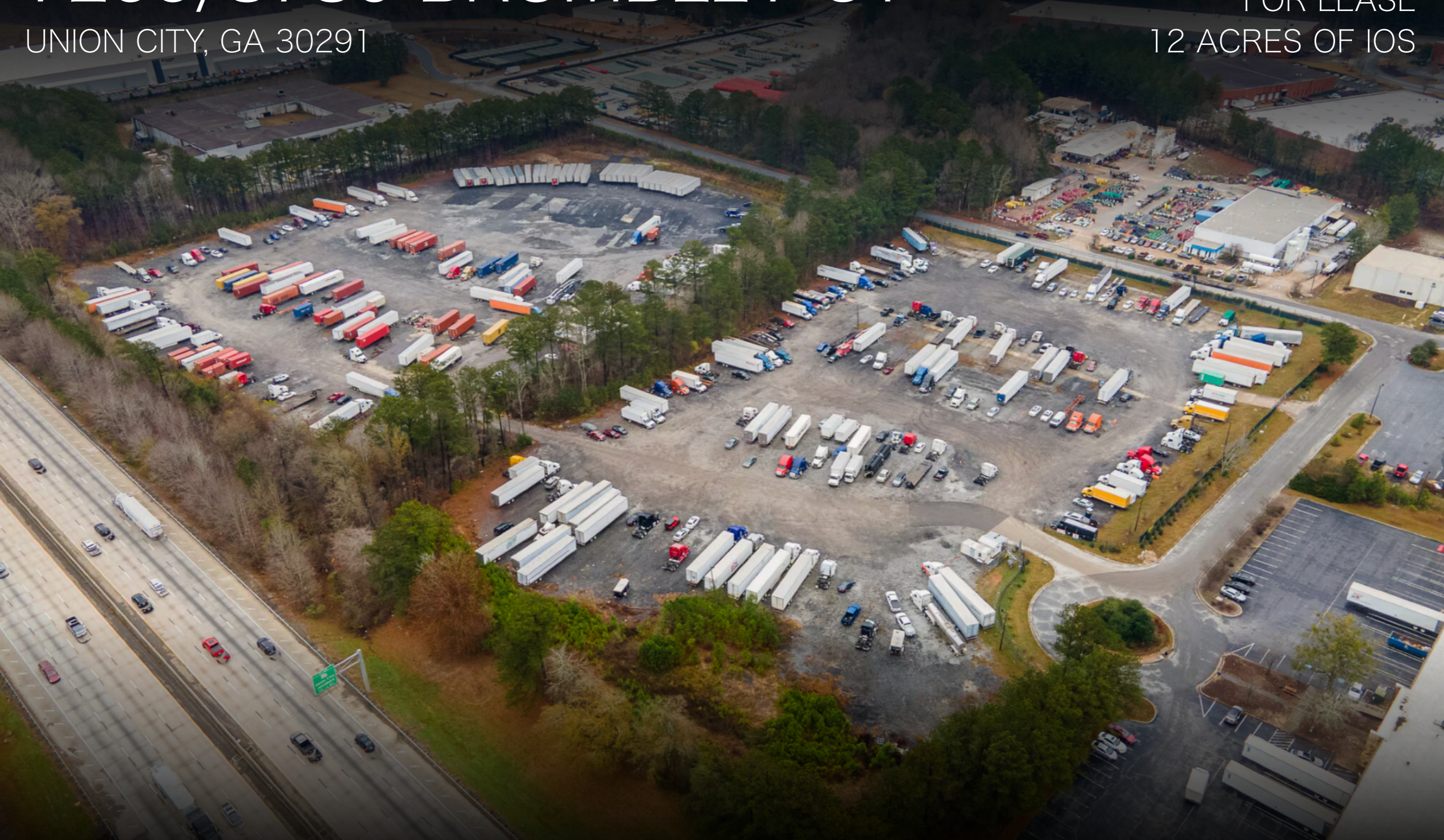


7255/8780 BRUMBLEY CT

UNION CITY, GA 30291

FOR LEASE
12 ACRES OF IOS



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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a prime leasing opportunity located at 7255 Brumbley Ct and 8780 Brumbley Ct, Union City, GA. This 12 acre industrial outdoor storage (IOS) offering, comprised of Lot 1 and Lot B, presents a rare opportunity to secure scalable yard space in South Fulton County.

The property is ideally suited for a variety of industrial uses including truck parking, fleet storage, equipment storage, construction staging, and material laydown. With its flexible layout, the site can accommodate a range of operational needs for logistics, transportation, and service-based users.

Strategically located in Union City, the property offers strong access to major transportation corridors including I-85, I-285, and Hartsfield-Jackson Atlanta International Airport, providing excellent connectivity for regional and national distribution. The South Atlanta submarket continues to see strong demand for IOS product, driven by logistics growth and limited supply of well-located yard space.

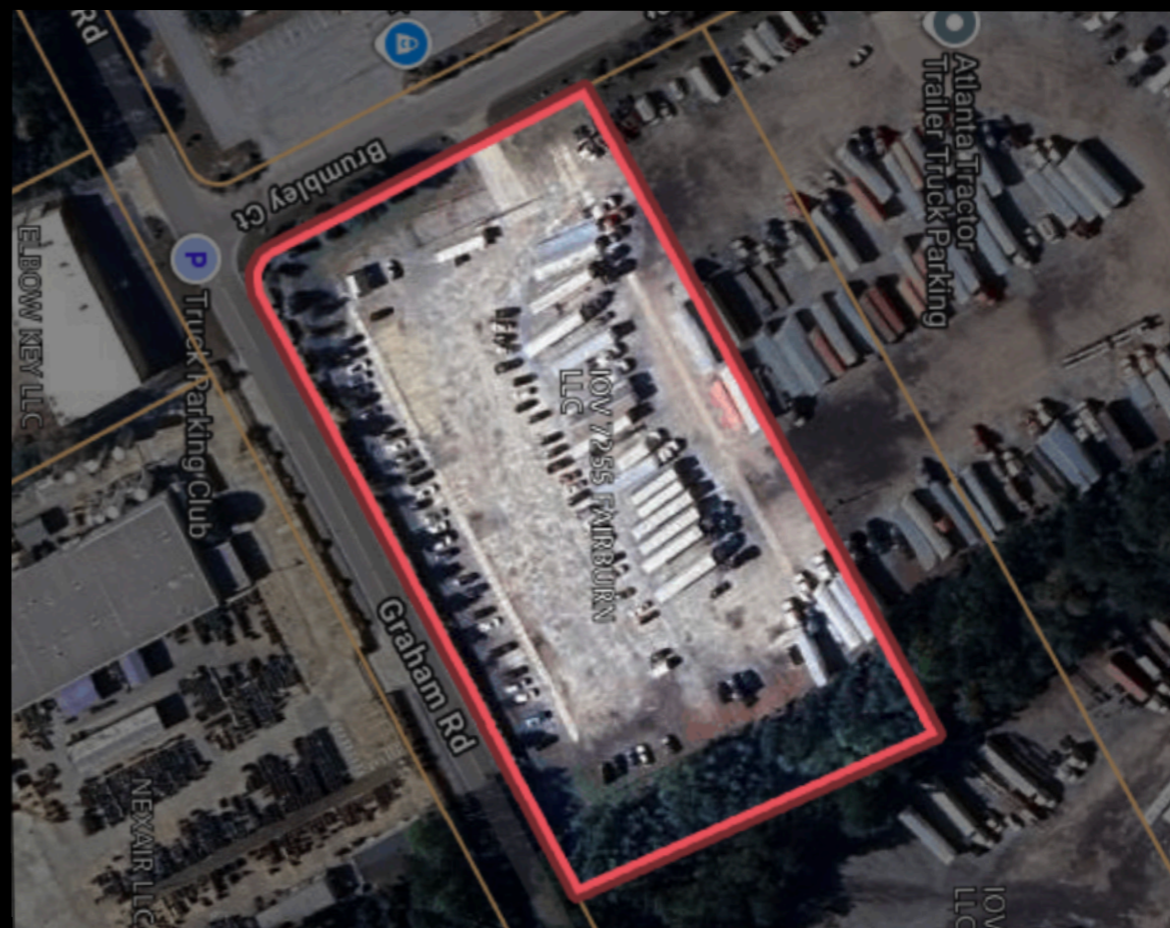
Lease Rate: \$6,000 per acre per month.

For more information or to schedule a site visit, please contact Esty Hoffman.

HIGHLIGHTS

- 12 Acre Lot
- Zoned Industrial
- Fulton County
- \$6,000/Acre/Month
- Flexible Open layout for Heavy Industrial Users
- Close Proximity to Major Highways

// PROPERTY BOUNDARY



// LOCATION OVERVIEW



ABOUT THE AREA: UNION CITY, GA

Union City, GA is a key South Atlanta industrial submarket in Fulton County, strategically positioned along the I-85 corridor near Hartsfield-Jackson Atlanta International Airport. Its location makes it highly attractive for logistics, distribution, and transportation users requiring quick access to regional and national networks.

For commercial real estate investors, Union City offers strong demand for industrial, flex, and industrial outdoor storage (IOS) assets driven by continued growth in e-commerce, freight, and service-based businesses. The area provides more attainable pricing than core Atlanta while still benefiting from proximity to major infrastructure, supporting stable occupancy, rent growth, and long-term investment potential.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	20,700	78,800	151,800
Number of Employees	15,400	60,200	116,700
Avg. Household Income	\$46,600	\$72,600	\$74,300

// BROKER PROFILES



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.



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.

// DISCLAIMER & LIMITING CONDITIONS

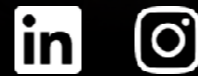
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified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