

±6,800 SF Atlanta Industrial Space

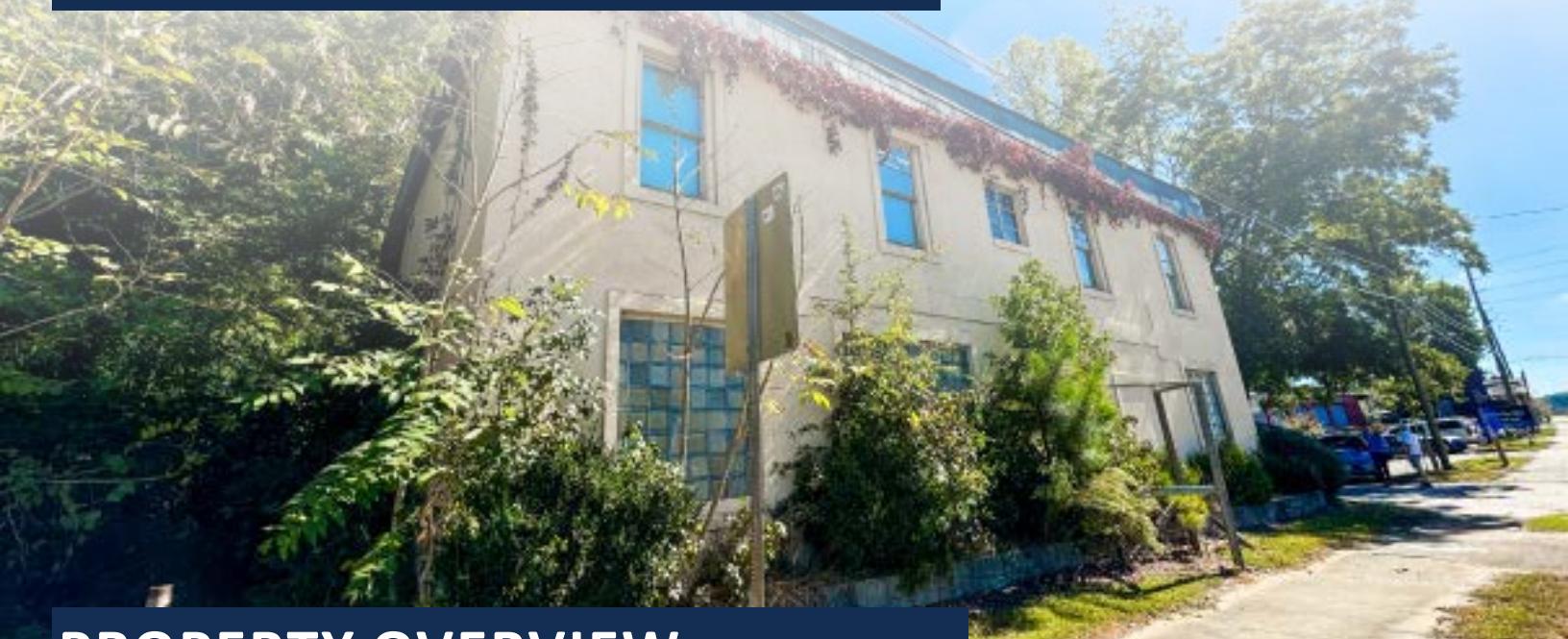
# FOR LEASE

2460 Moreland Ave, Atlanta, GA 30315



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## PROPERTY OVERVIEW

- Total Size: ±6,800 SF commercial property
- Warehouse: ±4,000 SF with two 10'x18' drive-in doors (rear access)
- Office Space: ±2,800 SF total, ±1,400 SF on ground floor, and ±1,400 SF on second floor (walk-up access)
- Site Size: ±1.47 acres
- Zoning: Industrial (M), DeKalb County, Atlanta MSA
- Use: Ideal for light industrial uses; ample workspace and storage; accommodates large trucks
- Location: Situated on Moreland Ave in an industrial area. Approximately 1.4 miles north of the I-285 intersection, 7 miles southeast of downtown Atlanta, and less than 9 miles from Hartsfield-Jackson International Airport
- Availability & Rate: Immediately available at \$5,900/Month Modified Gross (Landlord responsible for roof & structure)



**LEASE RATE:**  
\$5,900/Month (MG)



**LEASE SPACE:**  
±6,800 SF



**AVAILABILITY:**  
Immediate



**ZONING:**  
M (Industrial,  
DeKalb County)

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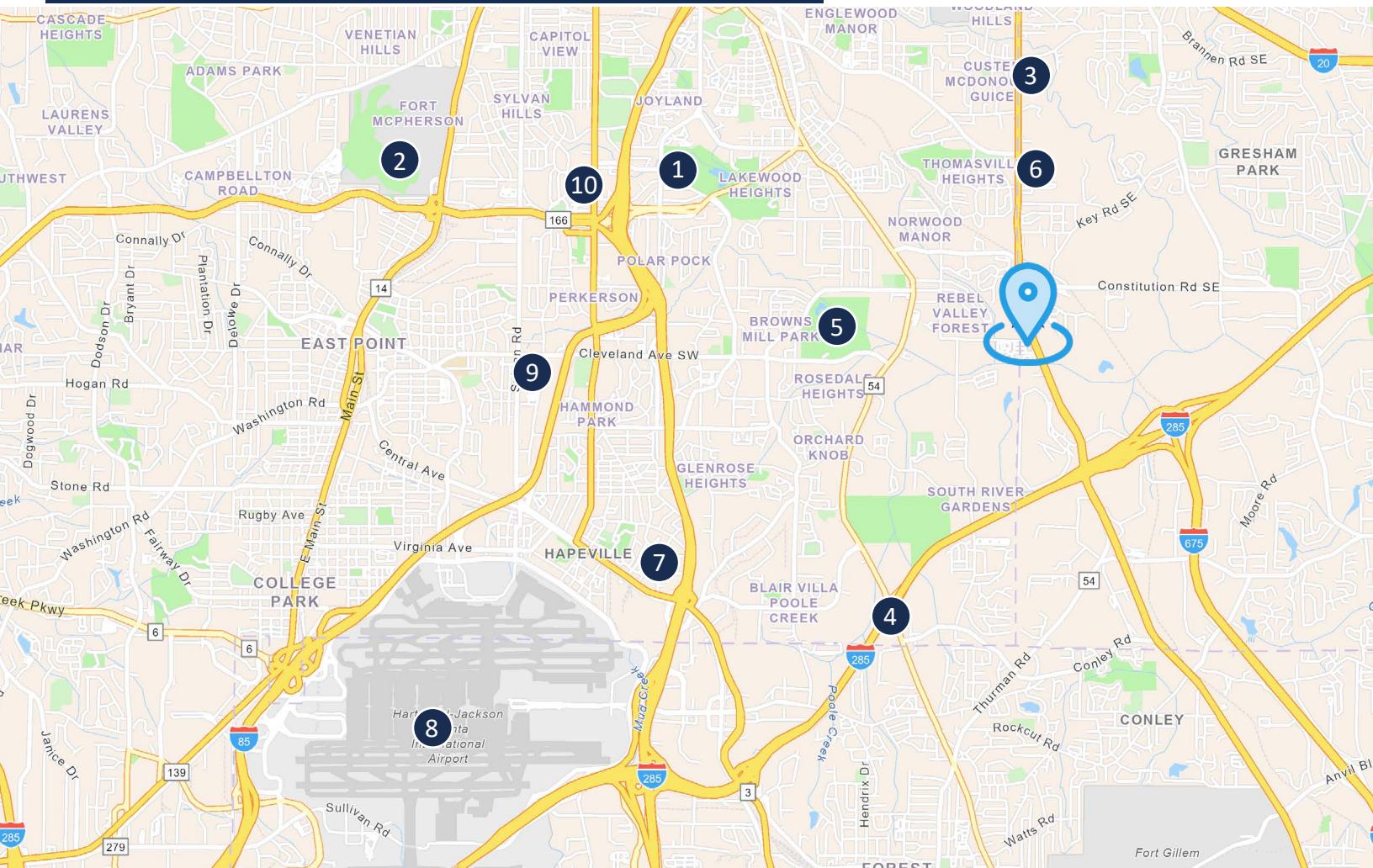
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## Subject Property

<b>1</b>	Cellaris Amphitheatre at Lakewood, Screen Gems Studios	<b>5</b>	Brown's Mill Golf Course	<b>9</b>	Walmart Supercenter, Dollar General, Kroger, Chick-Fil-A, Burger King, Walgreens
<b>2</b>	Fort McPherson, Tyler Perry Studios, Lakewood MARTA Station	<b>6</b>	Starlight Drive-in Movie Theatre & Flea Market	<b>10</b>	Atlanta Flea Market, Family Dollar, Wendy's, Captain D's, Lakewood Diner, JJ Fish & Chicken
<b>3</b>	O'Reilly Auto Parts, Sonic, ALDI, Wells Fargo, Subway, CVS, Church's Texas Chicken	<b>7</b>	Porsche Experience Center Atlanta		
<b>4</b>	Scott's Antique Market, Atlanta Expo Center, The Home Depot, McDonalds, Popeyes	<b>8</b>	Hartsfield-Jackson Atlanta International Airport		

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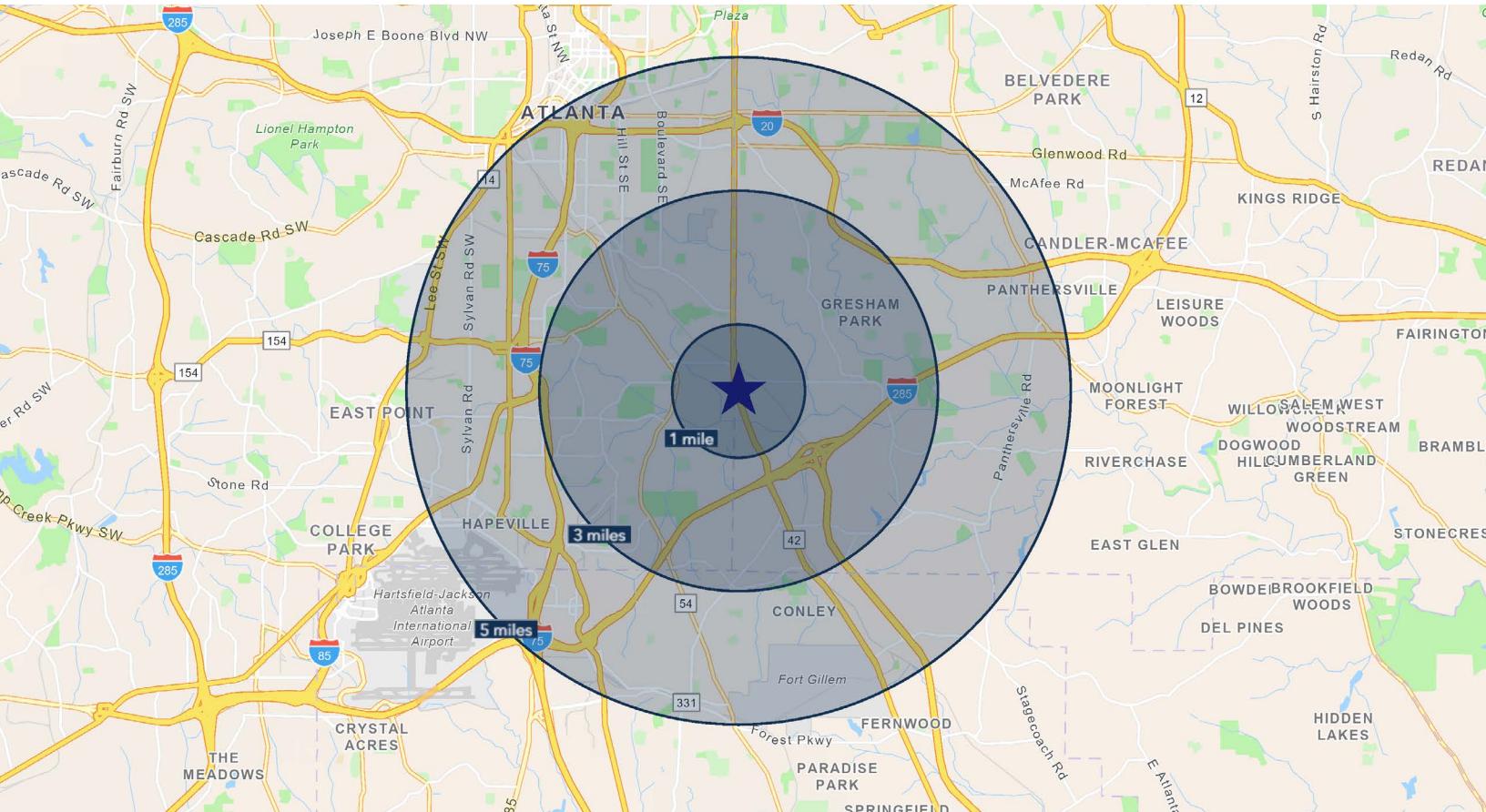
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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile	
	<b>Population</b>	4,342	53,901	213,376
	<b>Households</b>	1,319	20,391	89,688
	<b>Avg. Household Income</b>	\$55,344	\$94,574	\$106,214

Source: 2025 ESRI

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