

Development Opportunity | Offering Memorandum  
**2570 Moreland Ave SE**  
+/-5.46 Acre Industrial Development Site  
Atlanta, GA



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# Highlights

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INTERNATIONAL



## Property Facts

Address	2570 Moreland Ave SE, Atlanta, GA 30315
Parcel	15-080-02-054
Jurisdiction	Unincorporated Dekalb County
Site Area	+/-5.46 Acres
Access	Signalized Moreland Avenue Access via S. River Industrial Blvd
Current Zoning	M (Industrial)
Future Land Use	COS – Conservation/Open Space
Topography	Moderate (est. 2.5% Grade Change)
Moreland Avenue	State/City approved regional truck route
Asking Price	\$2,500,000

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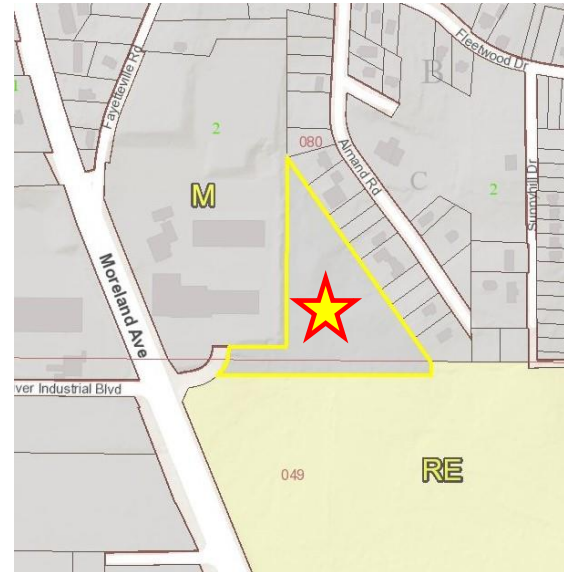
# Zoning & Future Land Use

## Zoning: M (Light Industrial)

To provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan

## Future Land Use: COS

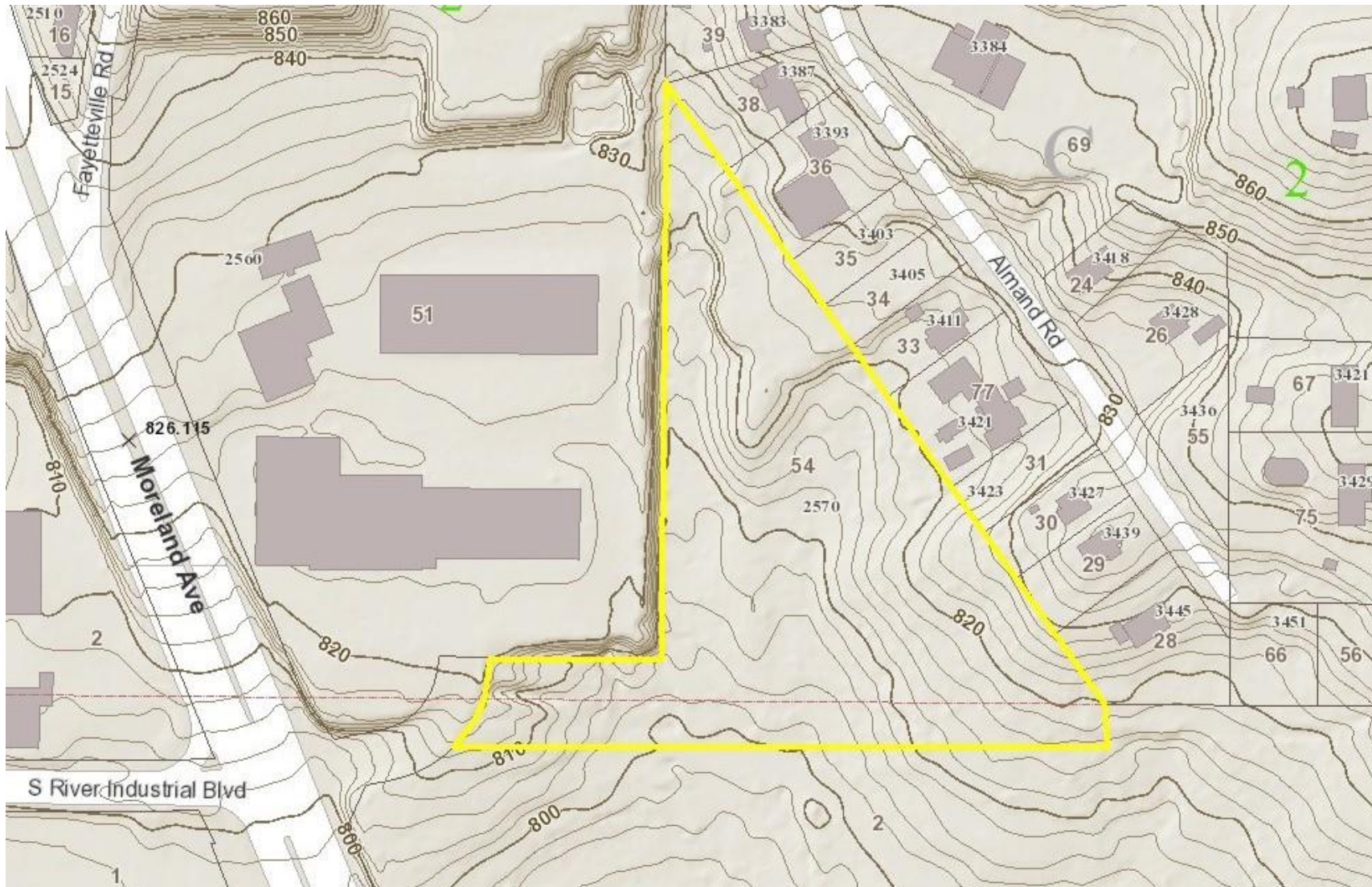
Conservation/Open Space -  
Parks & Recreation, nature trails, etc.



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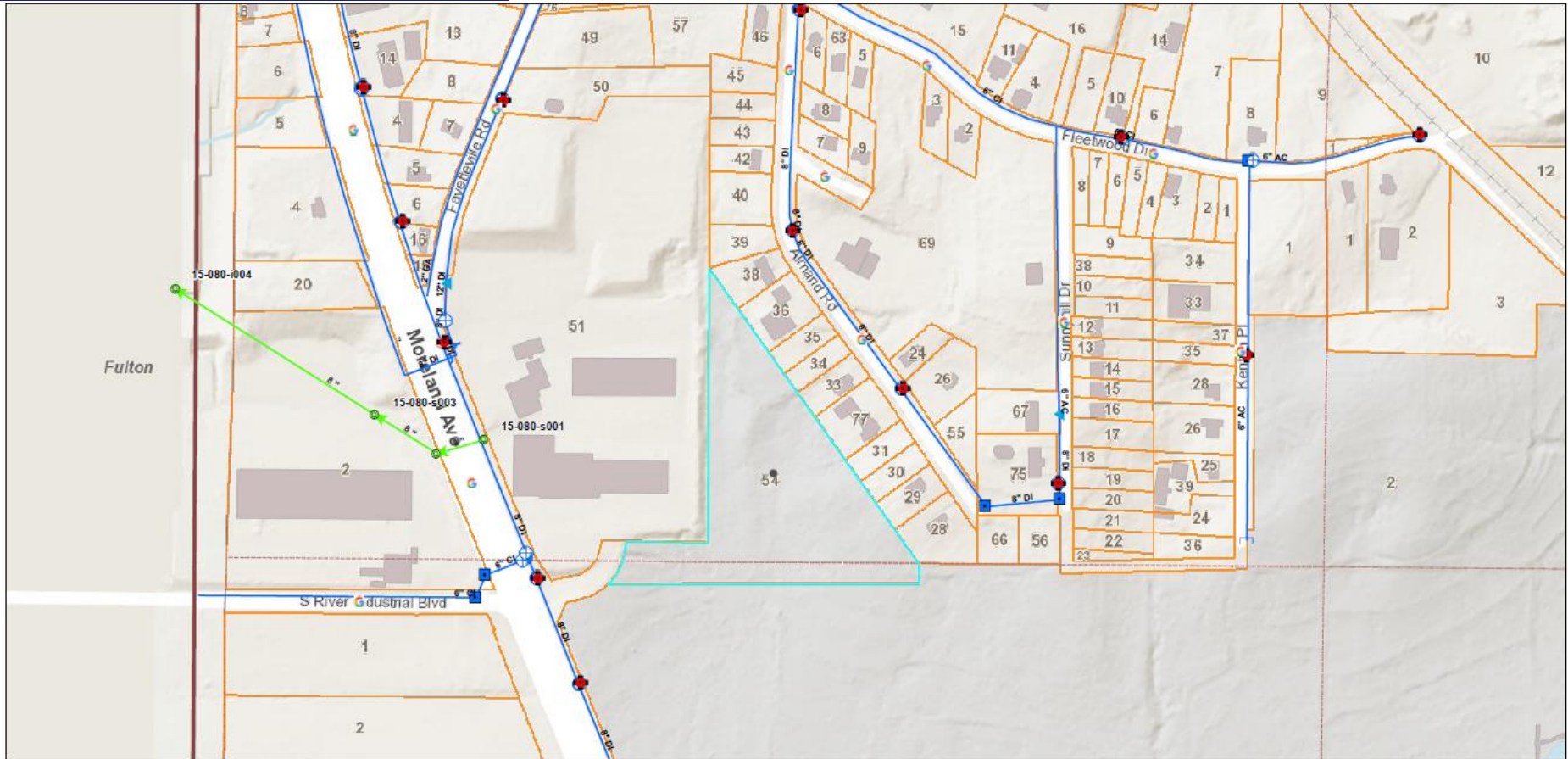


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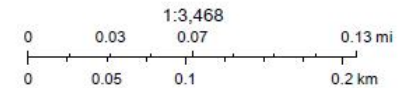
# Water & Sewer

2570 Moreland Ave



8/30/2022, 11:29:22 AM

- |                    |                |             |             |             |
|--------------------|----------------|-------------|-------------|-------------|
| Google Street View | Water Hydrants | 90 Bend     | Tee         | Legal Anno  |
| Manholes           | Water Valves   | Hydrant Tap | Water Mains | Address     |
| DEKALB             | Water Fittings | Plug        | Land Lot    | Tax Parcels |
| Sewer Mains        | 45 Bend        | Reducer     | Districts   |             |
| DEKALB             |                |             |             |             |



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