

3300, 3308, & 3318 WOODSTOCK RD

ATLANTA, GA 30316

FOR SALE

1.55 Light Industrial Storage Lot



RYAN SWARTZBERG

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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate has been retained as the exclusive broker to facilitate the sale of the assemblage situated at 3300, 3308, and 3318 Woodstock Rd, Atlanta, GA 30316. Spanning across three parcels totaling 1.55 acres, this site is zoned for light industrial use and is fully fenced. Offering versatility, the three existing residential structures on the property present options for renovation into office space or demolition for redevelopment. With five points of ingress and egress, the property boasts prime accessibility. Featuring 450 feet of frontage on Woodstock Rd and 200 feet on Fayetteville Rd. Positioned just off the bustling Moreland Avenue corridor, with a substantial traffic flow of 33,700 vehicles per day, this site presents an exceptional opportunity for investors or users seeking an outdoor storage lot in the heart of Atlanta.

HIGHLIGHTS

- 1.55 Acres//
- M - Light Industrial
- \$950,000.00
- Five Points of Ingress and Egress
- Three Existing Structures
- Fully Fenced

// PROPERTY DETAILS



← SITE

MORELAND AVE

ADDRESS

3300, 3308, & 3318 Woodstock Rd
Atlanta, GA 30316

ZONING

M - Light Industrial

COUNTY

DEKALB

SITE SIZE

1.55 Acres //

HIGHLIGHTS

Fully Fenced / 5 Curb Cuts

PRICE

\$950,000.00

// LOCATION OVERVIEW



ABOUT THE AREA: MORELAND AVE CORRIDOR

The industrial market along Moreland Avenue in Atlanta, GA, epitomizes a vibrant and bustling sector within the city's economic landscape. Renowned for its historical significance and strategic location, this corridor hosts a diverse array of industrial enterprises, ranging from manufacturing facilities to warehousing and distribution centers. Moreland Avenue's proximity to major transportation arteries, including interstates and railways, positions it as a pivotal hub for logistics and commerce, facilitating seamless connectivity for businesses operating within the area. Moreover, the recent revitalization efforts and investments in infrastructure underscore its potential for continued growth and innovation, making it an attractive destination for industrial tenants seeking modern amenities and strategic advantages. As Atlanta's economy evolves, the industrial market on Moreland Avenue stands poised to play an integral role in shaping the city's industrial landscape for years to come.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	8,158	97,700	298,000
Tot. Employees	6,816	78,900	243,000
Avg. Household Income	\$47,800	\$63,300	\$66,600

// BROKER PROFILES



Ryan Swartzberg

Founder/Managing Broker

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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

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.

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.



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