

# 7468 JONESBORO ROAD

JONESBORO, GA 30236

FOR SALE

231,960 SF +/- HEAVY INDUSTRIAL WAREHOUSE WITH OUTDOOR STORAGE



RYAN SWARTZBERG

770.689.8377

[rswartzberg@swartzcocre.com](mailto:rswartzberg@swartzcocre.com)

JUDD SWARTZBERG

770.490.5235

[jswartzberg@swartzcocre.com](mailto:jswartzberg@swartzcocre.com)

  
**SWARTZ CO**  
COMMERCIAL REAL ESTATE

# // PROPERTY OVERVIEW



## OFFERING

Swartz Co Commercial Real Estate is proud to present an exceptional value-add investment opportunity at 7468 Jonesboro Road in the heart of Clayton County.

This expansive 231,960 SF +/- multi-tenant industrial facility sits on 11.5 acres and includes approximately 4 acres of usable outdoor storage—an increasingly rare and highly sought-after asset in today's market. Zoned HI (Heavy Industrial), the property supports a wide range of industrial uses, including outdoor storage, logistics, manufacturing, and equipment-heavy operations.

With several suites currently leased at strong market rents and approximately 178,000 SF of vacancy, this property offers immediate income with significant upside potential. Whether you're a savvy investor seeking to reposition a large-scale asset or an owner-user looking to occupy a portion while generating cash flow, 7468 Jonesboro Road presents a compelling opportunity in a strategic metro Atlanta submarket.

For more information and financials, please contact Ryan Swartzberg or Judd Swartzberg at Swartz Co Commercial Real Estate.

## HIGHLIGHTS

- Please Reach Out for Pricing
- Outdoor Storage
- 231,960 SF +/-
- Income Producing
- Zoned Heavy Industrial
- Multi-tenant

# // PROPERTY DETAILS



## ADDRESS

7468 JONESBORO RD  
JONESBORO, GA 30524

## ZONING

HI - HEAVY INDUSTRIAL

## COUNTY

CLAYTON

## SITE SIZE

11.5 ACRES

## SQUARE FOOTAGE

231,960 SF +/-

## PRICE

PLEASE REACH OUT FOR PRICING



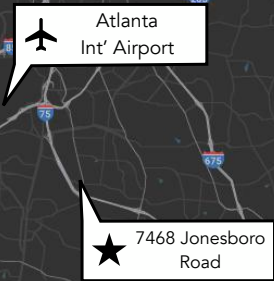
# // FLOOR PLAN



# // INTERIOR PHOTOS

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## ABOUT THE AREA: JONESBORO

The industrial market in the Jonesboro area of Georgia is characterized by a dynamic blend of manufacturing, warehousing, and distribution activities. Situated within the Atlanta metropolitan region, Jonesboro benefits from its strategic location along major transportation routes, including interstates and rail lines, making it a prime hub for logistics operations. With a diverse range of industries such as automotive, aerospace, and consumer goods, the area boasts a robust economy supported by a skilled workforce and favorable business environment. Companies in Jonesboro leverage modern facilities and advanced technology to drive efficiency and productivity, contributing to the area's reputation as a thriving industrial center within the state.

DEMOGRAPHICS	
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	1 MILE	3 MILES	5 MILES
Tot. Population	21,900	114,000	251,000
Tot. Employees	15,700	86,200	191,000
Avg. Household Income	\$52,000	\$57,800	\$59,000

# // BROKER PROFILES

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**Ryan Swartzberg**

Founder/CEO

770.689.8377

[rswartzberg@swartzcocre.com](mailto:rswartzberg@swartzcocre.com)

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.



**Judd Swartzberg**

Sr. Associate

770.490.5235

[jswartzberg@swartzcocre.com](mailto:jswartzberg@swartzcocre.com)

Judd Swartzberg was born and raised in Atlanta, Georgia. Judd elected to build his career in commercial real estate by obtaining his real estate license in 2021 and joined the Swartz Co team at PHP Commercial. As Swartz Co became a private firm in 2022, Judd elected to transfer his license with them with the role of Commercial Associate. Judd learned early on how to deliver exceptional service and add client value.

Focusing on the greater Atlanta industrial market, Judd has had success in representing Tenants and Landlords in leasing, and buyers and sellers in sale transactions. With a strong passion for commercial real estate and a dependable dedication to his clientele, Judd is sure to deliver exceptional service and results.

# // 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.

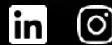
Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. 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.



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