

1314 Ellsworth Industrial Blvd NW



FOR SALE • FOR LEASE • LONG-TERM GROUND LEASE

- **0.2 MILES TO BELTLINE**
- **±1,500 SF TO ±9,500 SF AVAILABLE**
- **±1.61 ACRES**
- **±60 PARKING SPACES**
- **FREESTANDING**

A rare freestanding restaurant/retail opportunity in West Midtown's emerging Ellsworth Industrial/BeltLine dining corridor. The property can be leased, purchased, or considered for a long-term ground lease. The building is readily divisible for smaller users, while the two-parcel layout creates additional flexibility for parking and outdoor dining. subject to approvals—potential drive-through configuration.

Exclusively Marketed By:

Commercial Realty Advisors

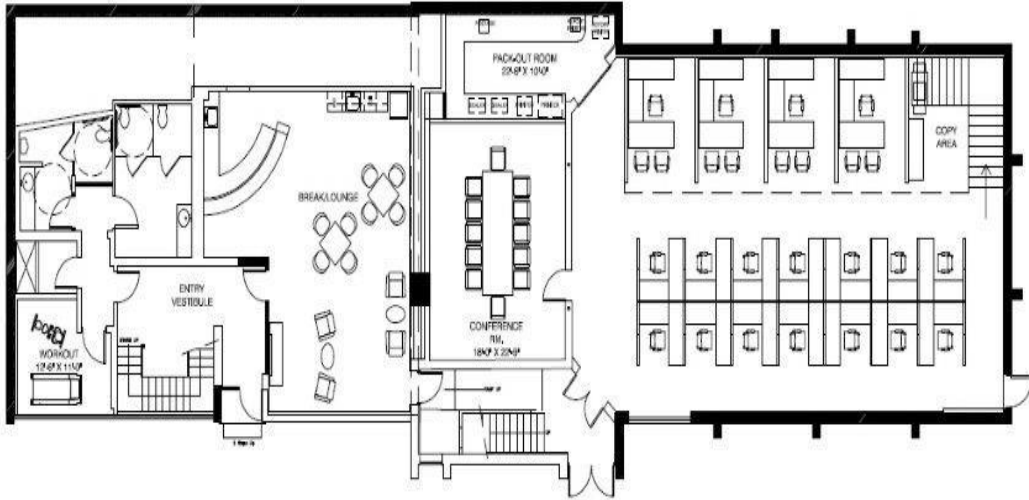
880 Marietta Highway, Suite 630

Roswell, GA 30075

FOR MORE INFORMATION CONTACT:

Scott Baitcher or Tad Henderson

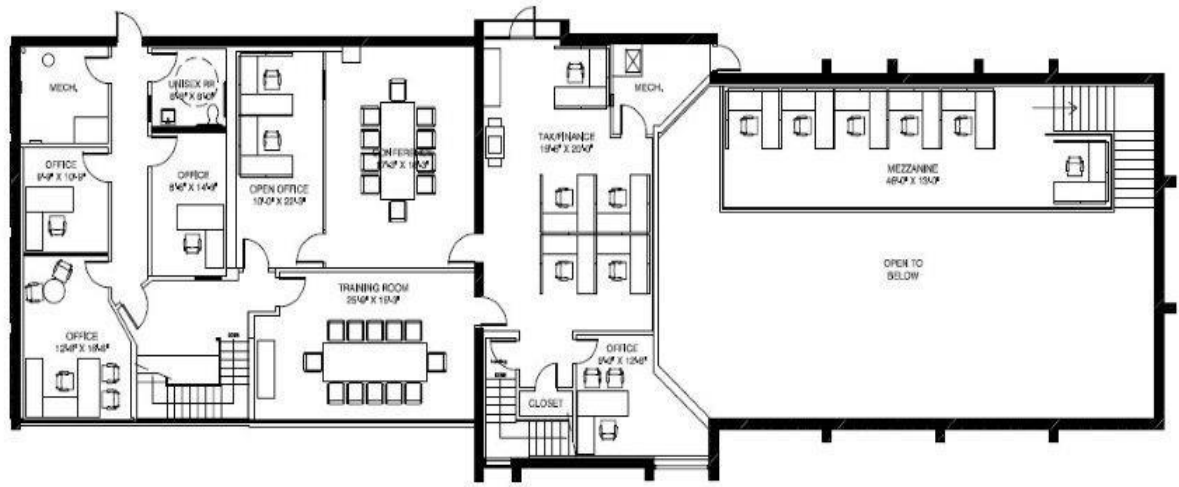
404-806-0837



SCALE: 3/32" = 1'-0"
09/02/15



PAYROLL STRATEGIES, LLC | FIRST FLOOR | PRELIMINARY PLAN #4



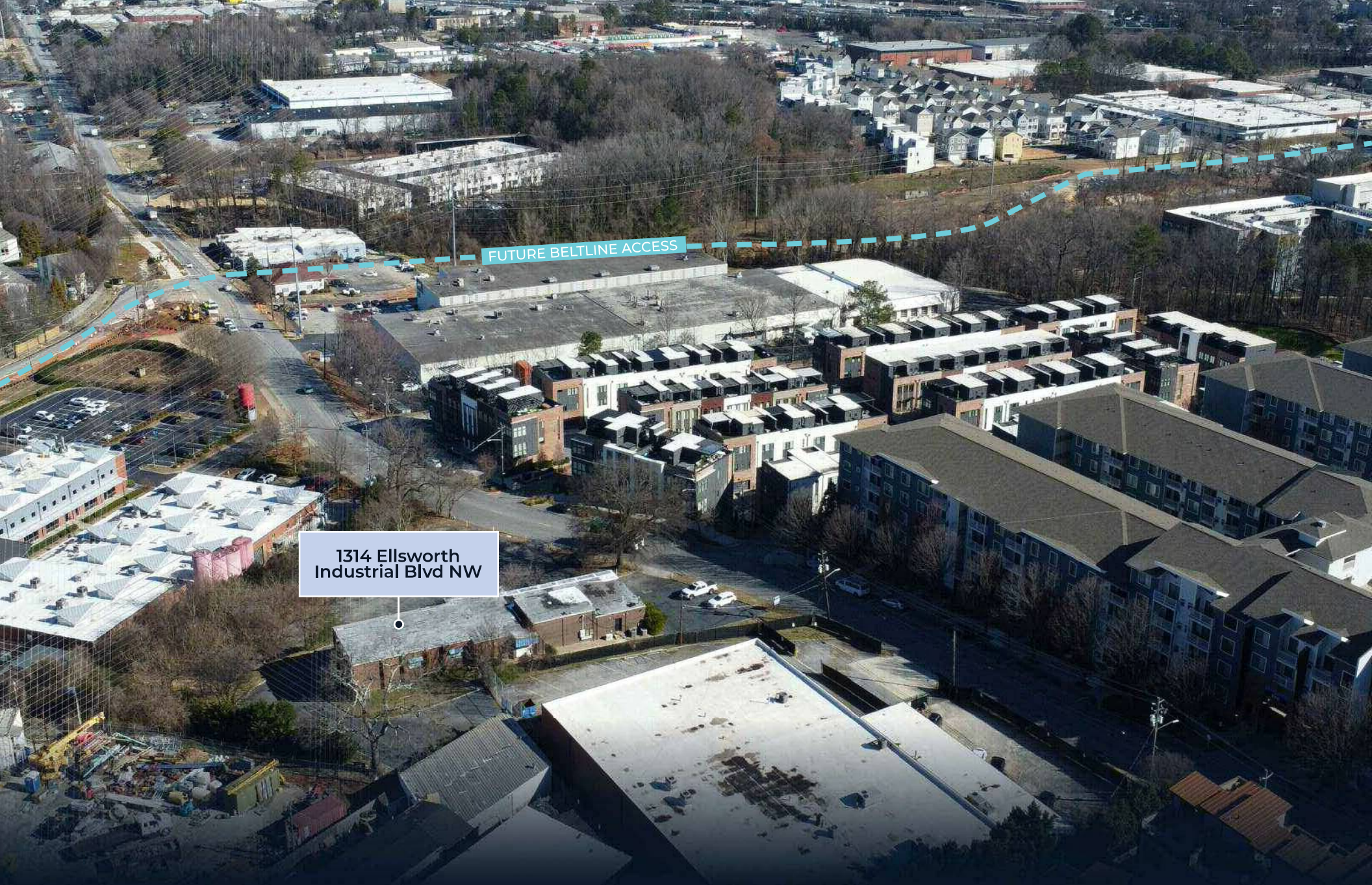
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PAYROLL STRATEGIES, LLC | SECOND FLOOR | PRELIMINARY PLAN #4

Images





FUTURE BELTLINE ACCESS

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