

5711 HIGHWAY 53 E UNITS 2 & 3

DAWSONVILLE, GA 30534

FOR LEASE

20,000 SF WAREHOUSE WITH AN ADDITIONAL 1,000 SF OFFICE BUILDING



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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to be the exclusive brokerage to arrange the lease of 5711 Highway 53 E, Units 2 and 3 in Dawsonville, GA.

The property features a 20,000 SF warehouse paired with a 1,000 SF stand-alone office building. The warehouse includes a 20' clear height and four oversized drive-in doors, and the site is zoned C-IR, Dawson County's industrial zoning district. Recent renovations include a brand-new roof and exterior siding. The property also offers approximately one acre of fully fenced, paved parking. Located in a rapidly growing market with immediate access to GA-400, this facility is an ideal fit for a wide range of industrial users.

For more information, please reach out to Judd or Jonah.

HIGHLIGHTS

- 21,000 SF
- 20' Clear Height
- \$12 PSF NNN
- 4 Drive-in Doors (19'W x 16'6"H)
- Zoned C-IR (Industrial)
- 1,000 SF of Office and 2 Restrooms

// PHOTOS



// PHOTOS



// PROPERTY DETAILS



ADDRESS

5711 Highway 53 E
Dawsonville, GA 30524

MARKET

North Georgia

COUNTY

Dawson

SIZE

21,000 SF

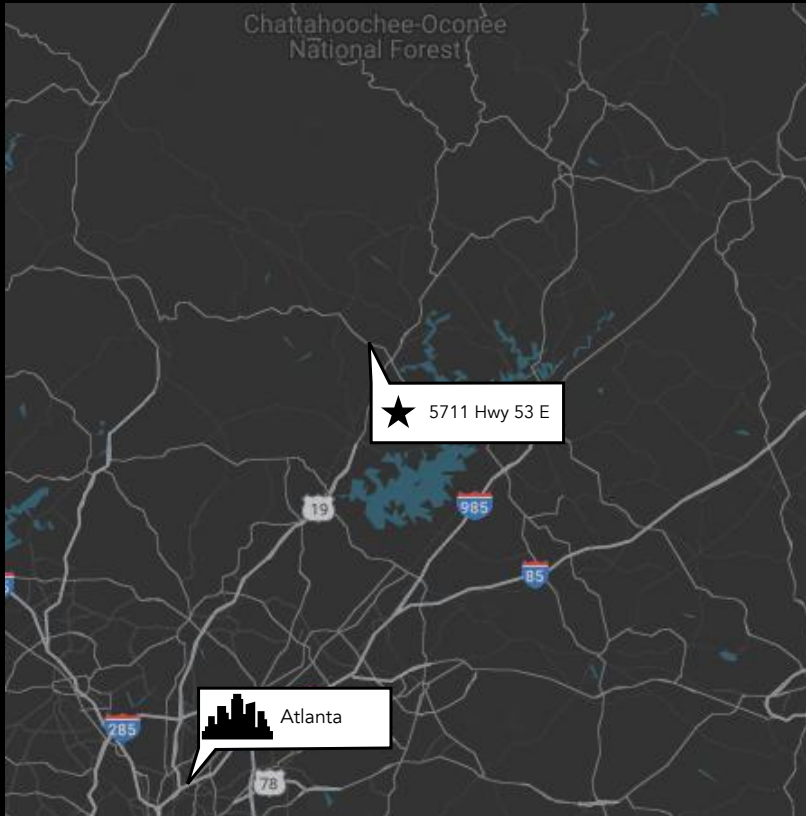
ZONING

C-IR (Industrial)

PRICE

\$12.00 PSF NNN

// LOCATION OVERVIEW



ABOUT THE AREA: DAWSONVILLE

Dawsonville, GA offers a strong strategic advantage for businesses thanks to its direct access to GA-400, providing seamless connectivity to Metro Atlanta, major distribution routes, and a growing labor pool. The market has experienced rapid residential and commercial expansion in recent years, creating an ideal environment for companies seeking long-term growth and visibility. With steady population increases, rising household incomes, and continued investment in infrastructure and development, Dawsonville combines small-town appeal with the economic momentum of a rapidly emerging North Georgia business hub.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	9,026	26,300	59,800
Avg. Household Income	\$104,900	\$99,800	\$97,500
Tot. Employees	7,568	20,500	46,900

// AERIAL



// BROKER PROFILES



Judd Swartzberg

Sr. Associate

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Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.

Specializing in the greater Atlanta industrial market, Judd has developed a proven track record of success representing tenants and landlords in leasing transactions, as well as buyers and sellers in property sales, with a particular focus and notable success in off-market investment sales. His dedication to delivering exceptional service and measurable results has earned him the trust and loyalty of his clients. Judd's consistent performance and commitment to success have also established him as one of the top earners at Swartz Co.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.



Jonah Siegel

Commercial Associate

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From Atlanta, GA, Jonah Siegel is a seasoned professional excelling in commercial real estate. Since entering the real estate arena in 2019, he has demonstrated a remarkable aptitude for guiding clients through the intricacies of commercial real estate transactions. Jonah's expertise spans all aspects of the industry, making him a valuable resource for individuals seeking comprehensive assistance.

With a keen focus on the North Georgia market, he provides localized insights, further enhancing the quality of his services. In just a few short years, Jonah Siegel has carved a niche for himself, earning a reputation as a trusted advisor in the dynamic realm of commercial real estate.

// DISCLAIMER & LIMITING CONDITIONS

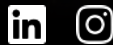
Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference 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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