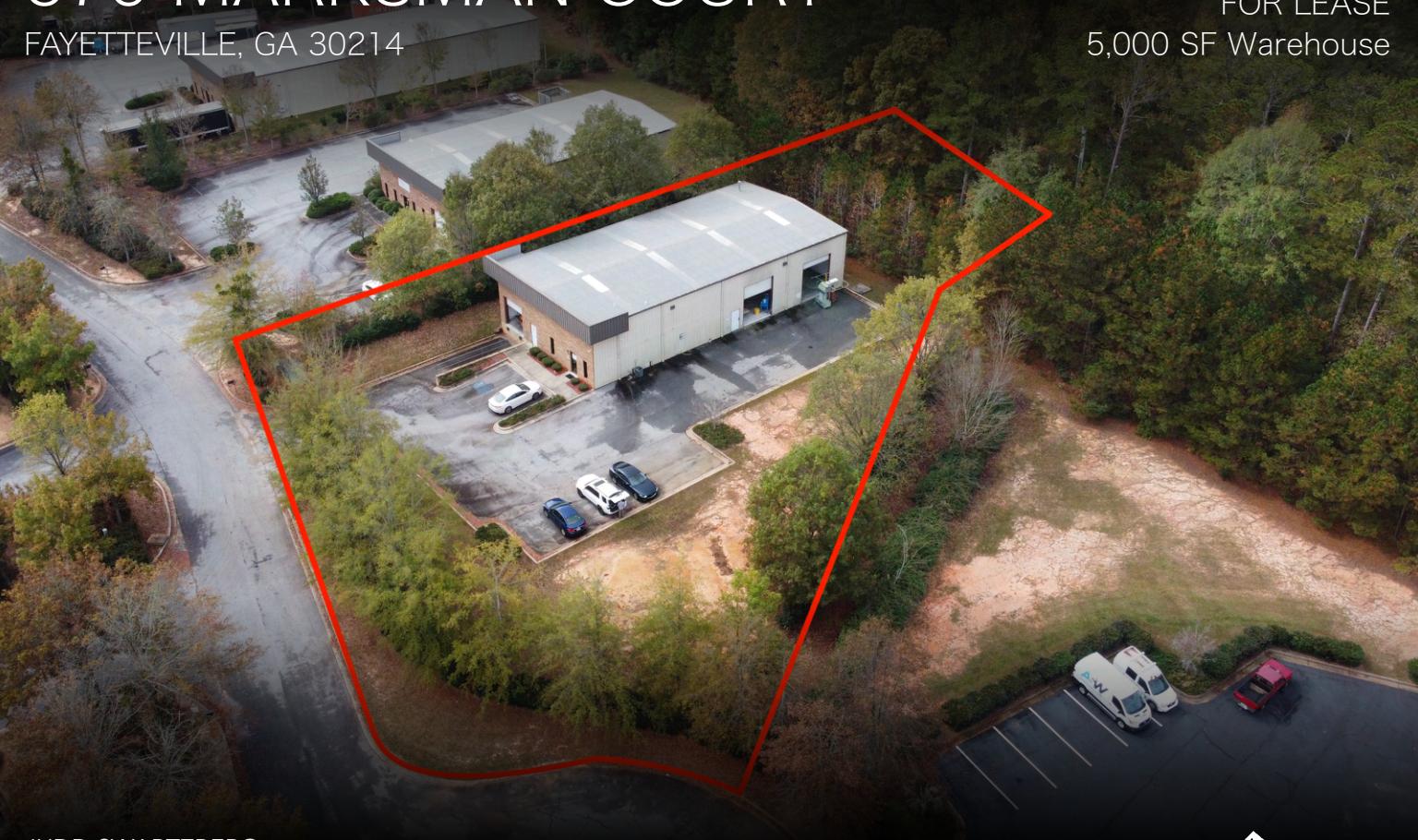


570 MARKSMAN COURT

FAYETTEVILLE, GA 30214

FOR LEASE

5,000 SF Warehouse



JUDD SWARTZBERG

770.490.5235

jswartzberg@swartzcocre.com


SWARTZ CO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present 570 Marksman Court for lease. 570 Marksman Court consists of a 5,000 SF warehouse on 1.11 acres. The property is zoned M-1 which allows for a variety of industrial uses. The property has two drive-in doors, one dock-high door, two restrooms, and approximately 600 SF of office space.



Please feel free to reach out to Judd with any questions regarding the property.

HIGHLIGHTS



- 5,000 SF
- \$12.30 PSF NNN
- 2 Drive-ins & 1 Dock-high
- Zoned M-1
- Potential for Outdoor Storage
- 20' Clear Height

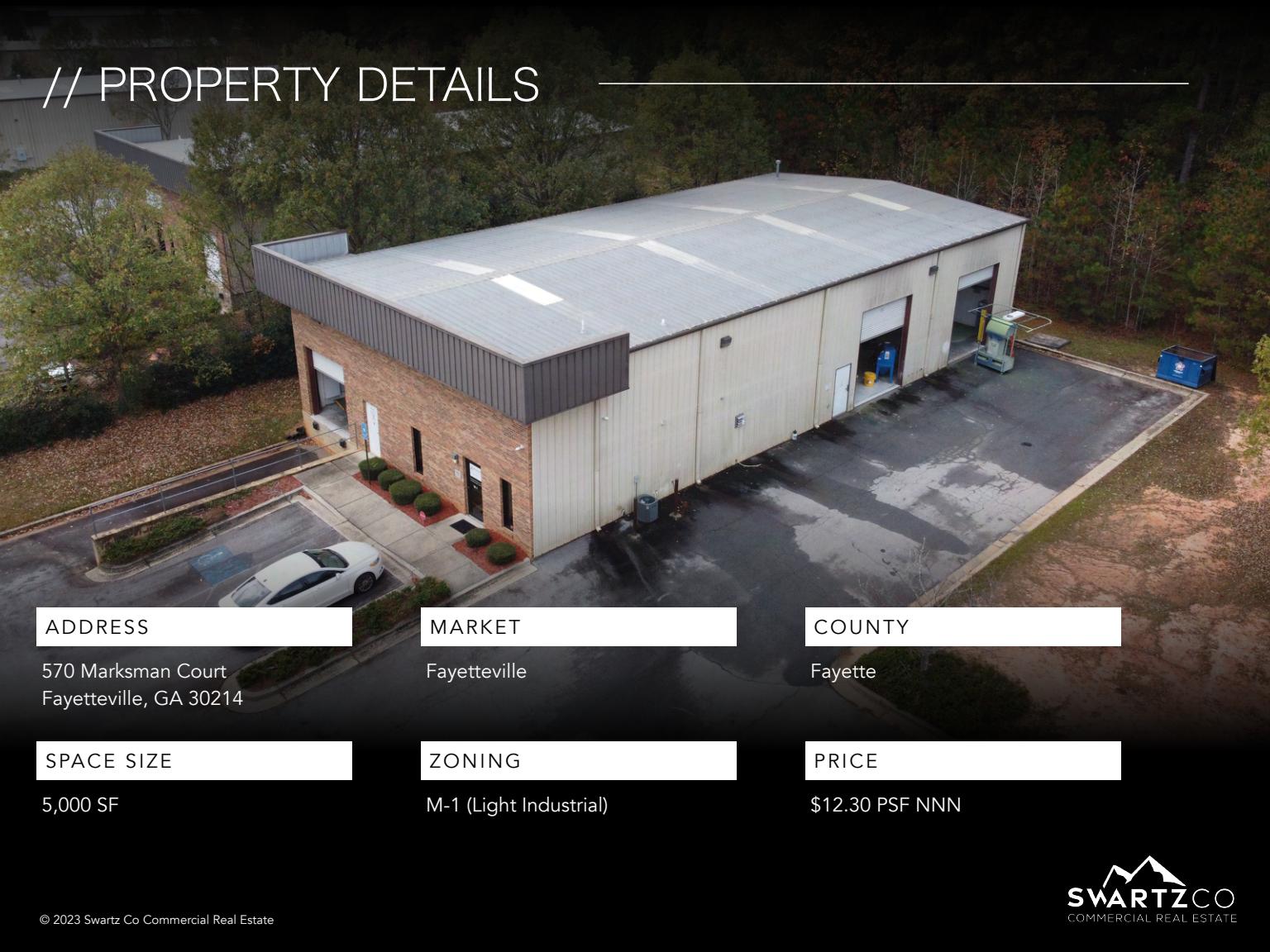
// INTERIOR PHOTOS



// EXTERIOR PHOTOS



// PROPERTY DETAILS



ADDRESS

570 Marksman Court
Fayetteville, GA 30214

MARKET

Fayetteville

COUNTY

Fayette

SPACE SIZE

5,000 SF

ZONING

M-1 (Light Industrial)

PRICE

\$12.30 PSF NNN

// LOCATION OVERVIEW



ABOUT THE AREA: FAYETTEVILLE

Fayetteville, Georgia, offers a prime location for businesses looking to establish a presence in a thriving, well-connected area. Just a short drive from major highways like I-85 and I-75, Fayetteville ensures easy access to Atlanta and beyond, making it ideal for businesses with regional or national reach. Additionally, its proximity to Hartsfield-Jackson Atlanta International Airport, one of the busiest airports in the world, facilitates convenient travel and logistics. Fayetteville combines small-town charm with strategic connectivity, providing businesses with both a supportive community and seamless access to the metro Atlanta area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	19,000	70,700	193,300
Avg. Household Income	\$72,100	\$66,700	\$64,900
Tot. Employees	15,300	56,500	151,900

// BROKER PROFILES



Judd Swartzberg

Sr. Associate
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Judd Swartzberg was born and raised in Atlanta, Georgia. Judd elected to build his career in commercial real estate by obtaining his real estate license in 2021 and joined the Swartz Co team at PHP Commercial. As Swartz Co became a private firm in 2022, Judd elected to transfer his license with them with the role of Commercial Associate. Judd learned early on how to deliver exceptional service and add client value.

Focusing on the greater Atlanta industrial market, Judd has had success in representing Tenants and Landlords in leasing, and buyers and sellers in sale transactions. With a strong passion for commercial real estate and a dependable dedication to his clientele, Judd is sure to deliver exceptional service and results.



Ryan Swartzberg

Founder/CEO
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Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.

// 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.

A nighttime aerial photograph of the Atlanta skyline, featuring the Bank of America Plaza and other illuminated skyscrapers.

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.



swartzcocre.com