

# FOR SALE OR LEASE

15,500 SF Free Standing Industrial/Flex Property on 1.462 Acres  
400 Northside Drive NW Atlanta GA 30318



JOEL & GRANOT  
COMMERCIAL REAL ESTATE



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Property

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## PROPERTY SUMMARY

|                                     |   |
|-------------------------------------|---|
| <b>PROPERTY ADDRESS</b>             | 400 Northside Drive NW<br>Atlanta, GA 30318                                       |
| <b>PROPERTY SIZE</b>                | 15,500 SF Building on 1.462 Acres   |
| <b>ZONING</b>                       | <a href="#">SPI-3 SA7</a>   |
| <b>RENTAL INCOME</b>                | \$3,000 Per Year from Billboard and<br>Parking Income from GWCC and<br>MBS Events |
| <b>PARCEL NUMBER</b>                | 14-0082-0005-077-5  |
| <b>SUBMARKET</b>                    | West Midtown  |
| <b>BUILDING / LOT SIZE</b>          | 15,500SF /1.462 Acres   |
| <b>PARKING</b>                      | 5.61/1,000 SF   |
| <b>CLEAR HEIGHT</b>                 | 16'   |
| <b>LOADING ACCESS</b>               | 3 Dock Hi Doors   |
| <b>2023 TAXES &amp; SOLID WASTE</b> | \$21,031  |
| <b>INSURANCE</b>                    | \$10,363  |
| <b>SALES PRICE</b>                  | Negotiable  |
| <b>LEASE RATE</b>                   | Negotiable  |

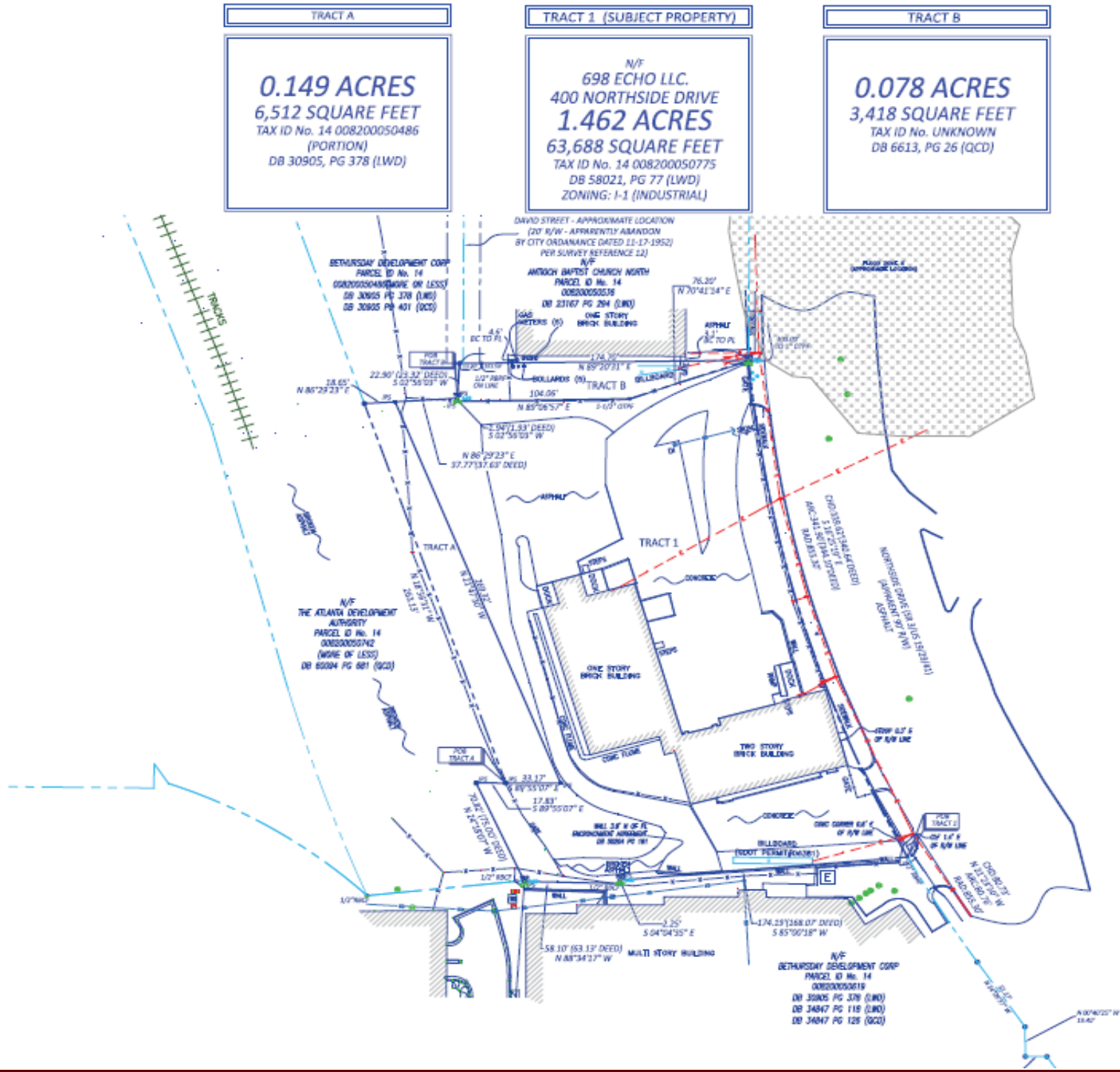
## EXECUTIVE SUMMARY

This property, located at 400 Northside Drive NW, Atlanta GA 30318 very near the Westside Beltline Connector, is zoned for SPI-3 SA7 and is located in the West Midtown submarket. It has a building/lot size of 15,500 SF/1.462 acres and provides 80+ surface parking spaces. It is 16 feet of clear height and has access to 3 dock hi doors. It also has fenced outside storage available. The 2023 taxes were \$20,292.00.

Future redevelopment opportunity for high density mixed use and entitled to 11 floors and as much as a 321K + SF buildout. It has 330 feet of shared property line with the beltline trail to downtown, that will be a multi-acre park space directly connected to the property. The Property is in a Federal Opportunity Zone.

West Midtown is known for its appealing architecture and its concentration of large, corporate offices. West Midtown spans nearly 2,000 acres and covers several neighborhoods, including Atlantic Station and Brookwood. The area offers diverse shopping, dining, and entertainment options, along with convenient public transit and easy access to the rest of Atlanta. While it's one of Atlanta's most bustling business districts, West Midtown also provides plenty of green spaces, as well as an increasingly high-end residential presence.





**TRACT A**

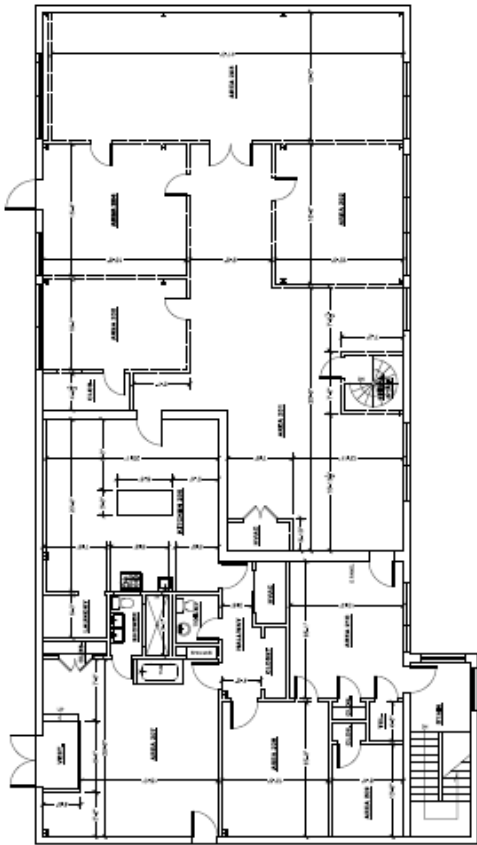
**0.149 ACRES**  
**6,512 SQUARE FEET**  
 TAX ID No. 14 008200050486  
 (PORTION)  
 DB 30905, PG 378 (LWD)

**TRACT 1 (SUBJECT PROPERTY)**

N/F  
**698 ECHO LLC.**  
**400 NORTHSIDE DRIVE**  
**1.462 ACRES**  
**63,688 SQUARE FEET**  
 TAX ID No. 14 008200050775  
 DB 58021, PG 77 (LWD)  
 ZONING: I-1 (INDUSTRIAL)

**TRACT B**

**0.078 ACRES**  
**3,418 SQUARE FEET**  
 TAX ID No. UNKNOWN  
 DB 6613, PG 26 (QCD)



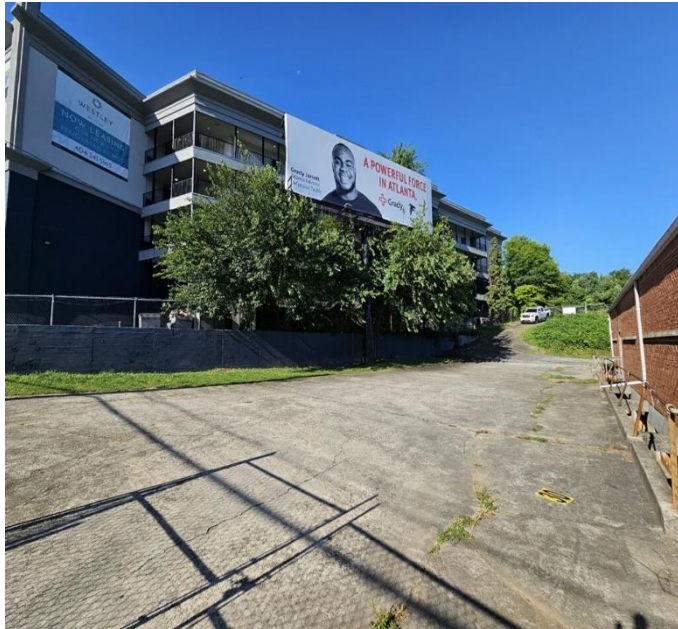
**2nd FLOOR**



**1st FLOOR**

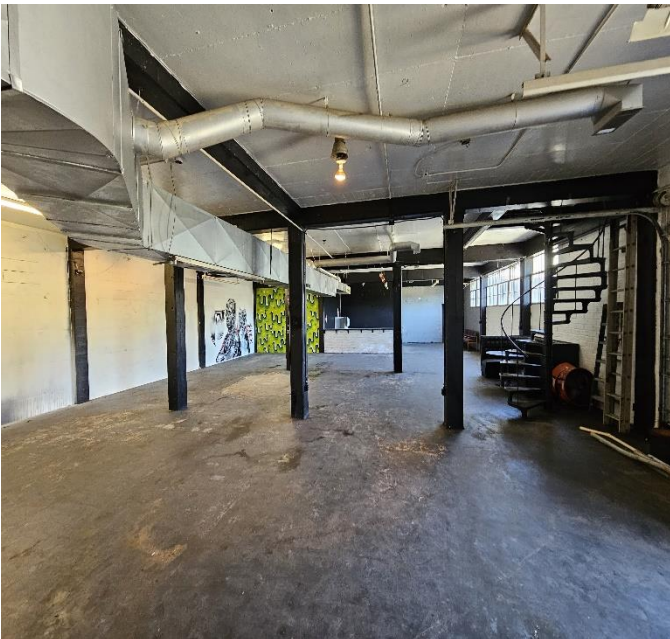
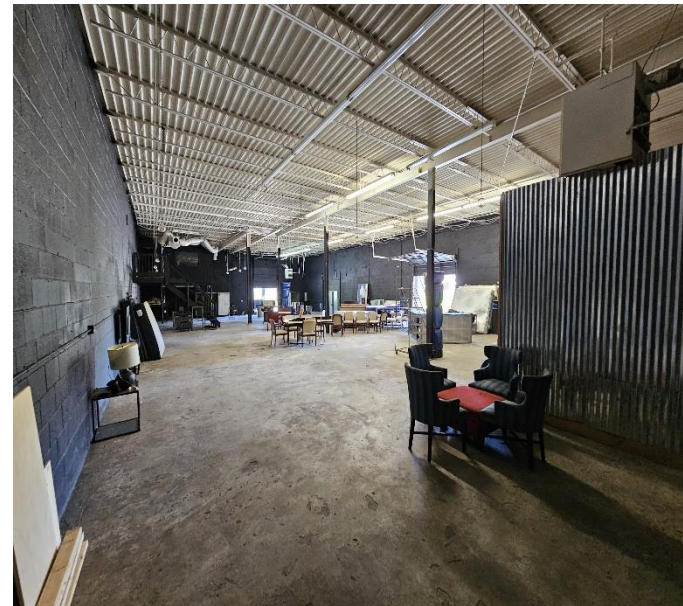
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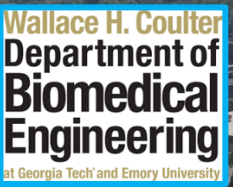




Subject Property

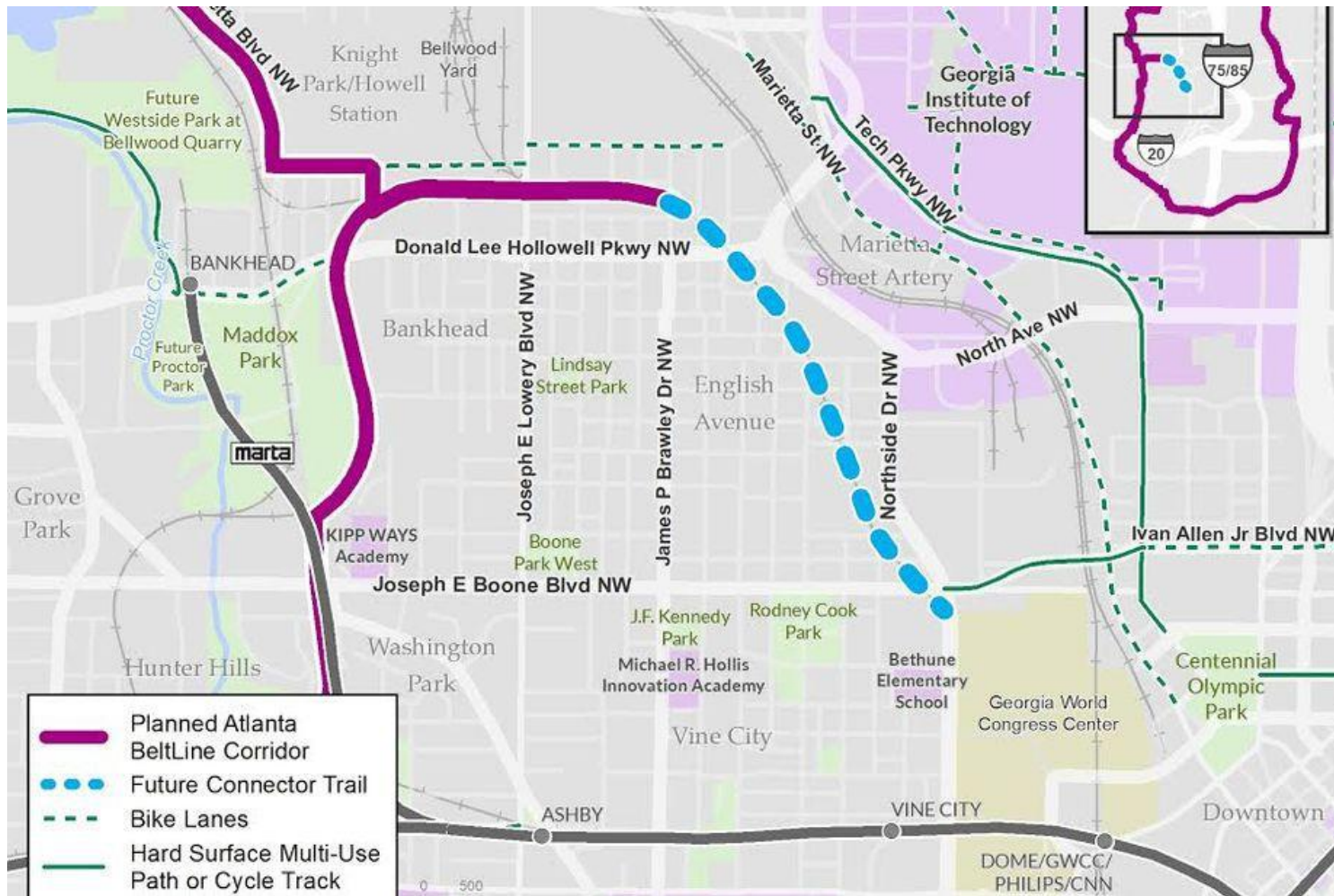








**Westside Connector Path – The Kudzu Line – Beltline Extension – Path Connections**



Other Links:

<httphttps://saportareport.com/new-3-mile-trail-will-link-beltline-to-downtown/>

<http://www.kaizencollaborative.com/westside-beltline-connector-1>

<s://saportareport.com/new-3-mile-trail-will-link-beltline-to-downtown>



## Vine City Park

[Click Here for More Information](#)





## Lincoln Property Group

[Click here for more Information](#)

Lincoln Property Co. bought the 18-acre site in January, a collection of properties along the former CSX Railroad “Kudzu Line” at Donald Lee Hollowell Parkway and Northside Drive.

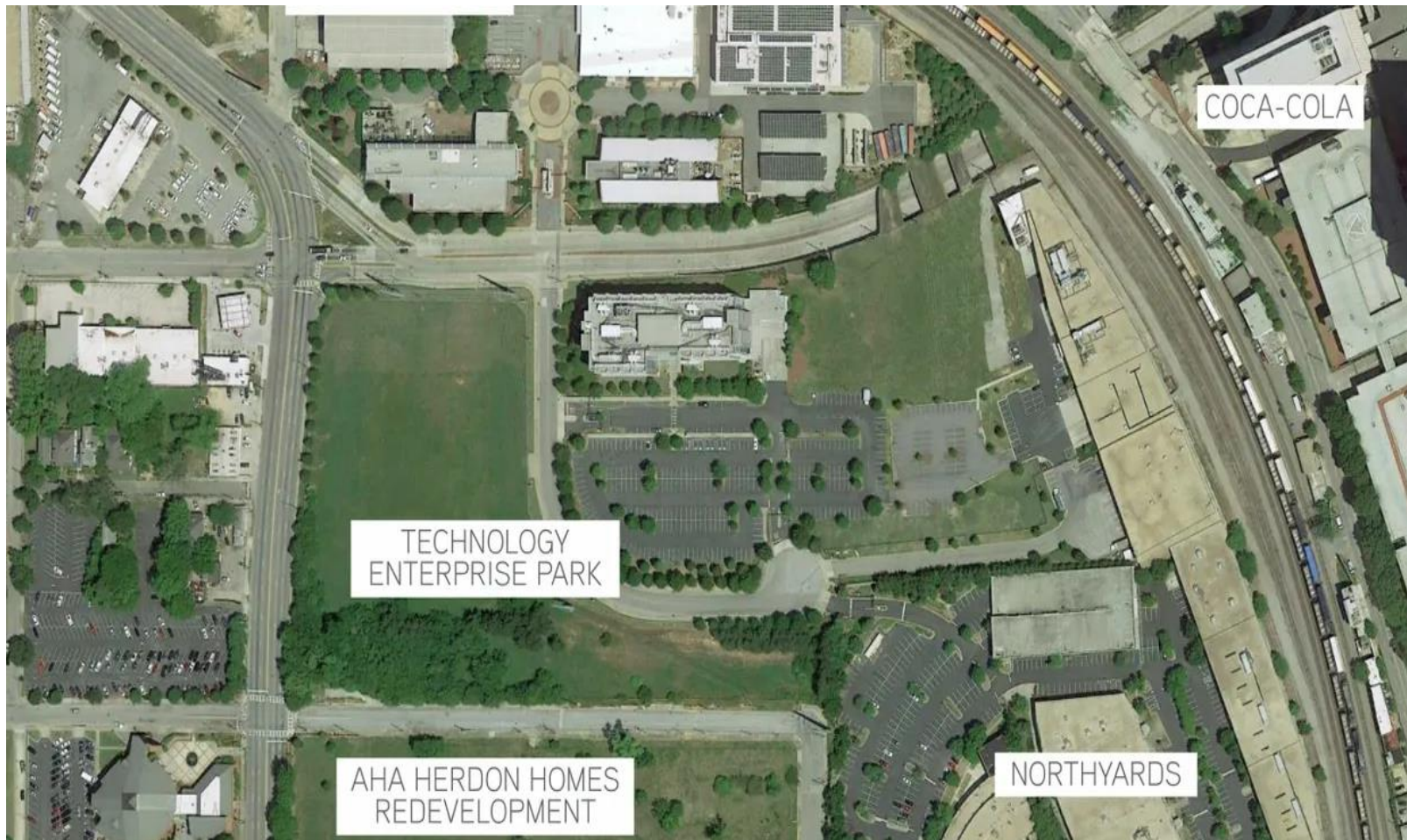




## Georgia Tech

On July 6, 2020 GA Tech files plans for giant expansion of Technology Enterprise Park. Plans call for 610,000 square feet of industrial space, 1 million square feet of office space, 100,000 square feet of commercial space, and 416 units of multi-family residential.

[Click Here for More Information](#)





## Herndon Square (Northside and North Ave)

The Atlanta Housing Board of Commissioners authorized Atlanta Housing (AH) to redevelop the former Herndon Homes site. The Herndon Homes site consists of more than 12 acres along Northside Drive, approximately one mile north of the Atlanta Falcons' new Mercedes Benz Stadium. The development, as envisioned, will be a viable, healthy, and sustainable mixed-use and mixed-income community which will serve as a catalyst to spur future development opportunities in the surrounding area.

This site will be continually updated and expanded as plans for this redevelopment and engagement with the community move forward.





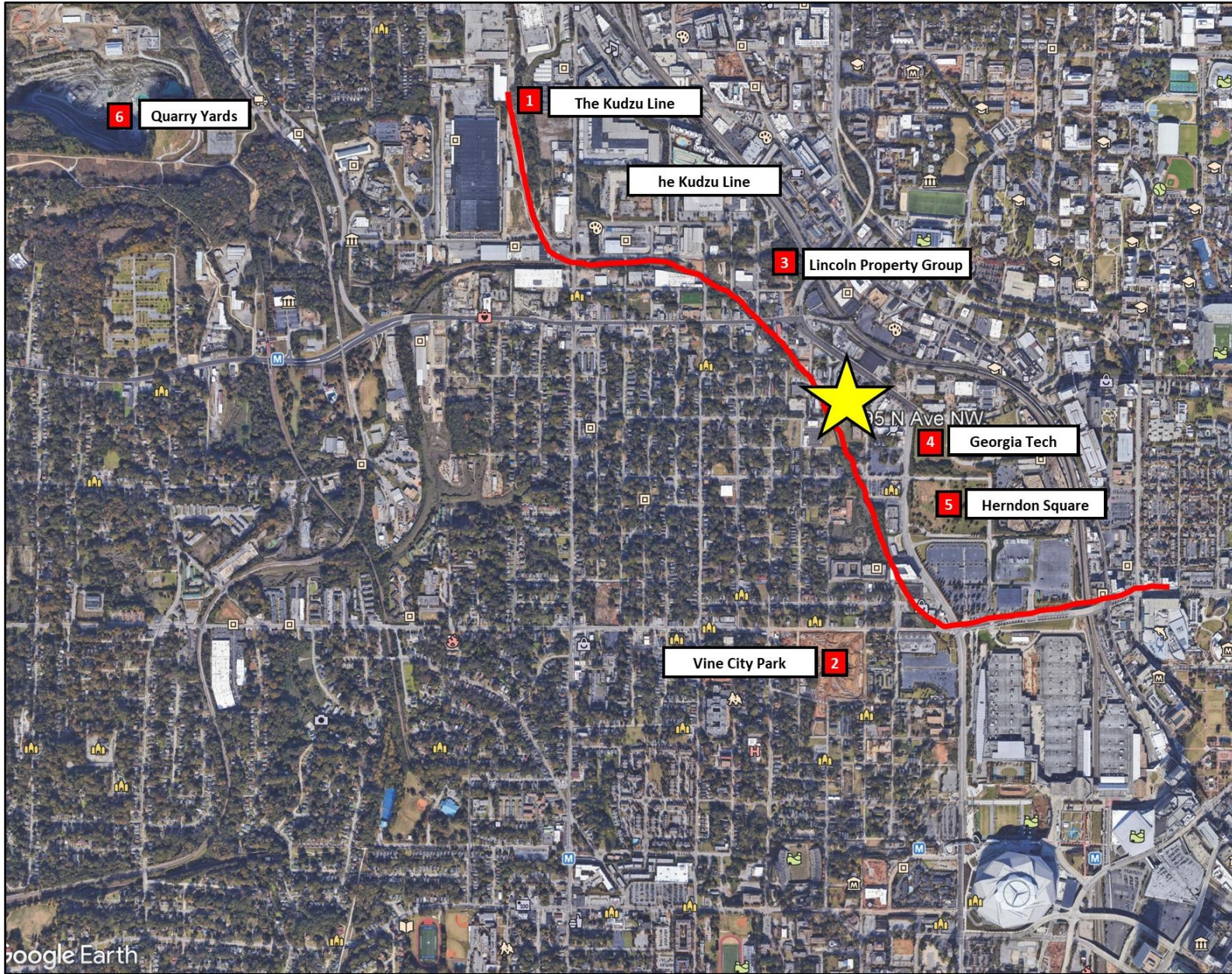
## Quarry Yards

Adjacent to Bankhead Marta Station and Westside Park these 70 acres are planned for 575,000 SF of office, 75,000 SF of retail and 850 residences.





# Map





**CHAPTER 16-18C. - SPI-3 ENGLISH AVENUE SPECIAL PUBLIC INTEREST DISTRICT**

The intent of the council in establishing SPI-3 as a zoning district is as follows:

- Preserve, protect and foster the redevelopment of English Avenue through the integration of transportation and land use planning in a way that balances local, regional, and state economic benefits;
- Preserve and protect English Avenue's historic buildings and sites as recognized by the inclusion of several buildings on the National Register of Historic Places;
- Encourage the development of housing that provides a range of opportunities for citizens within the district;
- Encourage a compatible mixture of residential, commercial, industrial, cultural and recreational uses;
- Create an urban environment where people can live, work, meet and play;
- Promote pedestrian safety by providing for pleasant and convenient sidewalk level pedestrian circulation that minimizes impediments by vehicles;
- Encourage the use of MARTA, other public transit facilities and alternative transportation modes; and
- Enhance the efficient utilization of accessible and sufficient parking facilities in an unobtrusive manner, including encouraging shared parking and alternative modes of transportation.

**[Click here to view the full list of Permitted Uses](#)**

