



\*Rendering

+/- 27,788 SF Industrial  
Warehouse - Chamblee, GA  
5706 New Peachtree Rd, Chamblee, GA 30341

*Sale Opportunity Coming Soon*

RARE INFILL INDUSTRIAL | CHAMBLEE'S LAST-MILE  
CORRIDOR | OWNER-USER OPPORTUNITY

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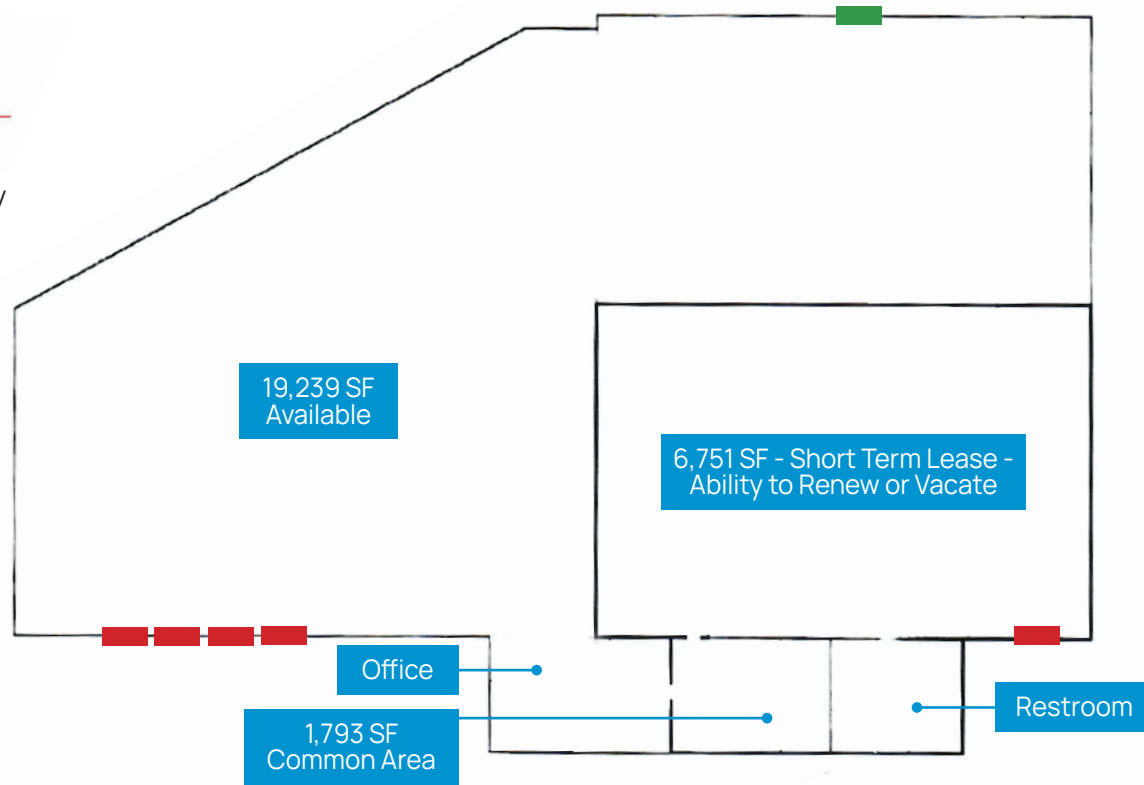
**ONPACE**  
PARTNERS

5706 New Peachtree Rd, Chamblee, GA  
Property Overview



## Floor plan

Optionality to Occupy entire Building or Offset Occupancy Cost



Building Address:	5706 New Peachtree Rd, Chamblee, GA 30341
Acreage:	1.24 Acres
Square Footage	+/- 27,788 SF (Flex/Warehouse)
Doors	5 Dock High, 1 Drive-in
Clear Height	15' Clear
Column Spacing	30' Column Spacing
Power	1,2000 Amps
Zoning:	Zoned Industrial
Other Highlights	<ul style="list-style-type: none"><li>• Fully Sprinklered</li><li>• 100% HVAC</li><li>• Planned Renovations (see rendering)</li></ul>

5706 New Peachtree Rd, Chamblee, GA  
Coming Soon - FOR SALE



Flex uses: warehouse, showroom, medical, retail, office



5706 New Peachtree Rd, Chamblee, GA  
*Chamblee Info*

## CHAMBLEE INFORMATION:

Chamblee is a rapidly evolving submarket known for its historic downtown charm and strong growth. The area is being transformed by major developments like Chamblee City Center, creating a walkable downtown core, while nearby Assembly Atlanta—a 1M+ SF film studio campus—is driving jobs and economic momentum.

The city offers excellent connectivity with quick access to I-285, I-85, and Peachtree Blvd, along with direct MARTA rail service to Atlanta. It is also minutes from DeKalb-Peachtree Airport (PDK), one of the busiest general aviation airports in the region.

With continued investment, strong transit access, and proximity to major employment drivers, Chamblee is emerging as a premier destination for business and growth in metro Atlanta.



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## 5706 New Peachtree Rd, Chamblee, GA

### Nearby Development

#### Chamblee City Center

5520 PEACHTREE RD CHAMBLEE, GA 30341

**Acres:** 8.2

**SF:** ±500K+ SF (planned mixed-use)

**Construction Timeline:** Beginning 2026, phased over 10–15+ years

**Intended Use:** Mixed-use (retail, residential, office, civic, public space)



#### Assembly Studios

5520 PEACHTREE RD CHAMBLEE, GA 30341

**Acres:** 62

**SF:** ±1M+ SF film studio + additional mixed-use planned

**Construction Timeline:** Phase I completed 2023; additional phases ongoing

**Intended Use:** Existing film studio campus (19 sound stages) + future mixed-use (retail, residential, hotel, office)



#### The Fraizer

3535 CHAMBLEE DUNWOODY RD ATLANTA, GA 30341

**Acres:** 2

**SF:** 144–315 units + ~7,400–10,000 SF retail

**Construction Timeline:** Target groundbreaking 2026; multi-year buildout

**Intended Use:** Mixed-use multifamily (residential + retail, transit-oriented)



#### Fish Bolt Park & Rail Trail

1900 CHAMBLEE TUCKER RD ATLANTA, GA 30341

**Acres:** 5

**Construction Timeline:** Groundbreaking expected late 2025; completion TBD

**Intended Use:** Constructed wetland park (greenspace, stormwater management, trails, seating)

**Chamblee Rail Trail:** Directly adjacent, multi-use trail connecting downtown Chamblee to MARTA, parks, and nearby developments



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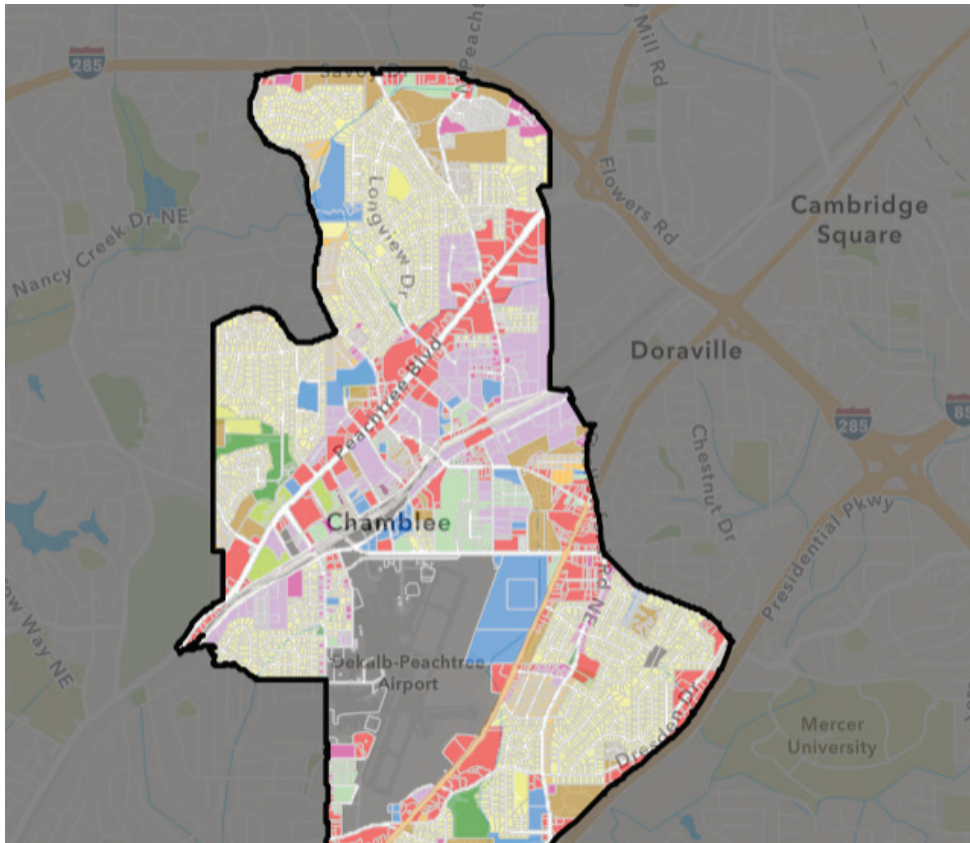
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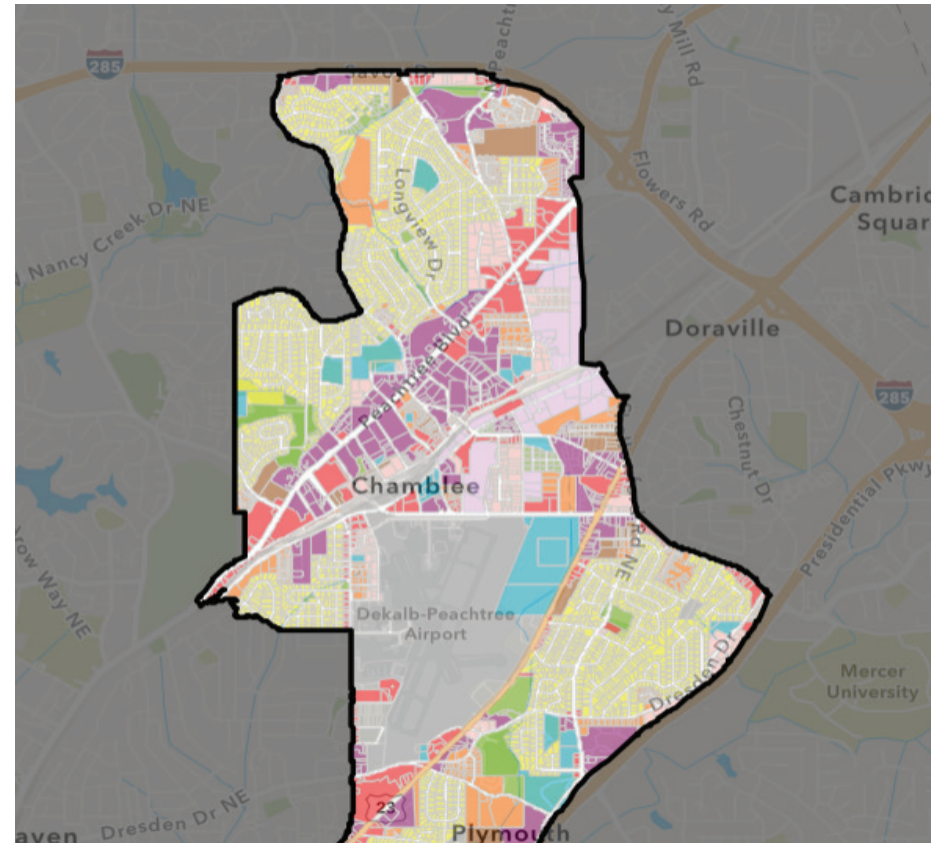
## ONE OF CHAMBLEE'S FEW REMAINING INDUSTRIALLY-ZONED ASSETS

Land Use Current



Industrial Zoning

Land Use Future



Future Industrial Zoning  
Future Mixed-Use

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Location Highlights



**ROADWAYS**

Interstate 285  
(1.2 Miles)

Interstate 85  
(2.2 Miles)

Interstate 75 | Midtown Atlanta  
(10.5 Miles)



**AIRPORTS**

Peachtree-Dekalb Airport  
(2.4 Miles)

Hartsfield-Jackson  
International ATL Airport  
(23.4 Miles)



**PARCEL HUBS**

Amazon Last Mile  
(4.2 Miles)

UPS Customer Care Center  
(3.4 Miles)



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