

# 2460 MORELAND AVE SE

ATLANTA, GA 30315

FORE SALE

5,300 SQFT ON 1.47 ACRE LOT



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# // PROPERTY OVERVIEW

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## OFFERING

Swartz Co Commercial Real Estate is pleased to present the opportunity to acquire 2460 Moreland Ave SE, Atlanta, GA 30315, a well-located industrial property in Southeast Atlanta. The property consists of a 5,300-square-foot industrial building situated on a 1.47-acre site along the highly traveled Moreland Avenue corridor. Zoned M – Industrial, the property offers flexibility for a variety of industrial uses, including warehouse, distribution, contractor operations, automotive services, fabrication, and light manufacturing.

Positioned in a strategic location, the property provides convenient access to Interstate 285, Interstate 75/85, Downtown Atlanta, and Hartsfield-Jackson Atlanta International Airport. Its strong regional connectivity, combined with excellent visibility along Moreland Avenue and accessibility for trucks and service vehicles, makes it an attractive opportunity for both owner-users and investors seeking a functional industrial asset in one of Atlanta's established industrial corridors.

Asking Price: \$1,000,000

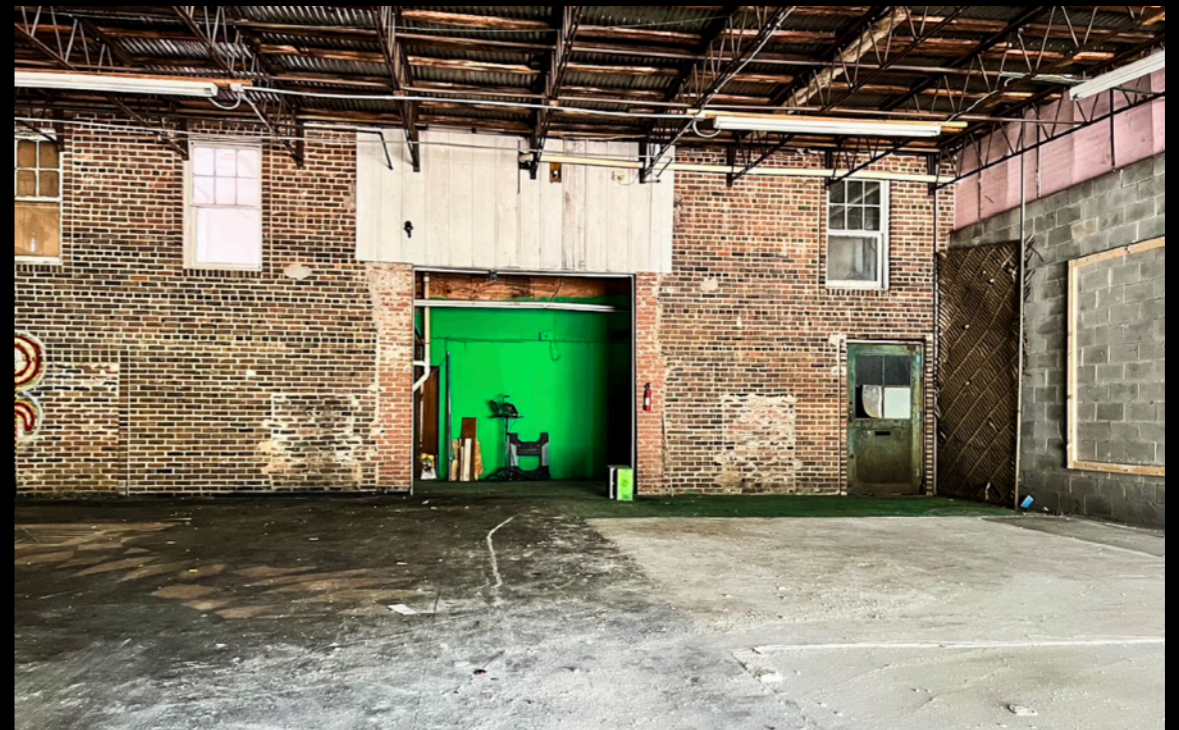
For additional information or to schedule a property tour, please contact Ryan Swartzberg or Esty Hoffman.

## HIGHLIGHTS

- \$1,000,000 / \$188.67/SF
- 5,300 SQFT on 1.47 Acre Lot
- Zoned M - Industrial
- Ideal Opportunity for Owner-User
- DeKalb County
- Convenient Access to Major Highways

# // INTERIOR PHOTOS

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# // LOCATION OVERVIEW



## ABOUT THE AREA: ATLANTA

DeKalb County is one of the most active commercial and industrial markets in the Atlanta metropolitan area. Its strategic location provides convenient access to Downtown Atlanta, Interstate 285, Interstate 20, and Hartsfield-Jackson Atlanta International Airport. The county benefits from a diverse economic base, strong population growth, and continued demand for industrial, logistics, and commercial properties, making it an attractive location for both owner-users and investors.

## DEMOGRAPHICS

|                       | 1 MILE   | 3 MILES  | 5 MILES  |
|-----------------------|----------|----------|----------|
| Tot. Population       | 9.128    | 104.900  | 308.900  |
| Tot. Households       | 7.309    | 84.300   | 254.100  |
| Avg. Household Income | \$39.200 | \$67.600 | \$72.900 |

# // BROKER PROFILES

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**Ryan Swartzberg**

Founder/CEO

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Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.



**Esty Hoffman**

Listing Agent

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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.

# // DISCLAIMER & LIMITING CONDITIONS

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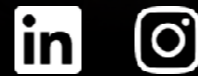
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified 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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