



203 Rio Circle

203 Rio Circle, Decatur, GA 30030

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES



COMMERCIAL DIVISION™



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COREPROPERTIES





203 Rio Circle

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

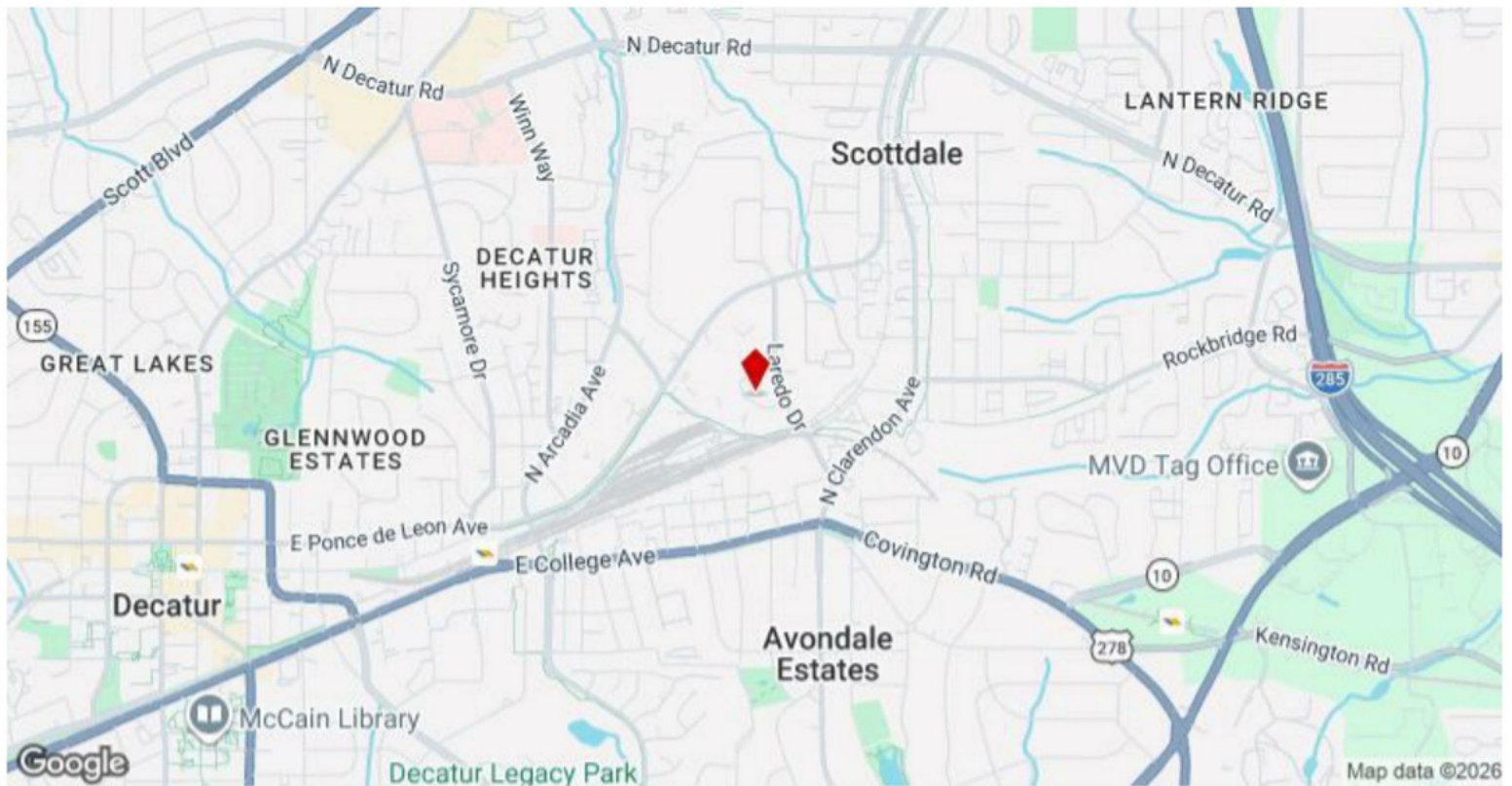


Rental Rate:	See listing information
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	A
Rentable Building Area:	5,600 SF
Year Built:	1961
Rental Rate Mo:	See listing information

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	See listing
Date Available	Now
Service Type	Modified Gross
Space Type	Sublet
Space Use	Flex
Lease Term	Negotiable



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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>

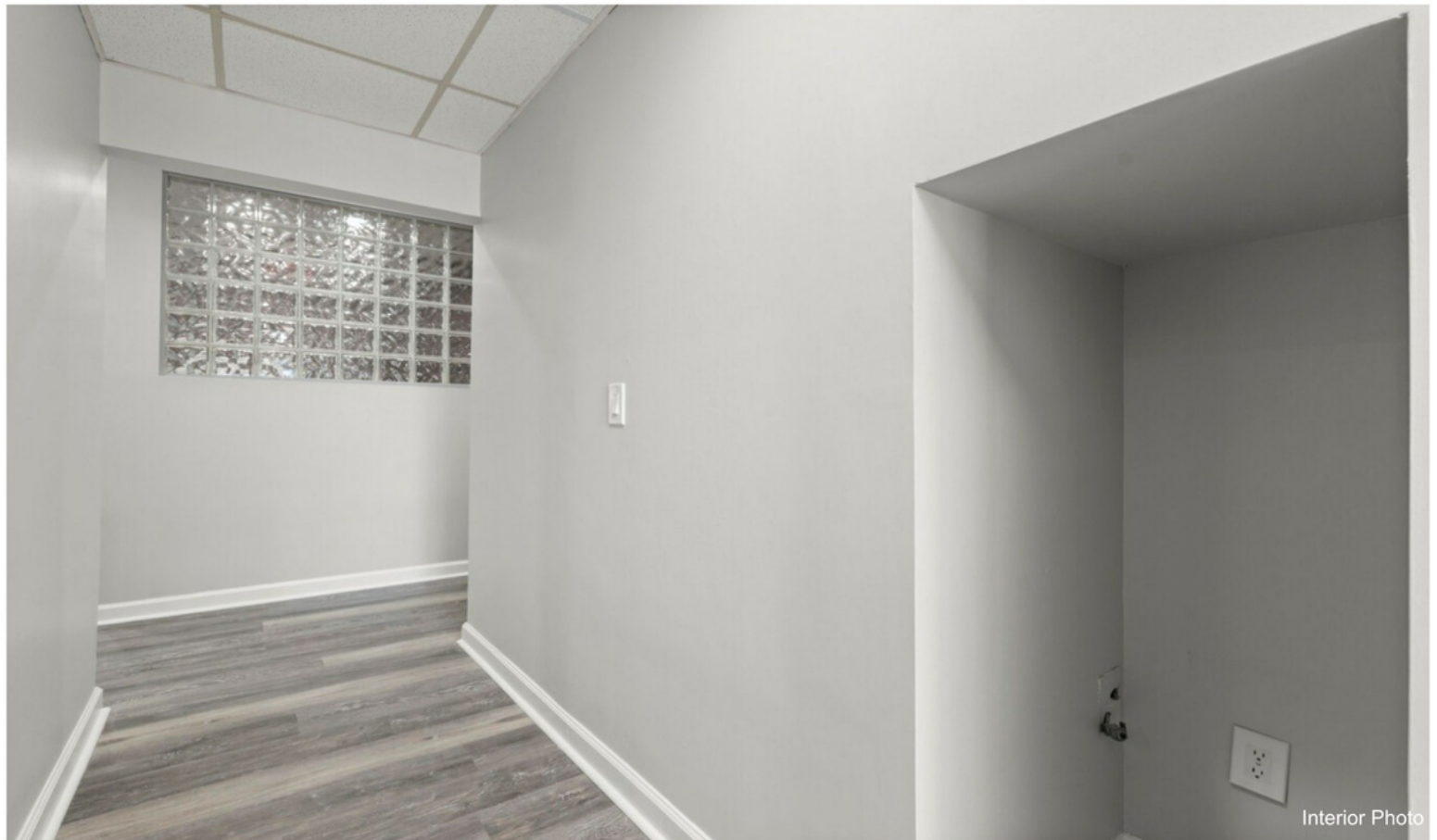
Property Photos



Property Photos



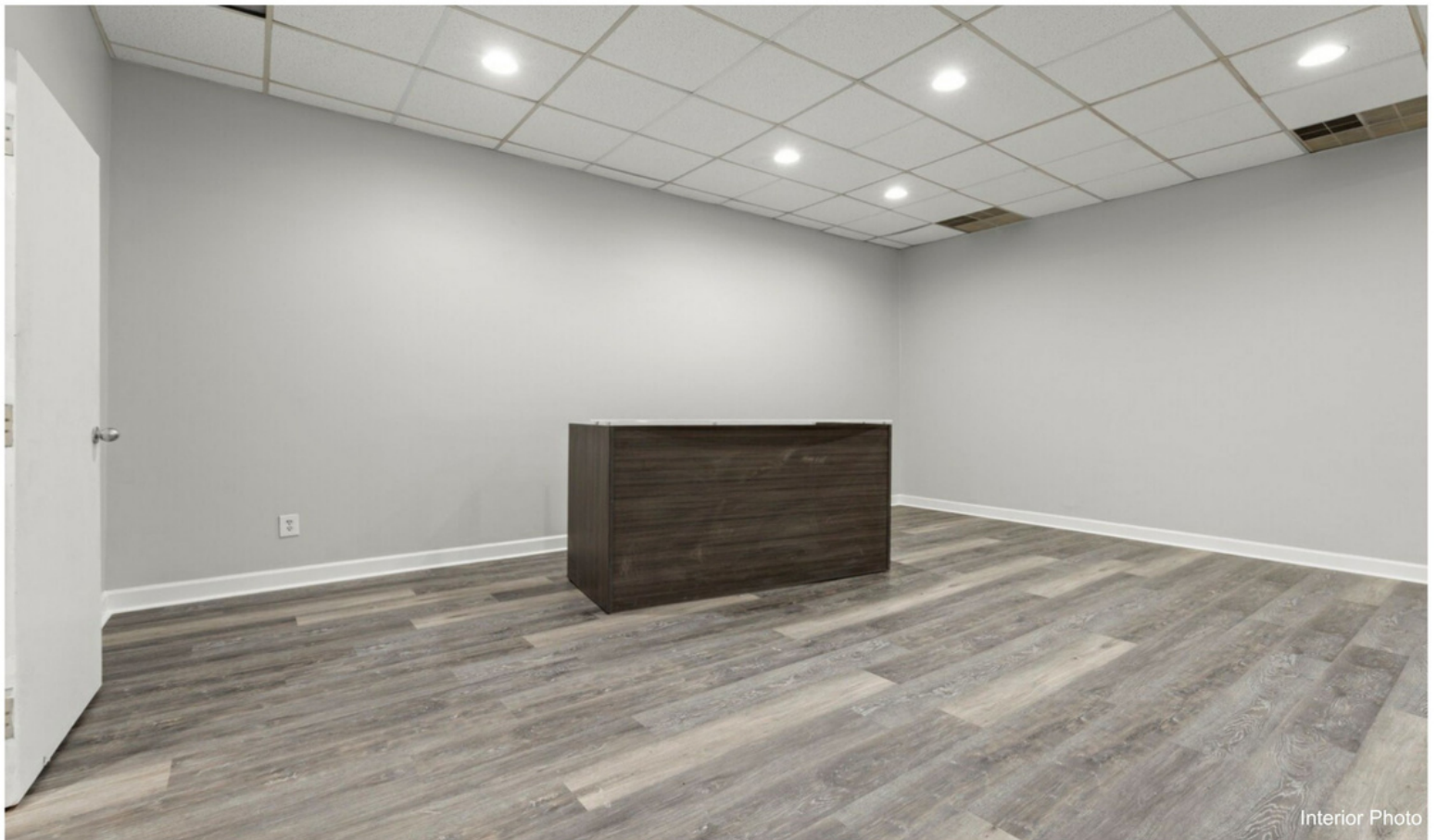
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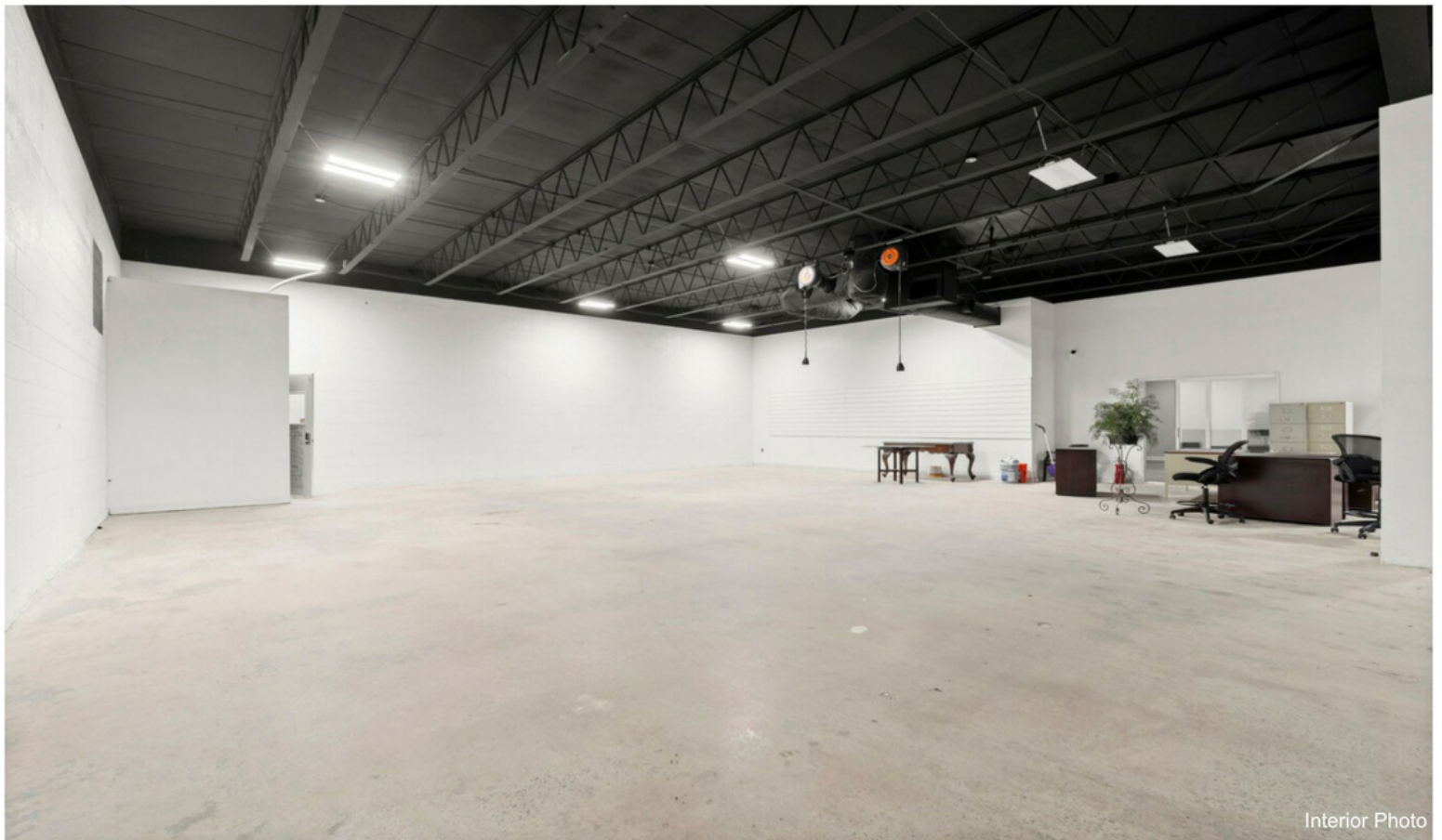
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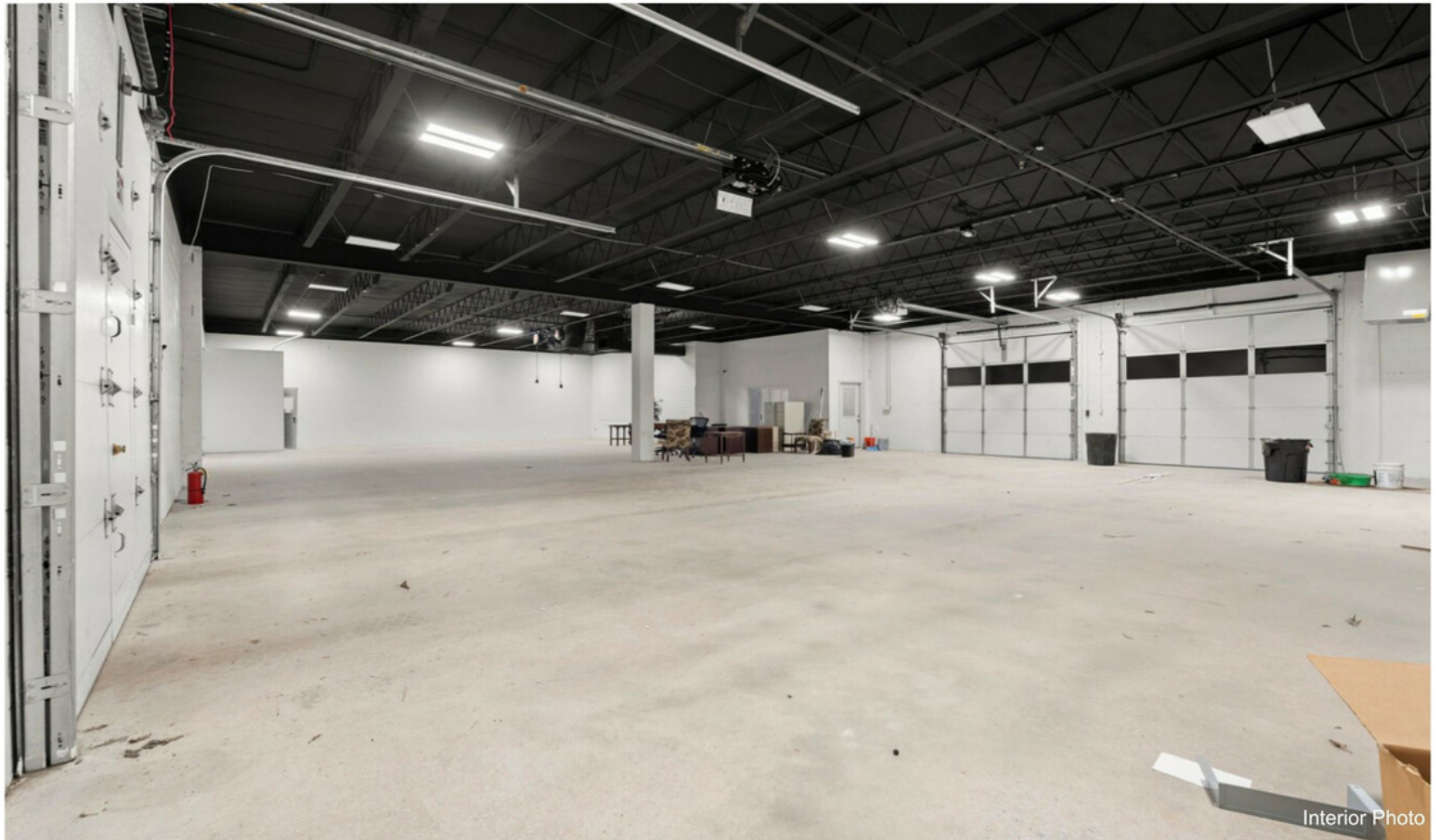
Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo

Property Photos



Interior Photo



Kitchen

Property Photos



Property Photos



Bath with Shower



Interior Photo