



## **203 Rio Circle**

203 Rio Circle, Decatur, GA 30030

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

GEORGIA  
PROPERTIES

 COMMERCIAL DIVISION<sup>SM</sup>



**Christina Brooks**

Berkshire Hathaway GA Properties - Gainesville

500 Jesse Jewell Pkwy SE,

Suite 300,

Gainesville, GA 30501

[christina.brooks@bhhsgeorgia.com](mailto:christina.brooks@bhhsgeorgia.com)

(470) 228-0846

CO<sup>RE</sup>PROPERTIES





## 203 Rio Circle

\$23.52 /SF/YR

New 5-Year Lease Available or Assume Existing Lease

Excellent opportunity to lease approximately 5,600 square feet of flex and industrial space in one of DeKalb County's established business corridors. Prospective tenants may negotiate a new 5-year lease directly with ownership or assume the remainder of the current lease term that began in April 2022, subject to landlord approval.

The property offers a functional combination of office and warehouse space designed to accommodate a variety of business operations, including distribution, logistics, light manufacturing, service businesses, contractors, showroom users, and office/warehouse combinations. Features include two loading docks, one drive-in door, approximately 15 parking spaces, private restrooms, central HVAC, shower facilities, and flexible workspace configurations.

5,600 SF Flex / Industrial Building | 2 Dock-High Doors | 1 Drive-In Door | Office & Warehouse Configuration

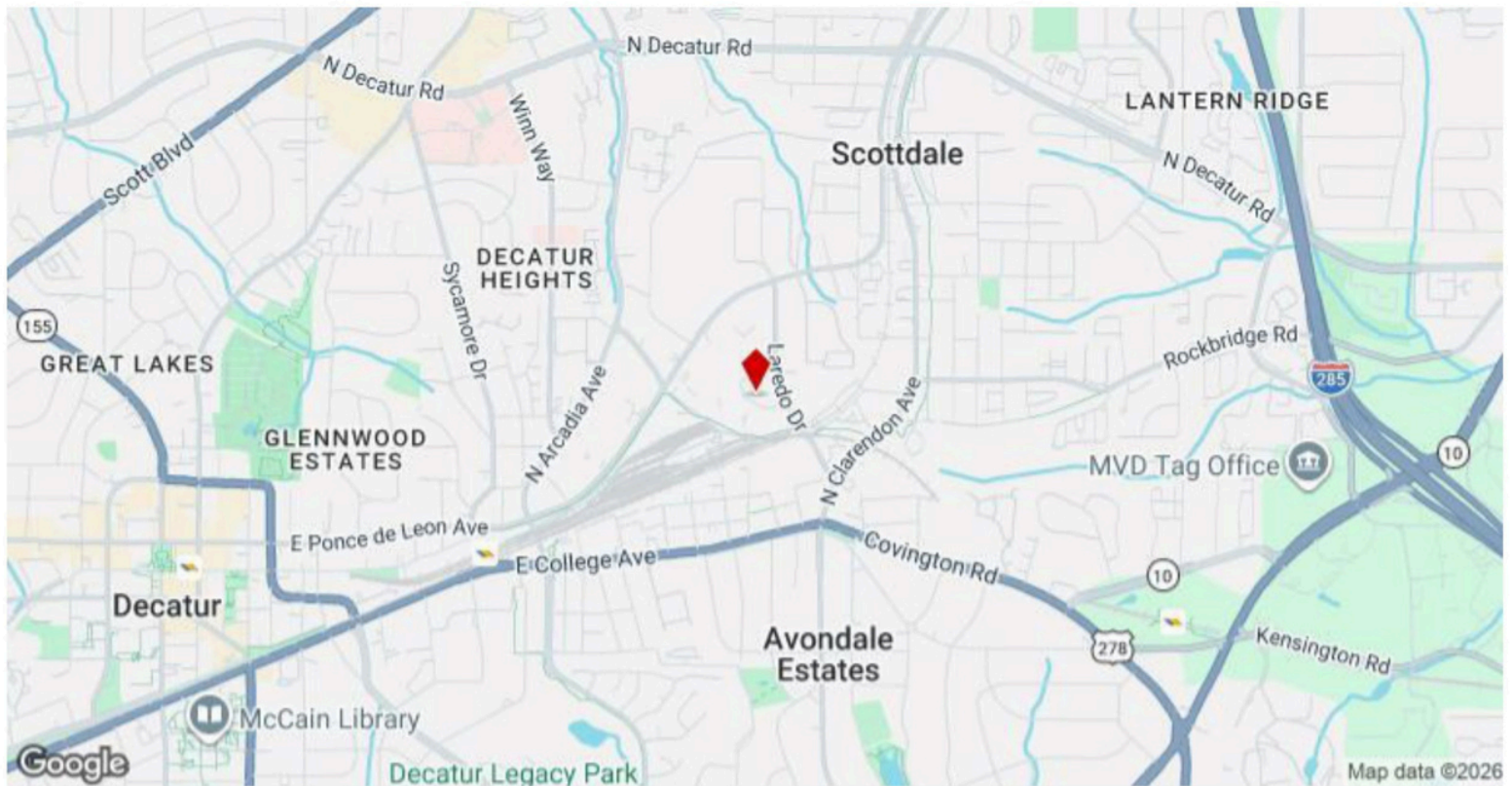


Rental Rate:	\$23.52 /SF/YR
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	A
Rentable Building Area:	5,600 SF
Year Built:	1961
Rental Rate Mo:	\$1.96 /SF/MO

### Property Advantages

- Immediate Occupancy
- Flexible Lease Options
- Renovated Office Space
- Two Loading Docks
- Drive-In Access
- Ample Parking
- Kitchen & Breakroom
- Employee Shower Facilities
- Industrial Zoning

Space Available	5,600 SF
Rental Rate	\$23.52 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Sublet
Space Use	Flex
Lease Term	Negotiable



## ***203 Rio Cir, Decatur, GA 30030***

Positioned in the heart of DeKalb County's industrial corridor, the property offers convenient access to I-285, I-20, Downtown Atlanta, Hartsfield-Jackson International Airport, and major Metro Atlanta transportation routes. The central location supports efficient distribution, service operations, and regional business connectivity.

### Property Highlights

- Approximately 5,600 SF available
- New 5-year lease available or assume existing lease term beginning April 2022
- Zoned M (Manufacturing / Industrial), DeKalb County
- Two loading docks
- One drive-in bay
- Approximately 15 parking spaces
- Office and warehouse combination
- Private restrooms and shower facilities
- Central heating and air
- Immediate occupancy available

### Potential Uses

- Distribution and logistics
- Light manufacturing
- E-commerce fulfillment
- Contractor operations
- Service businesses
- Showroom and warehouse users
- Office and industrial combinations

Prospective tenants should independently verify zoning requirements and permitted uses with DeKalb County Planning and Zoning to confirm suitability for their intended business operations.

Zoned M (Manufacturing / Industrial), DeKalb County.

<https://www.dekalbcountyga.gov/departments/planning-and-sustainability/zoning>

# Property Photos

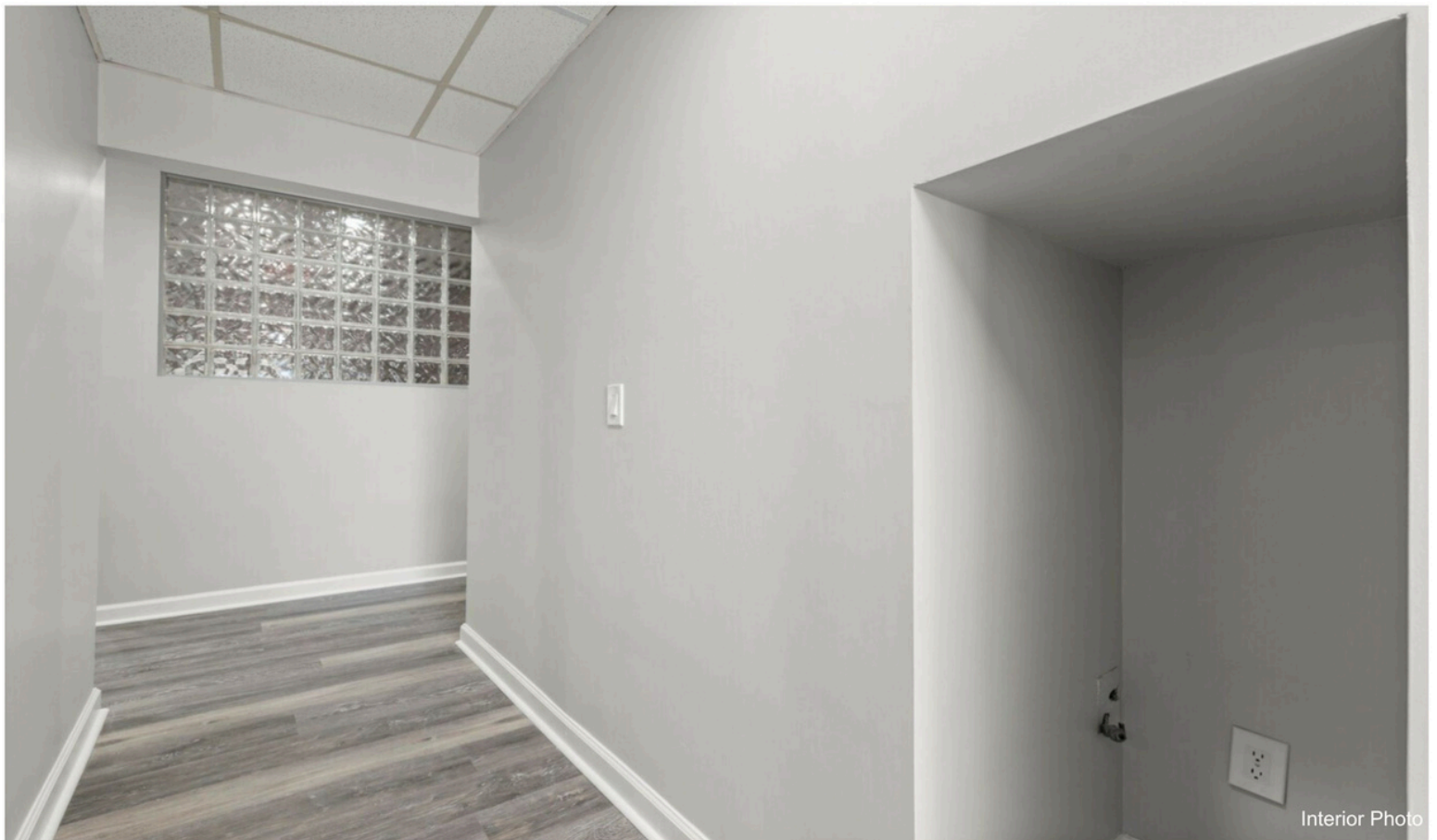


Exterior View

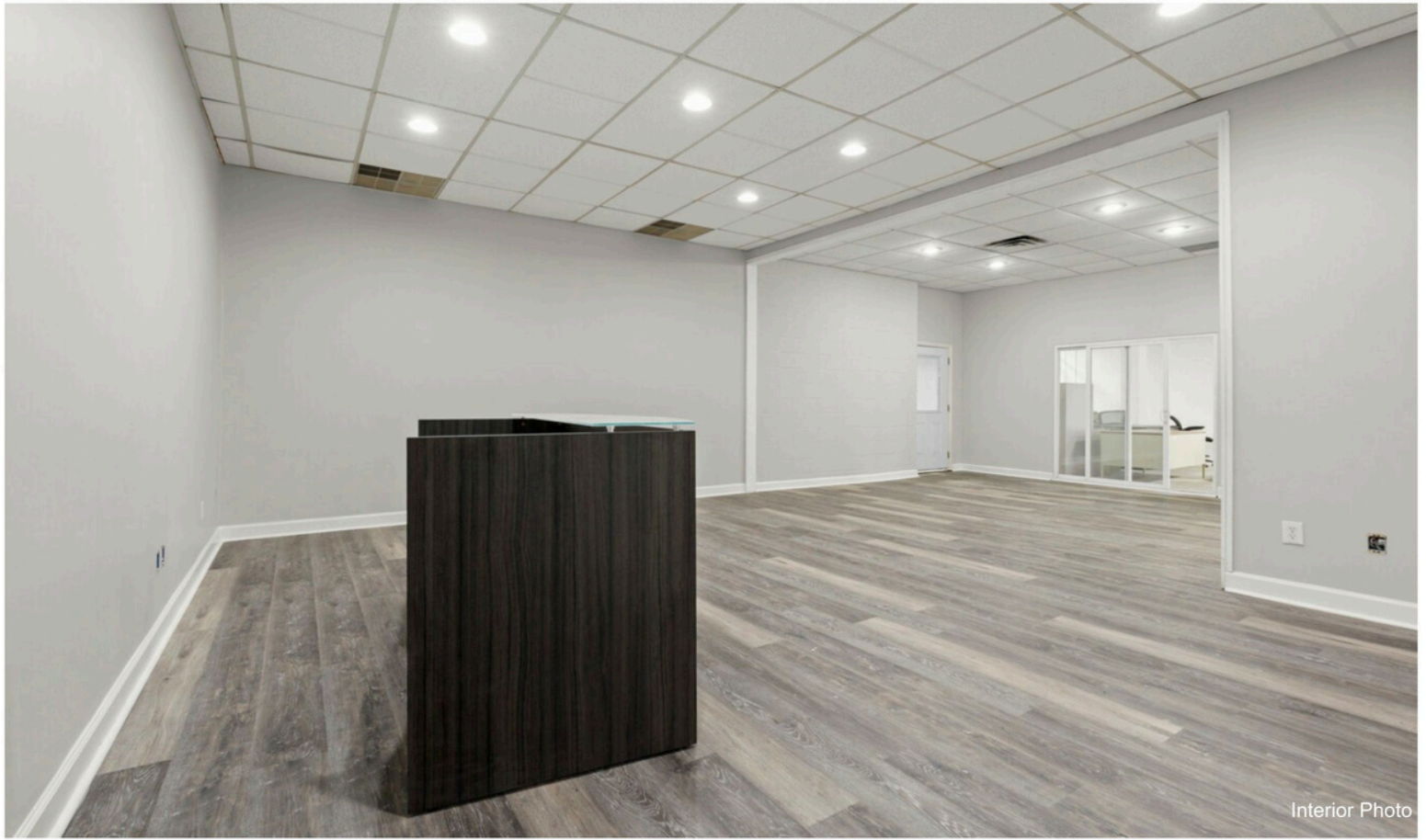


Reception Area

# Property Photos



# Property Photos



Interior Photo



Interior Photo

# Property Photos

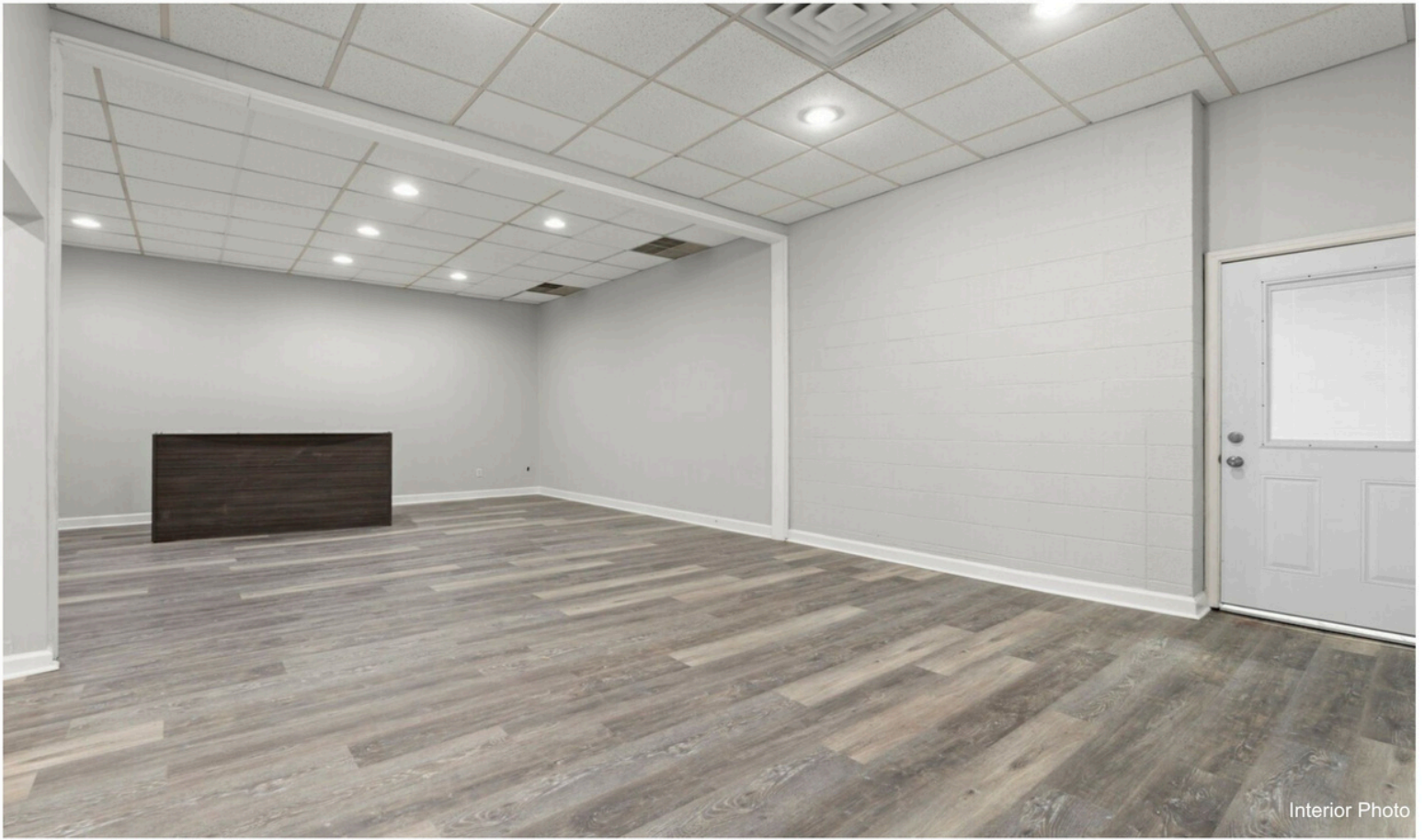


Exterior View



Exterior View

## Property Photos



Interior Photo

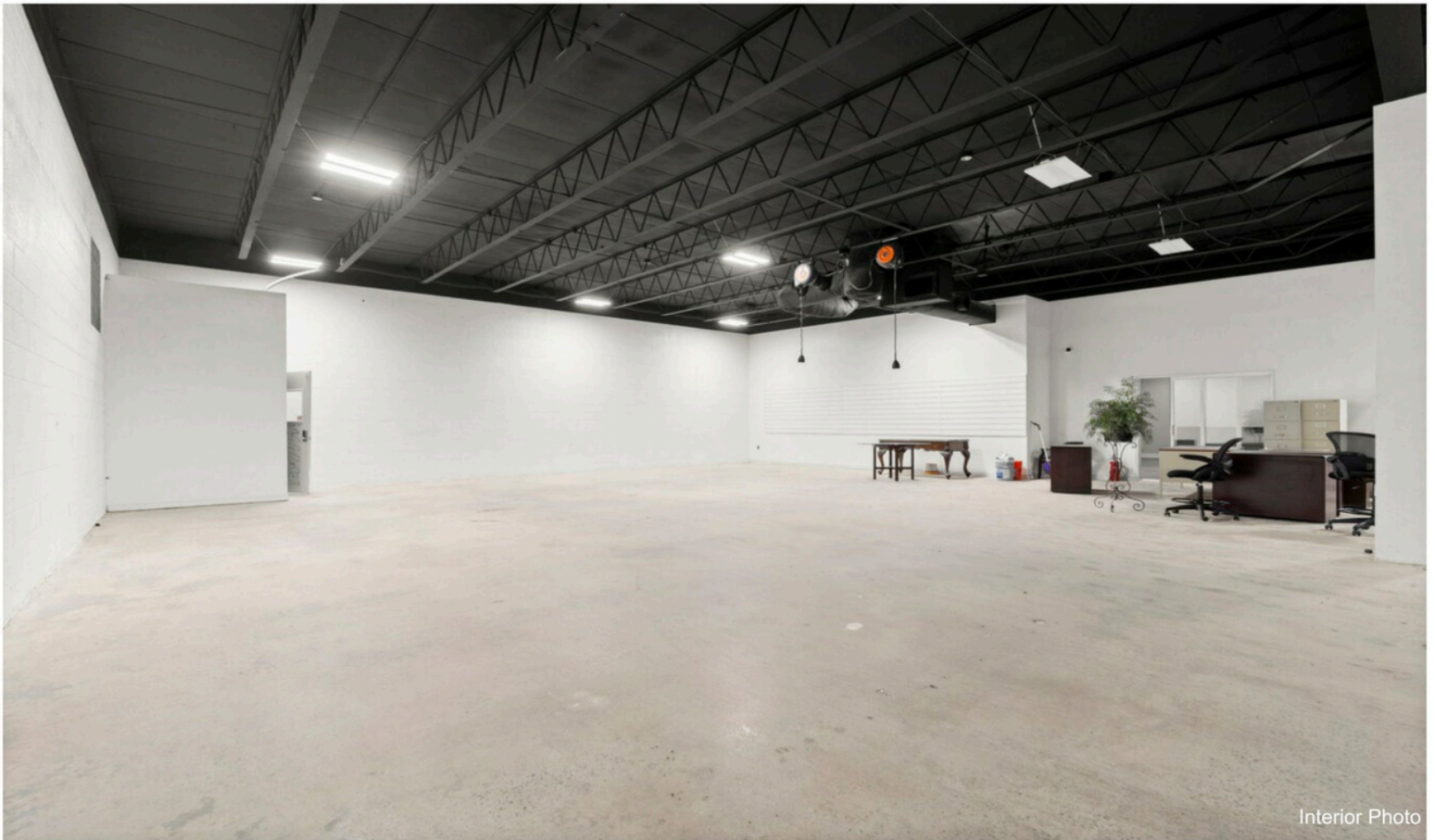


Interior Photo

# Property Photos



Interior Photo



Interior Photo

## Property Photos



# Property Photos



Interior Photo



Kitchen

# Property Photos



Interior Photo



Interior Photo

## Property Photos

