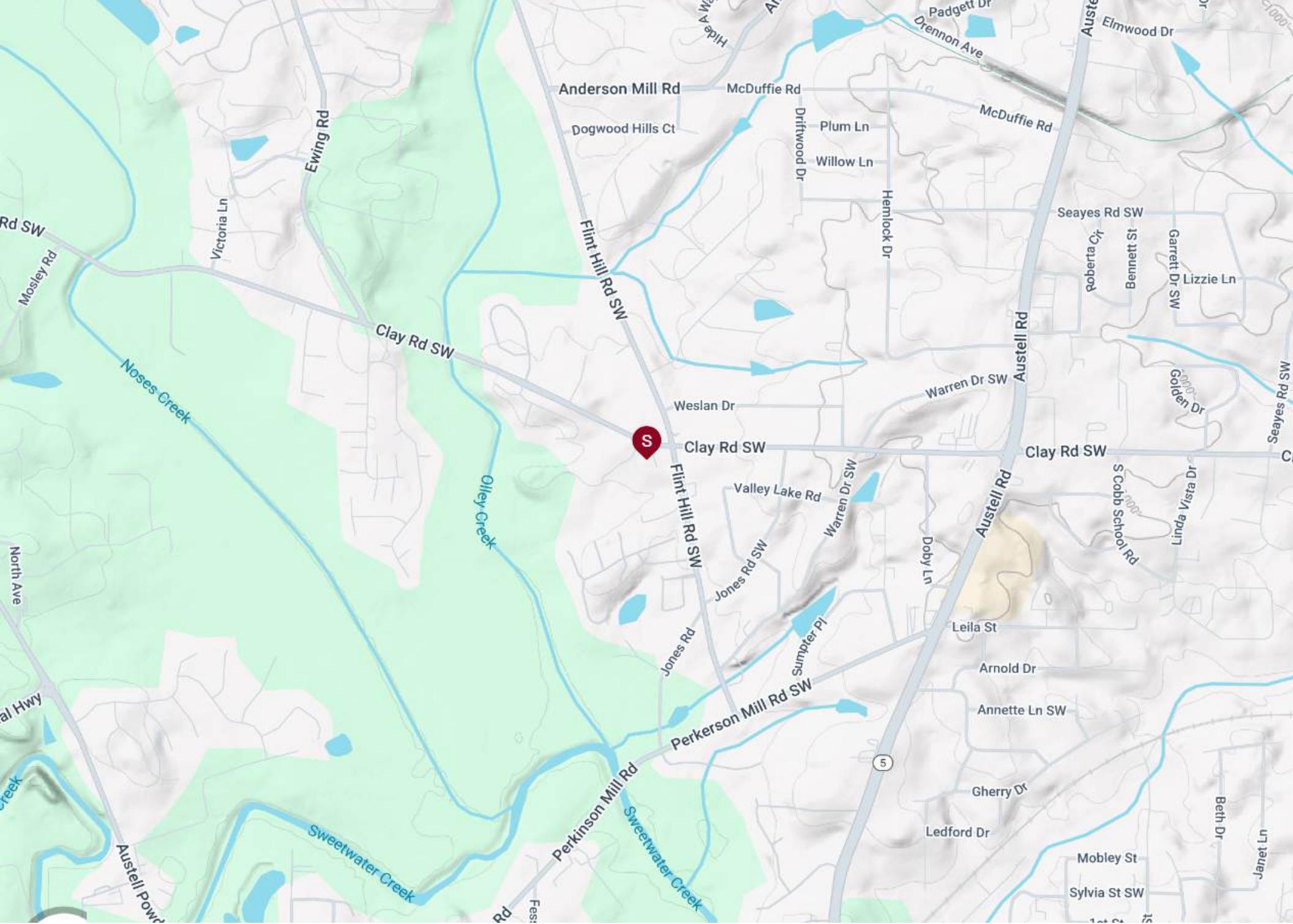


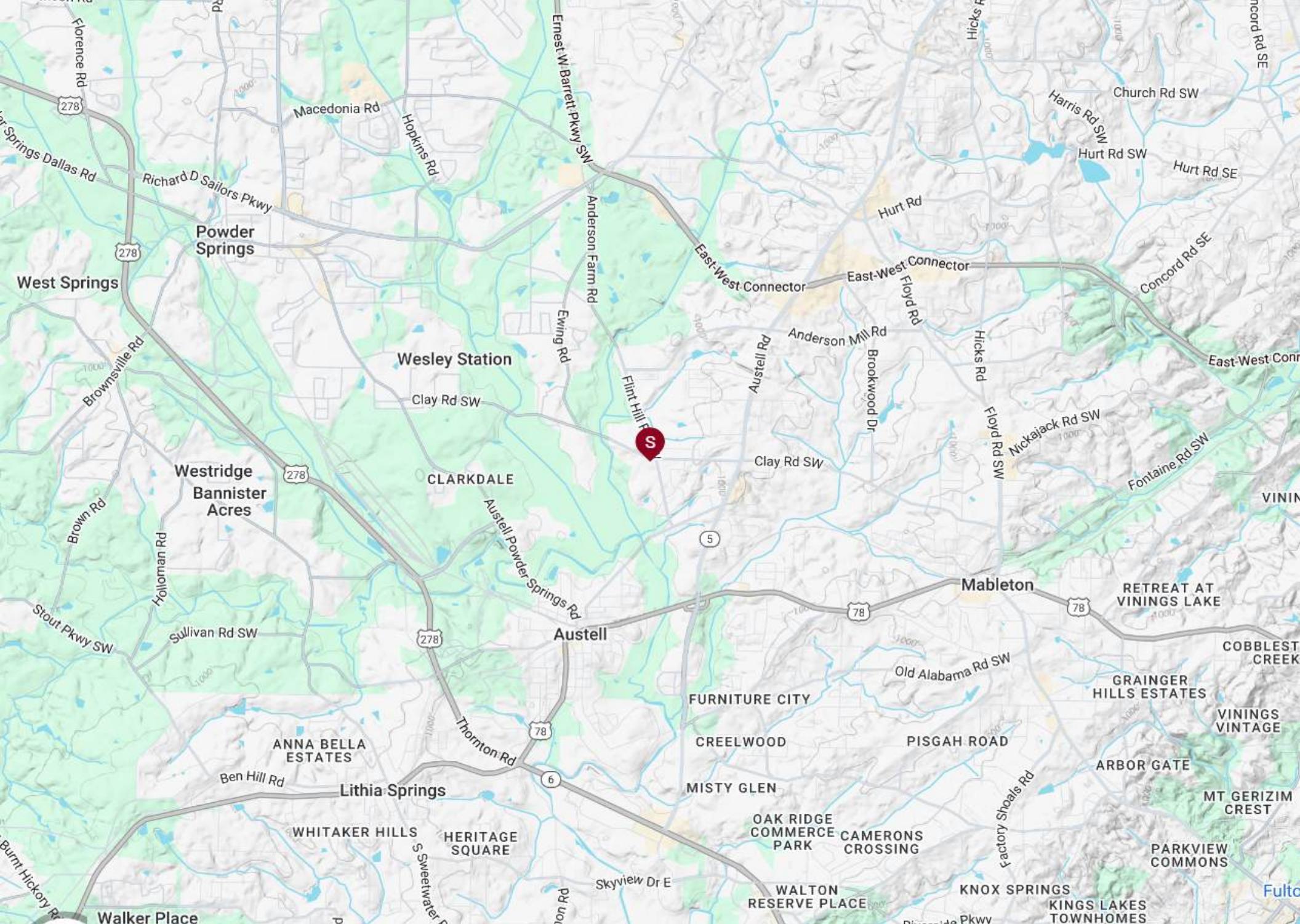
Cobb County GDP Trend

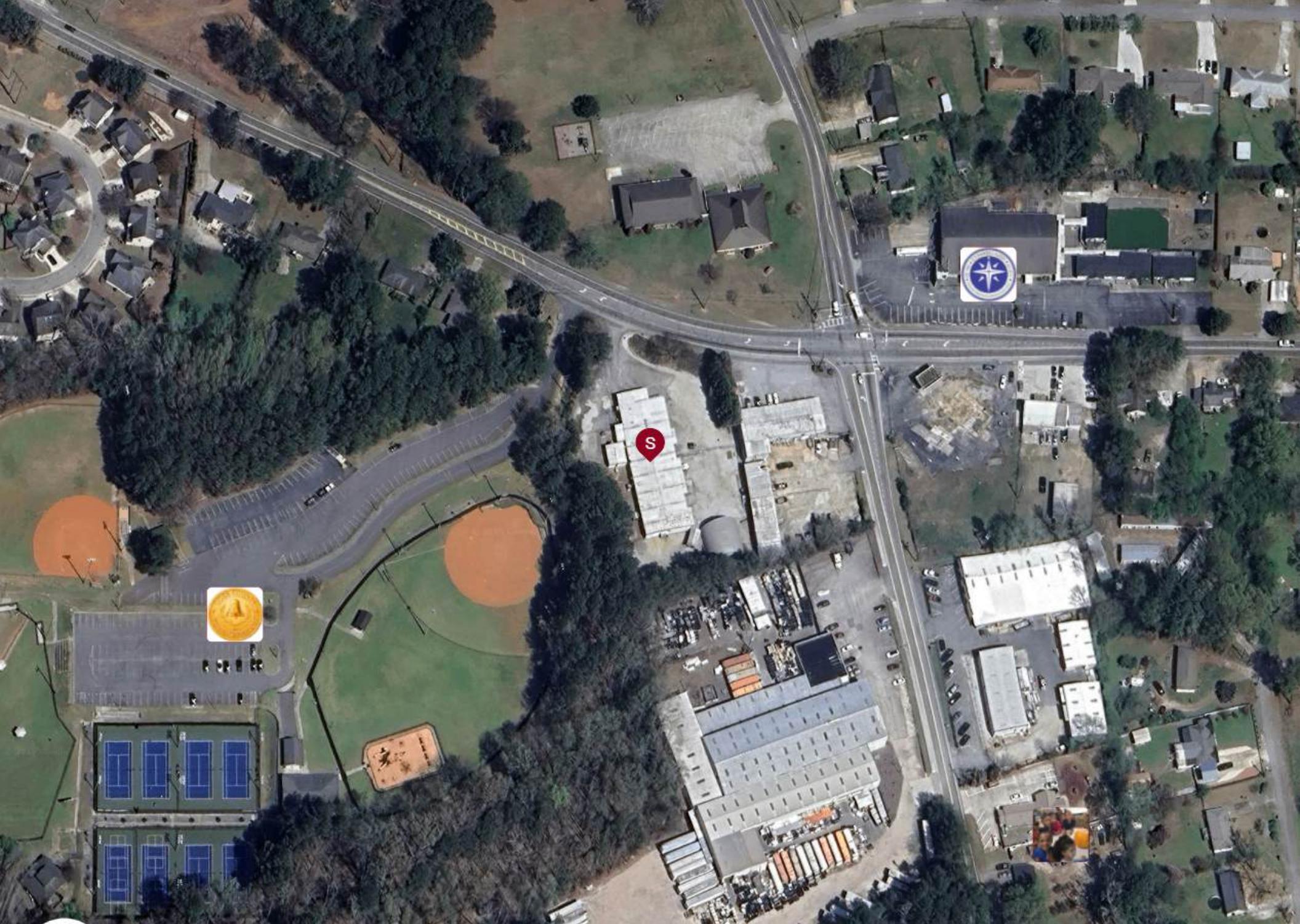


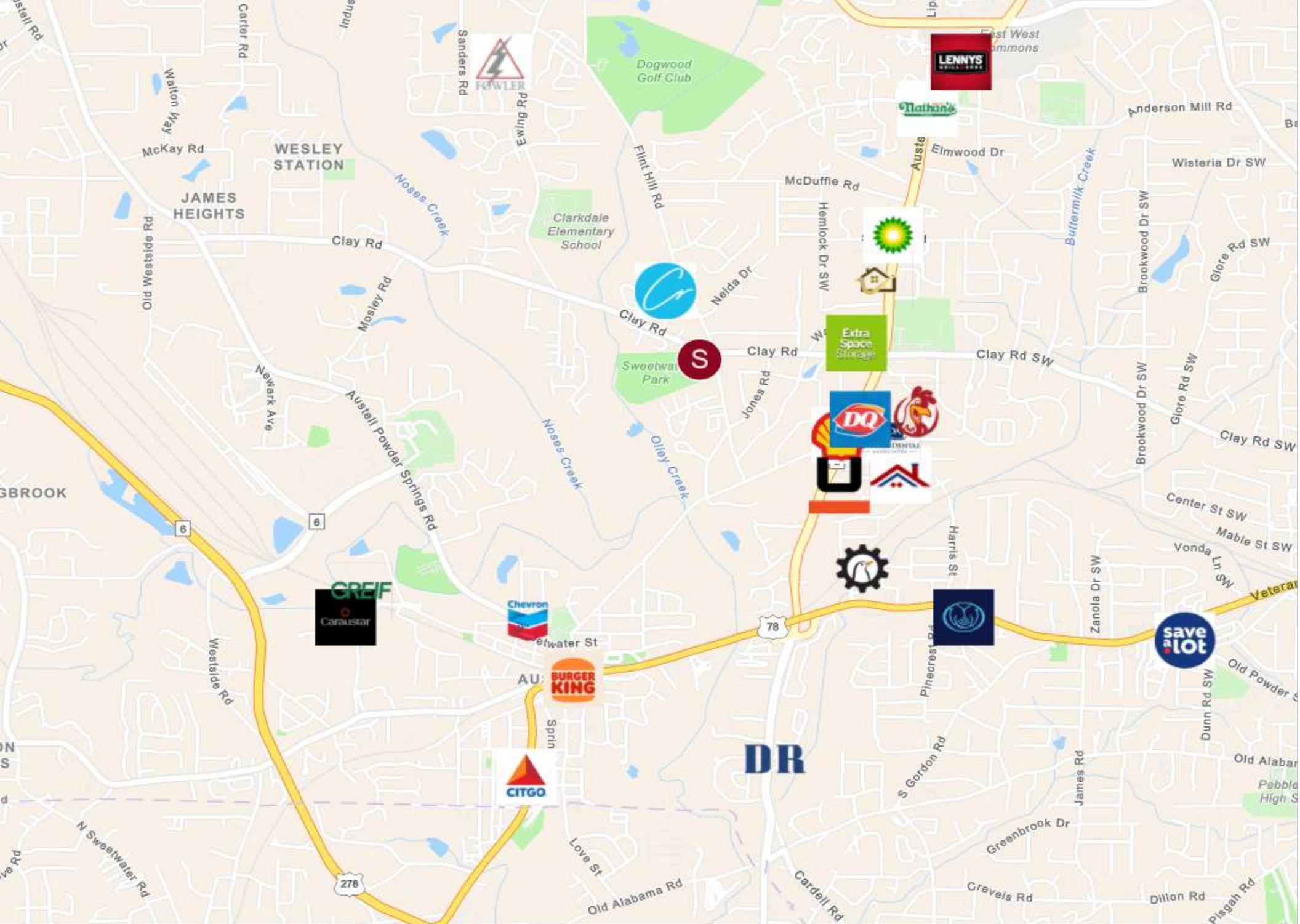
Source: BEA.gov

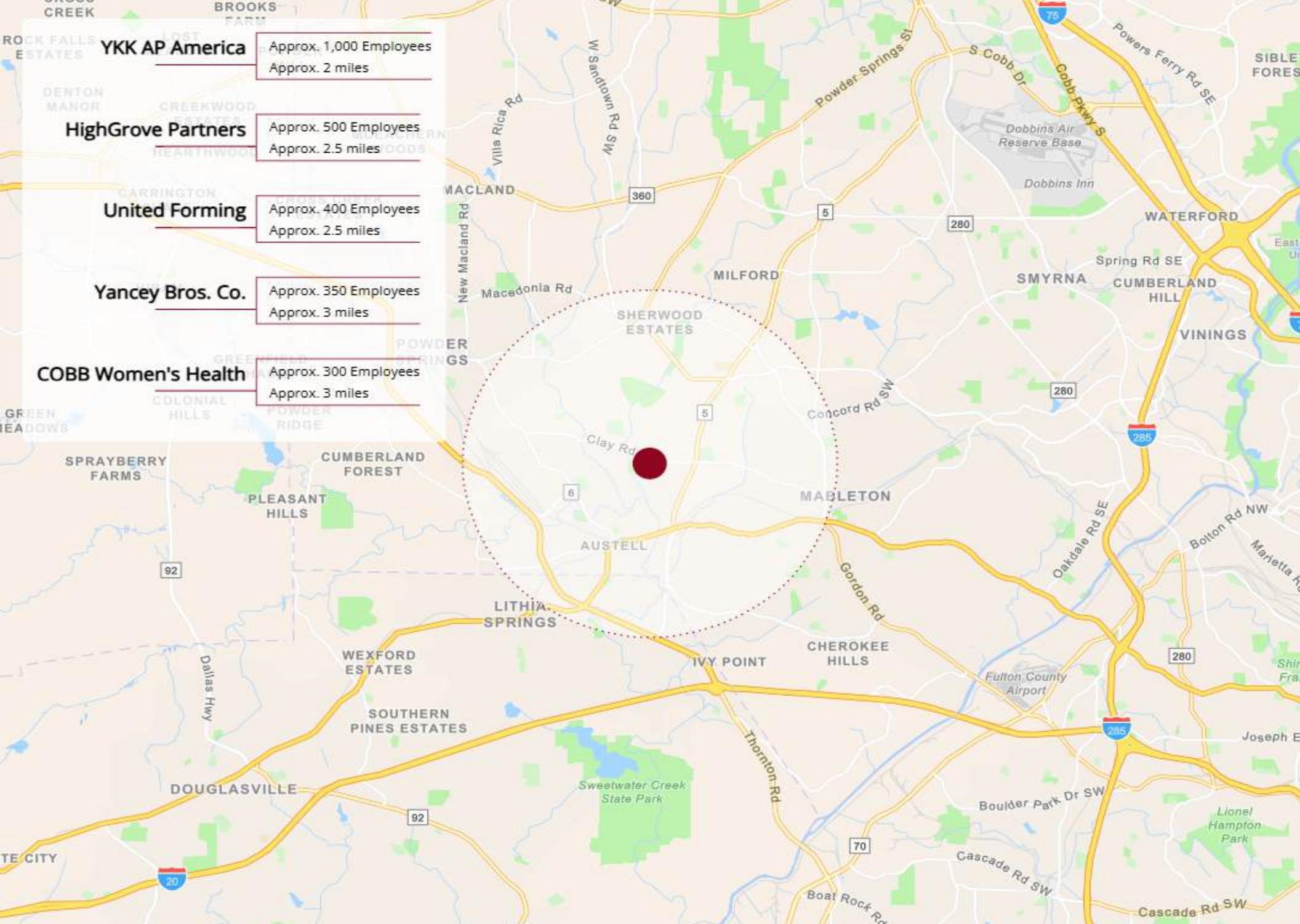


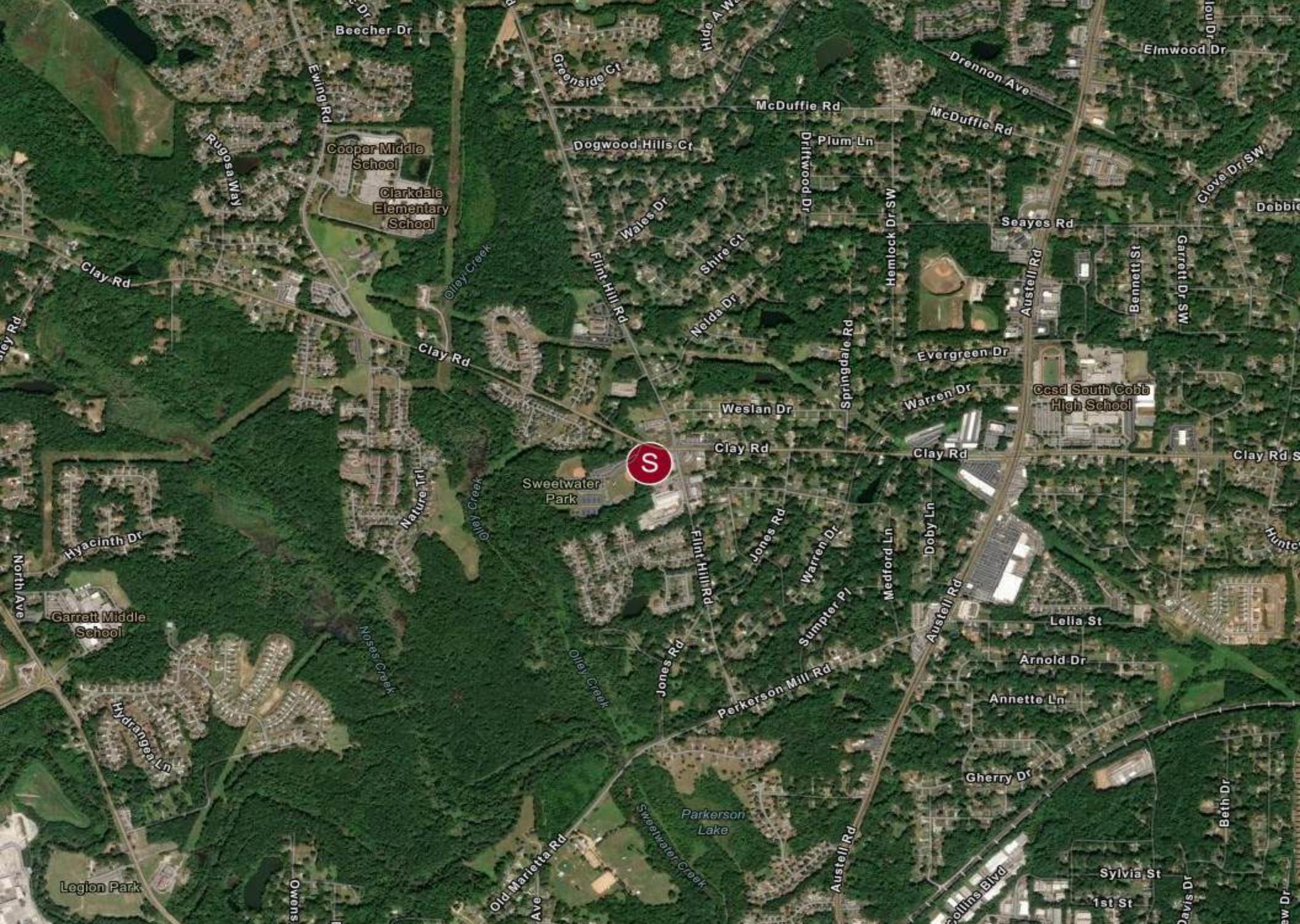


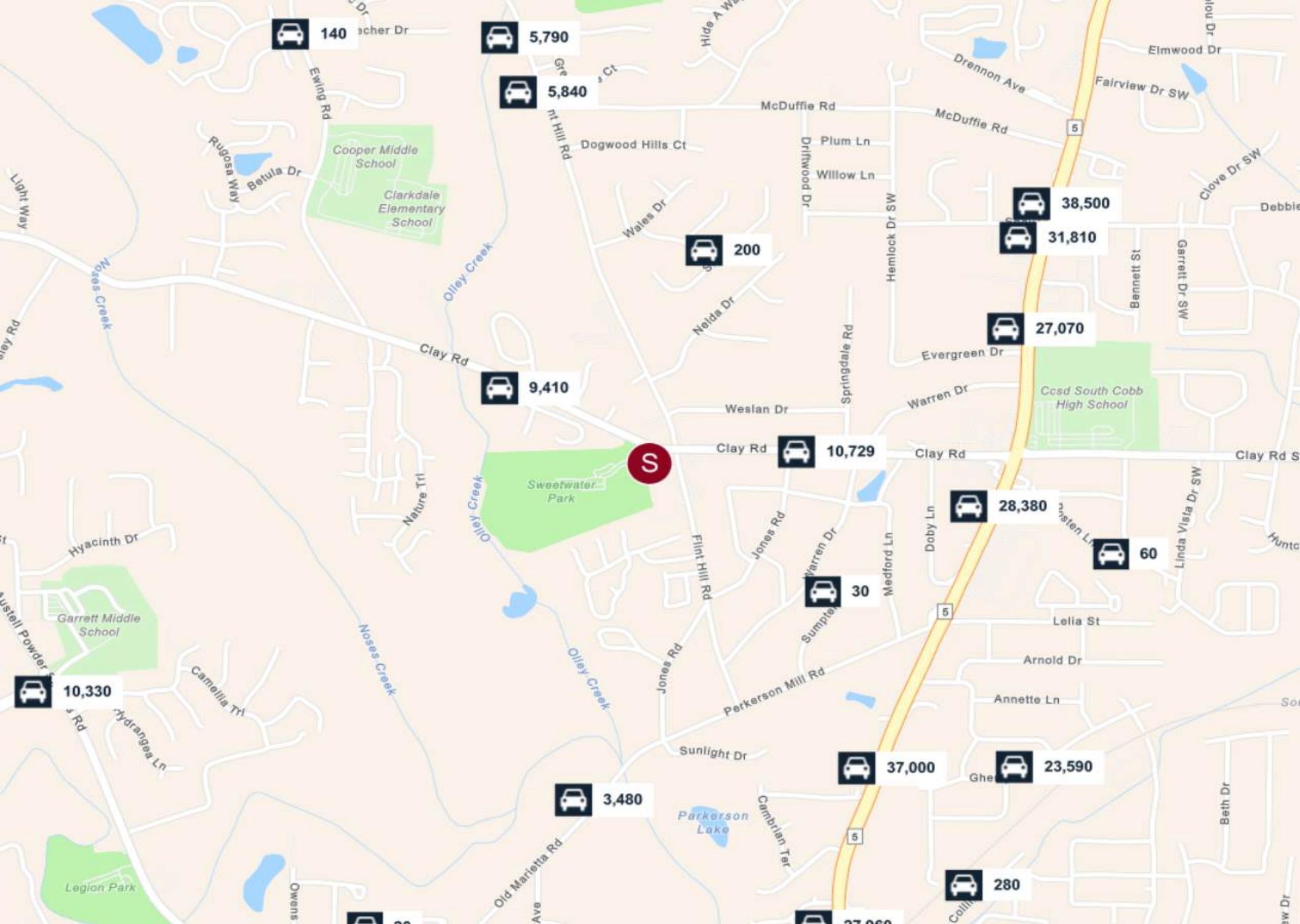


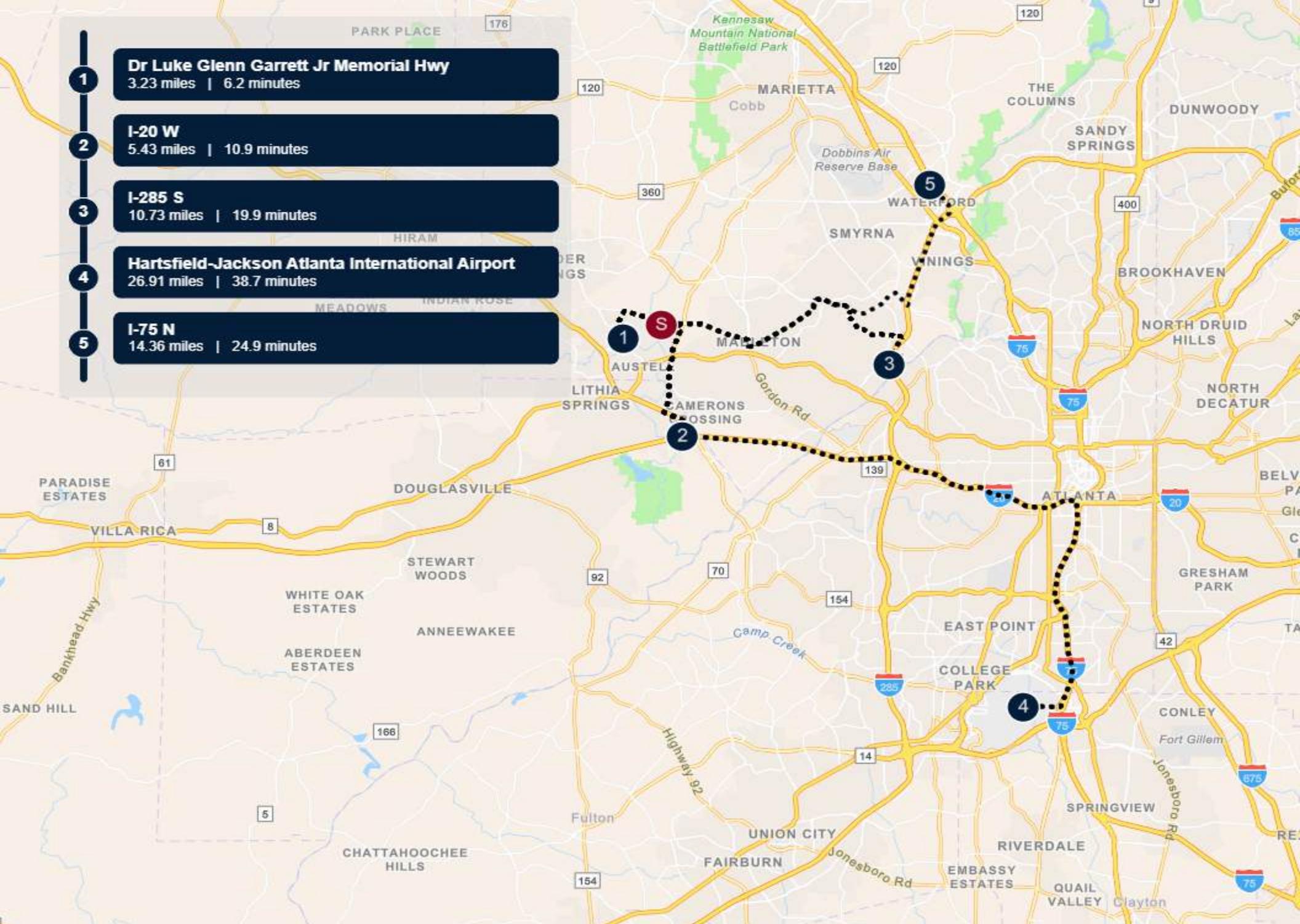


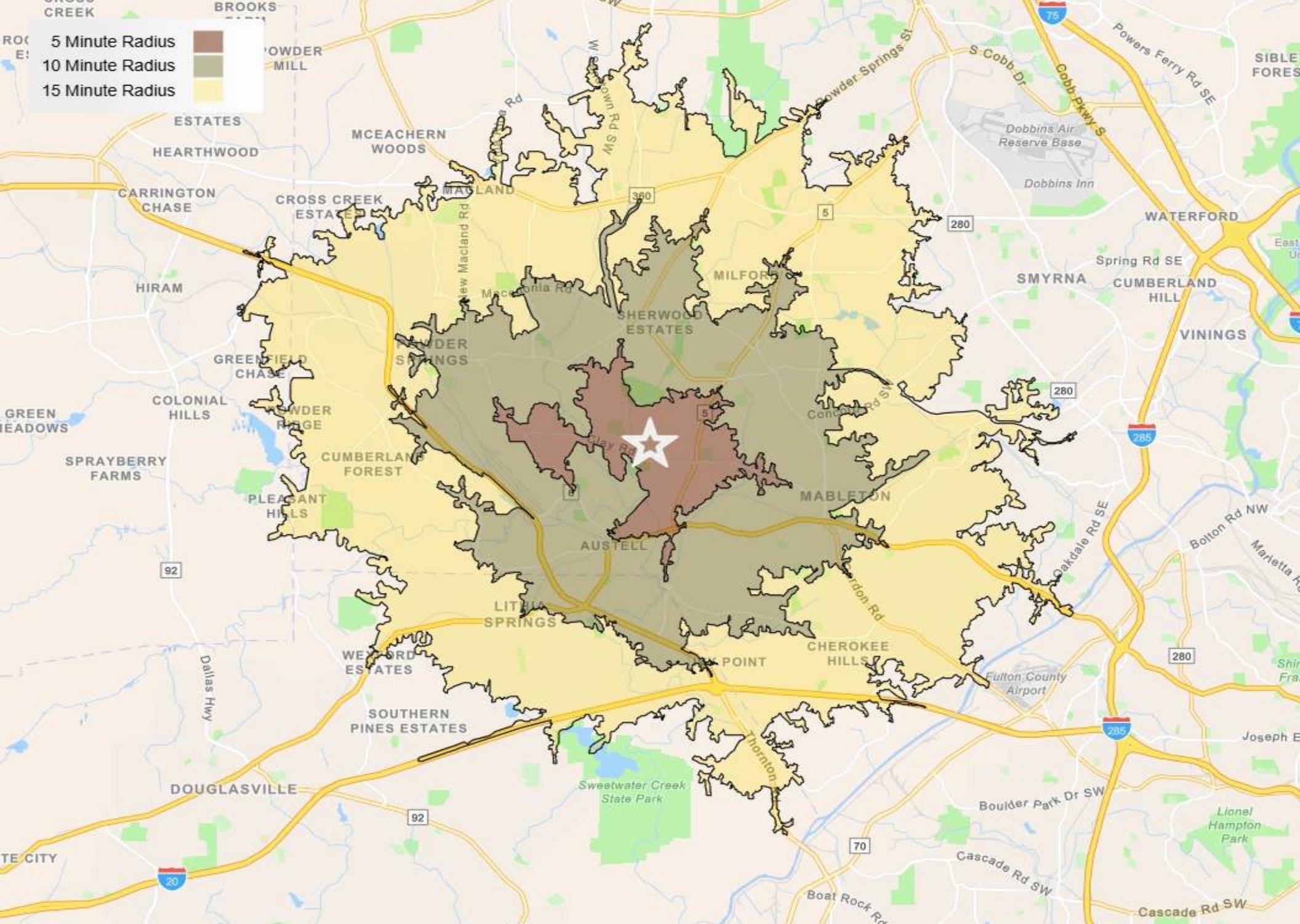


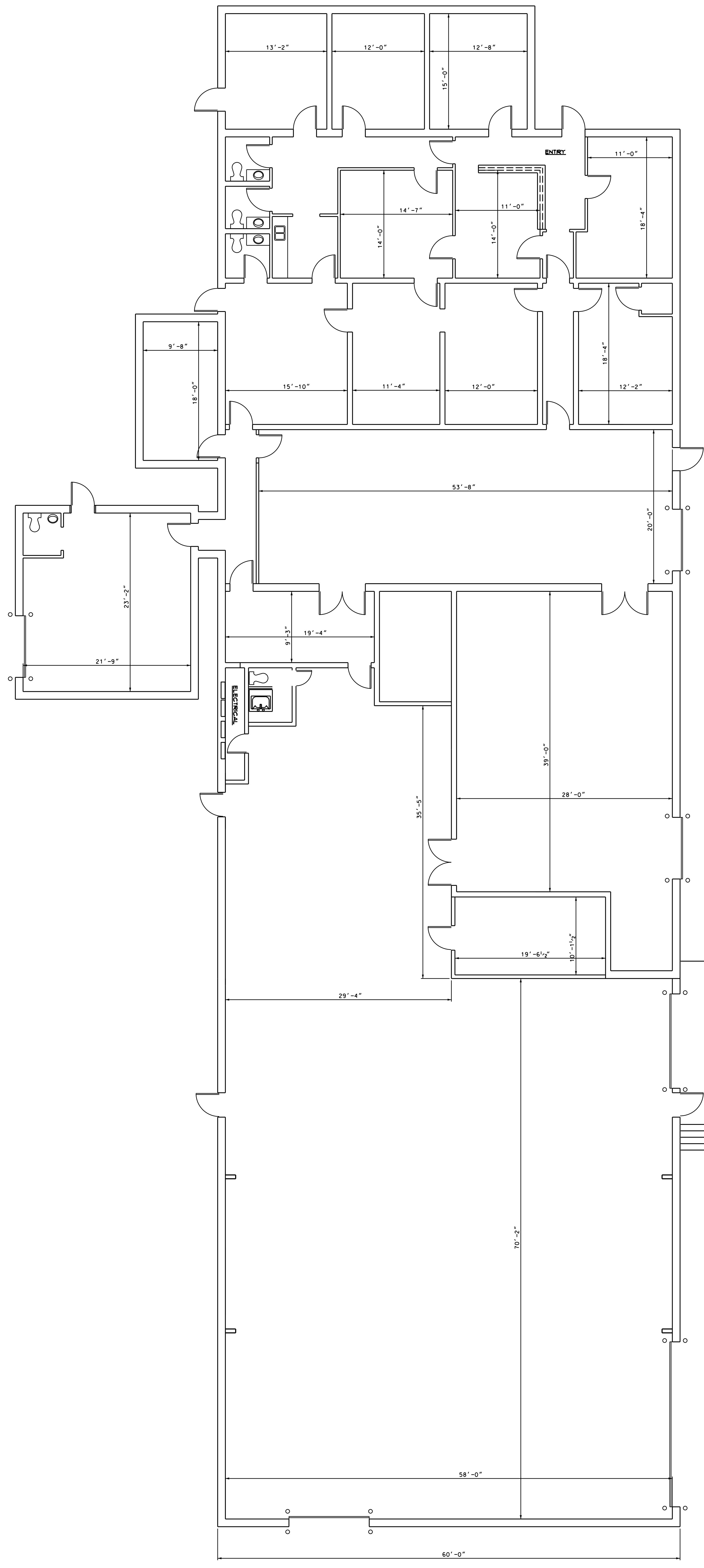












2437 CLAY RD. - AUSTELL, GA.

Cobb County Web Map



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

1:1,128

 Cobb Roads Major Collectors Local-Private
 Cobb Parcels Interstates Minor Collectors Ramps
+ Main rail line Arterials Local

ORTHO

■ Red: Band_1
■ Green: Band_2
■ Blue: Band_3

0 0.01 0.02 0.04 0.06 mi
 0 0.02 0.04 0.06 0.07 km

Copyright Cobb County. All rights reserved., Microsoft, Esri Community Maps Contributors, Cobb County (GA) DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS,

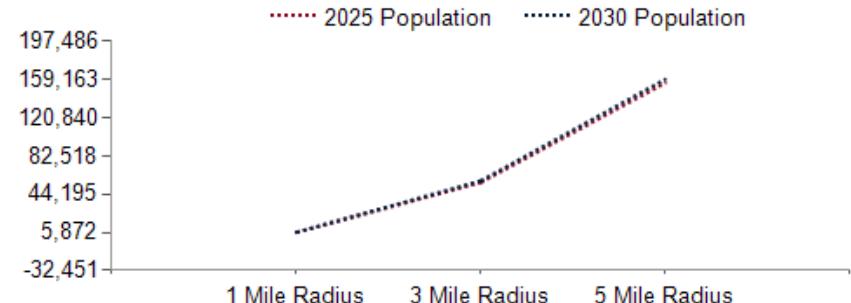




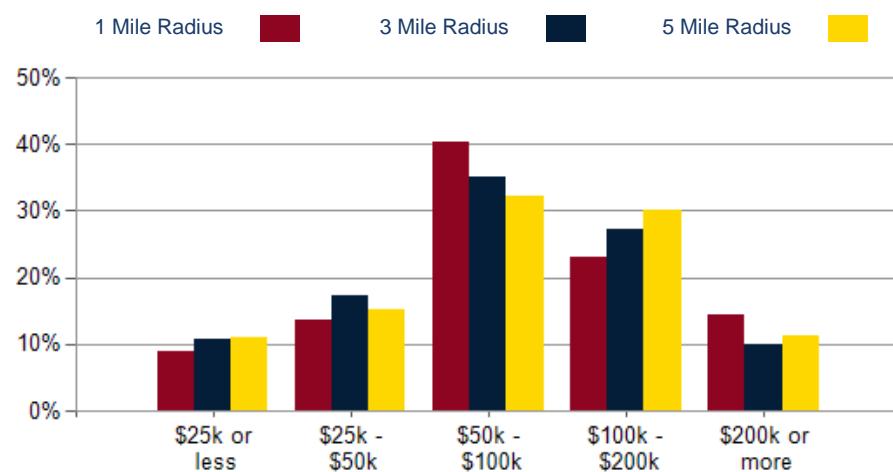


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,779	41,472	115,698
2010 Population	4,686	45,968	134,269
2025 Population	5,927	55,877	155,626
2030 Population	5,872	57,471	159,163
2025 African American	3,231	27,945	75,530
2025 American Indian	48	472	1,269
2025 Asian	110	1,032	3,379
2025 Hispanic	1,128	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%

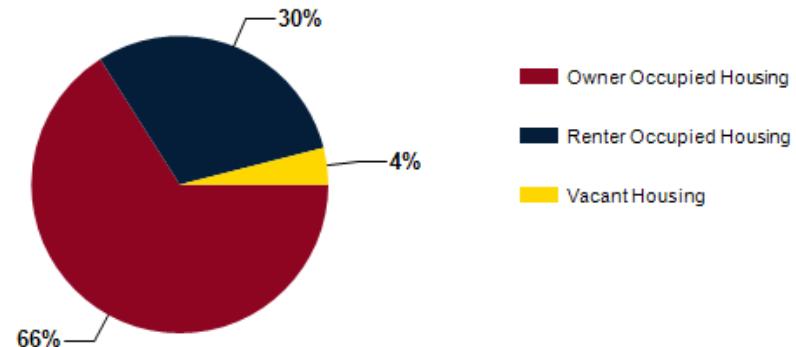
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	98	1,375	3,452
\$15,000-\$24,999	95	837	2,863
\$25,000-\$34,999	103	1,126	2,843
\$35,000-\$49,999	189	2,449	5,895
\$50,000-\$74,999	539	4,363	10,826
\$75,000-\$99,999	333	2,883	7,693
\$100,000-\$149,999	339	3,767	11,292
\$150,000-\$199,999	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

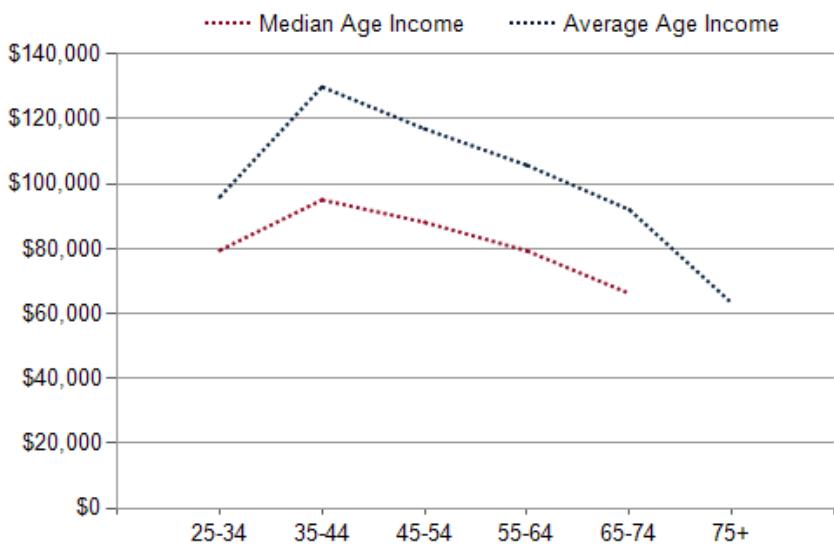
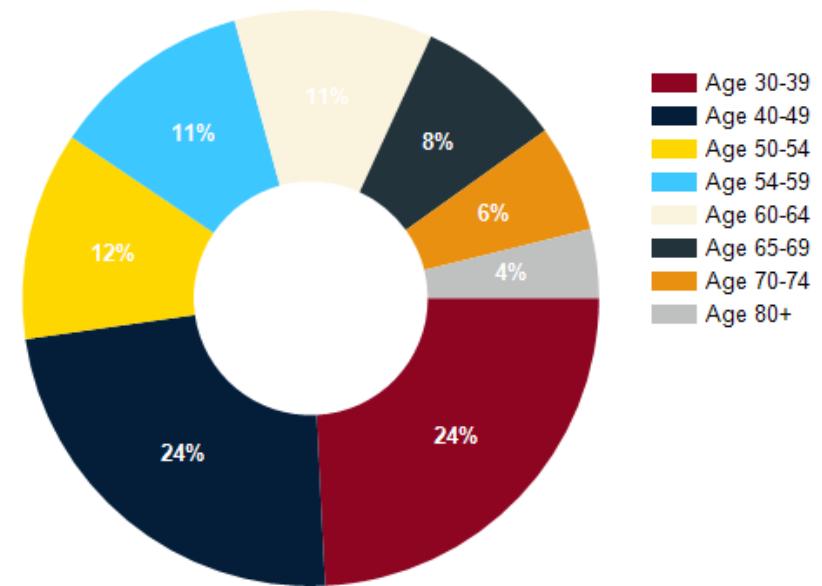


Source: esri

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



FOR LEASE - WAREHOUSE and FENCED-IN IOS



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

Exclusively Marketed by:

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from United Commercial Advisors and it should not be made available to any other person or entity without the written consent of United Commercial Advisors.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to United Commercial Advisors. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. United Commercial Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, United Commercial Advisors has not verified, and will not verify, any of the information contained herein, nor has United Commercial Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



<https://www.UCPcommercial.com>