

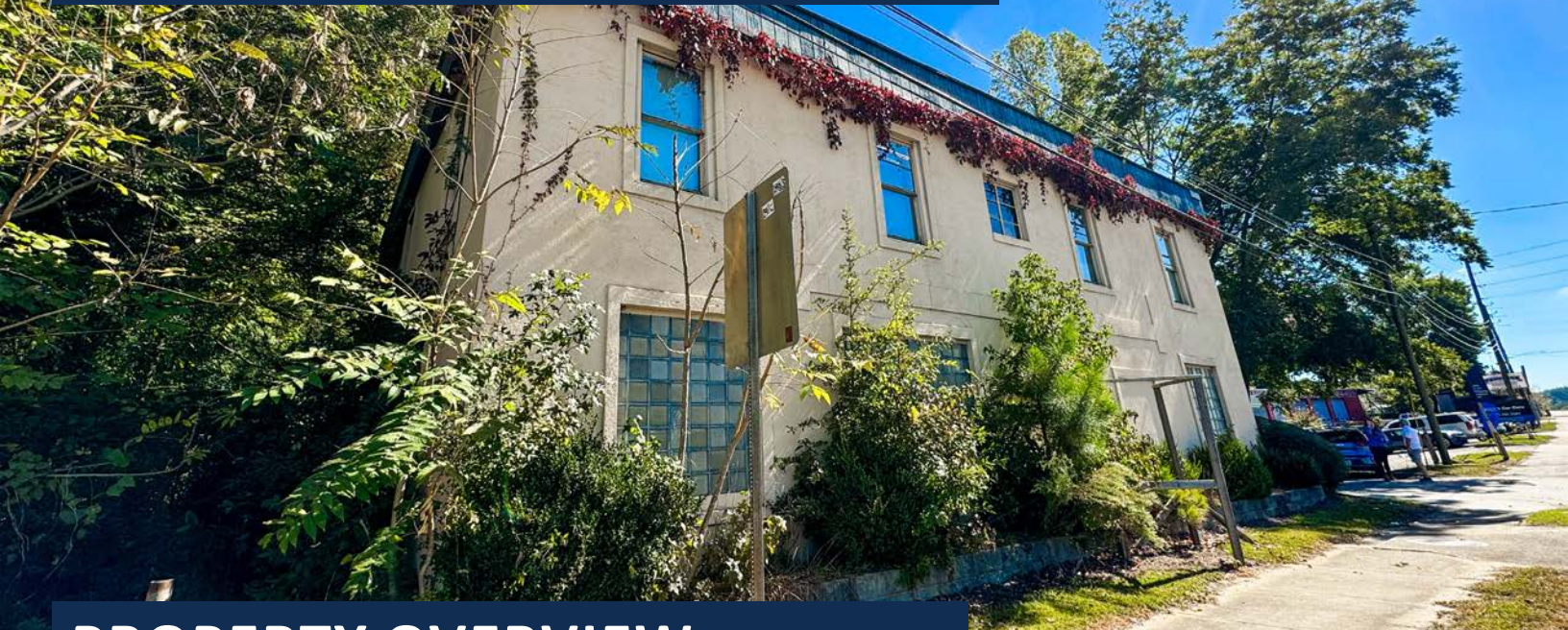
Atlanta Industrial Space

FOR LEASE

2460 Moreland Ave, Atlanta, GA 30315



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS



PROPERTY OVERVIEW

This ±6,800 SF commercial property is comprised of a ±4,000 SF warehouse with two 10'x18' drive-in doors in the rear and a ±2,800 SF two-story office space. The office space in the front part of the building is ±1,400 SF on the ground floor and the same on the second story, which is accessed via walk-up. The building sits on a ±1.47 acre, industrially zoned (M) site in DeKalb County (Atlanta MSA). It would be ideal for automotive or light industrial uses. It has a lot of working space and storage, plus it can accommodate large trucks.

The property is located in an industrial area on Moreland Ave approximately 1.4 miles north of its intersection with I-285. It is approximately 7 miles southeast of downtown Atlanta and less than 9 miles from Atlanta's Hartsfield-Jackson International Airport.

Immediately available for \$5,667 per month modified gross.



LEASE RATE:
\$5,667 per month
(MG)



LEASE SPACE:
±6,800 SF



AVAILABILITY:
IMMEDIATE



ZONING:
M (Industrial,
DeKalb County)

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CONTACT



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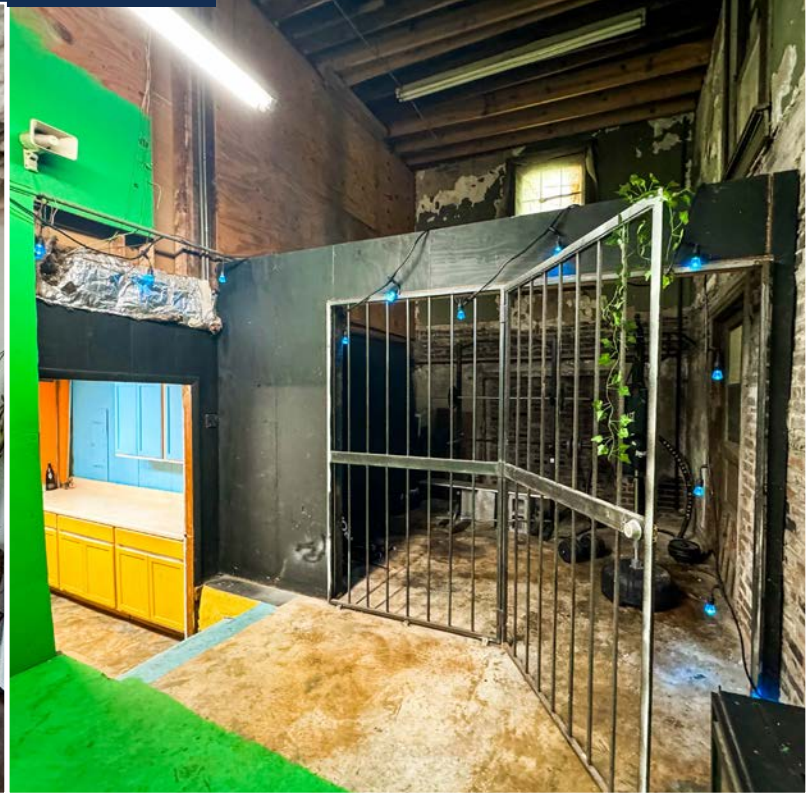
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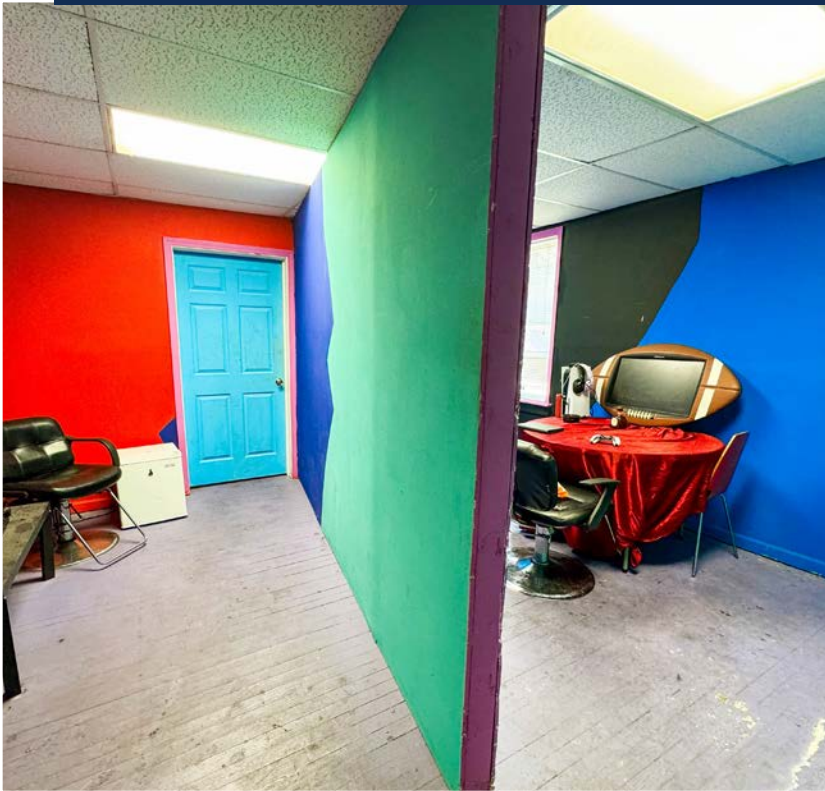
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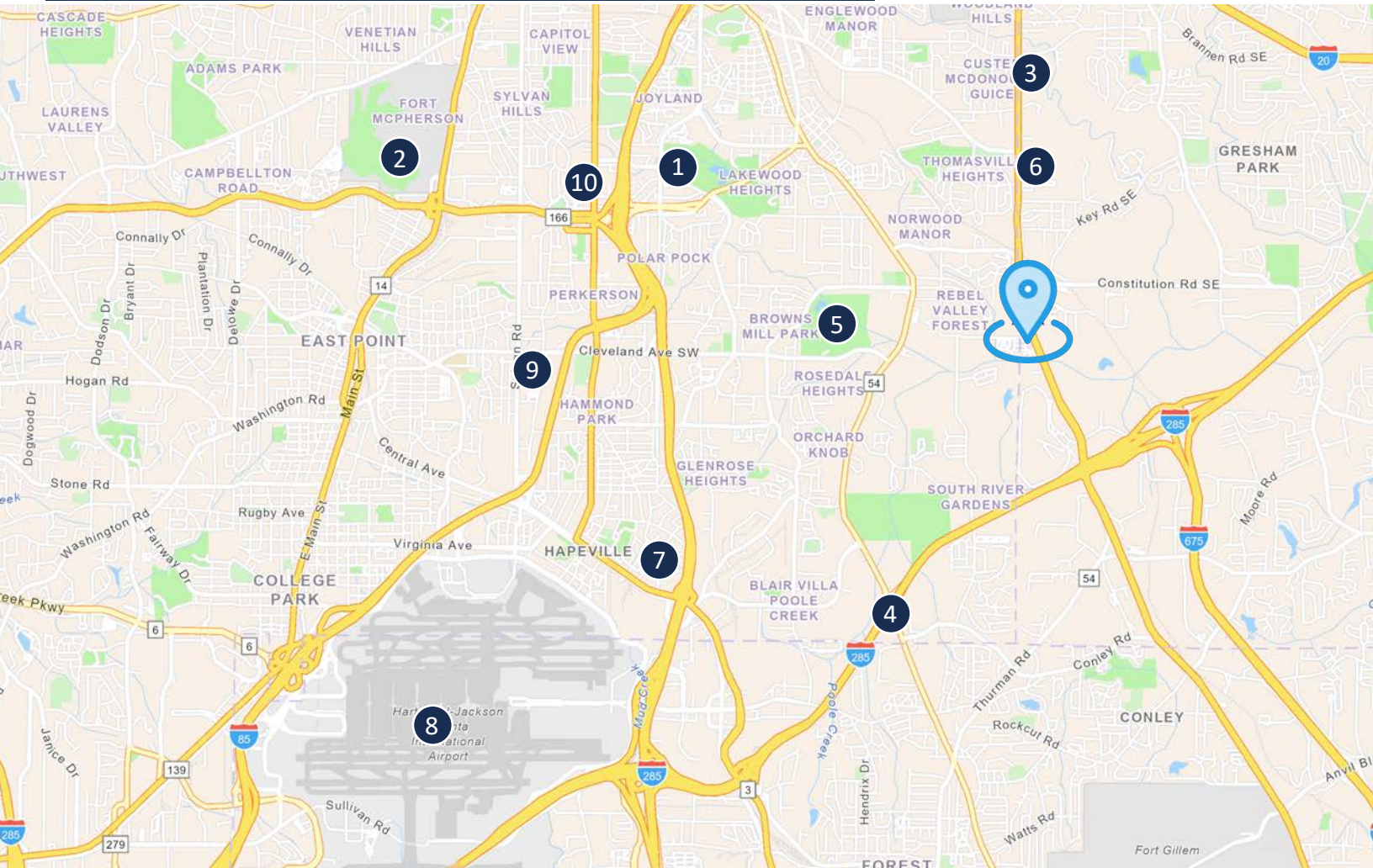
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Subject Property

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

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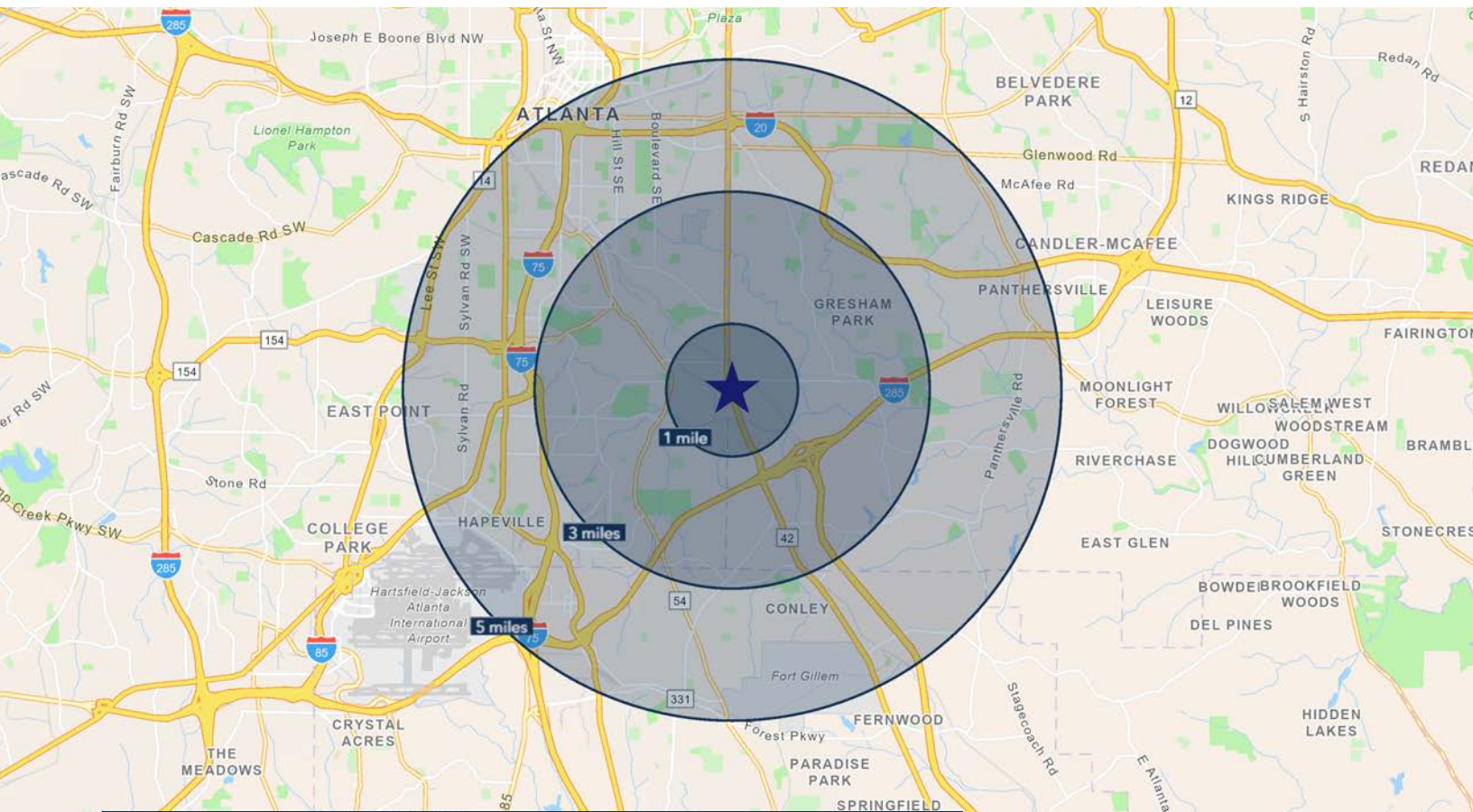
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	3,964	51,448	197,957
 Households	1,132	18,897	80,668
 Avg. Household Income	\$52,275	\$90,452	\$101,721

Source: 2024 ESRI

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