



4.48± ACRE OWNER-USER SITE

3644 Grant Road, Ellenwood, GA 30294

Industrial Site — 1.2 Mi to I-675

[Inquire](#)

4.48± AC
TOTAL SITE

393 FT
GRANT RD FRONTAGE

HI / MXI
ZONE / FLU

PROPERTY DESCRIPTION

For sale is a 4.48± acre owner-user development site with 393 feet of frontage on Grant Road in Ellenwood, Clayton County. The property sits 1.2 miles from I-675 (Anvil Block exit) and 2.8 miles from I-285 (Moreland Avenue), placing it inside a 25-minute drive of downtown Atlanta and Hartsfield-Jackson International Airport.

The parcel is zoned Heavy Industrial (HI) and is designated Mixed Use Commercial-Industrial (MXI) on the 2039 Future Land Use map (Clayton County BOC-2307-0339, July 2023). This combination supports a wide range of by-right HI uses today, while aligning long-term value with the county's MXI vision for the corridor: light industrial-flex, specialty fabrication, light manufacturing, distribution, service-trade headquarters, showroom-warehouse, and similar owner-occupied operations.

Site characteristics include approximately 30 feet of grade fall from Grant Road to the rear over roughly 500 feet, supporting a stepped pad design with retaining walls against the rear buffer. The site will be septic as sewer is across the street; a 50-foot undisturbed buffer is required at the rear adjacent to the Brookgate residential community. The adjacent west-side parcel is an industrial storage use; the east-side parcels are HI-zoned raw land.

AERIAL VIEW — SITE & FRONTAGE — 1.2 MILES TO I-675



SITE CONTEXT — MARKED AERIALS



4.48 ACRES+- WITH 390 FEET+- OF FRONTAGE

1 FRONTAGE & SCALE

393 ft on Grant Rd; 4.48± ac between the paved lot and the salvage yard.



PARCEL

3644 GRANT RD., ELLENWOOD, GA

1.2 MILES TO I-675 AND 2.8 MILES TO I-285

2 HIGHWAY ACCESS

1.2 mi to I-675 (Anvil Block); 2.8 mi to I-285 (Moreland).



SITE SLOPES 30 FEET FROM ROAD TO REAR OVER THE 500 FOOT+- PROPERTY DEPTH

3 GRADE / TOPOGRAPHY

~30 ft fall road to rear over ~500 ft — stepped pad + rear retaining.

Marked aerials predate the May 2026 demolition and tree clearing; shown for location, access, and grade context.

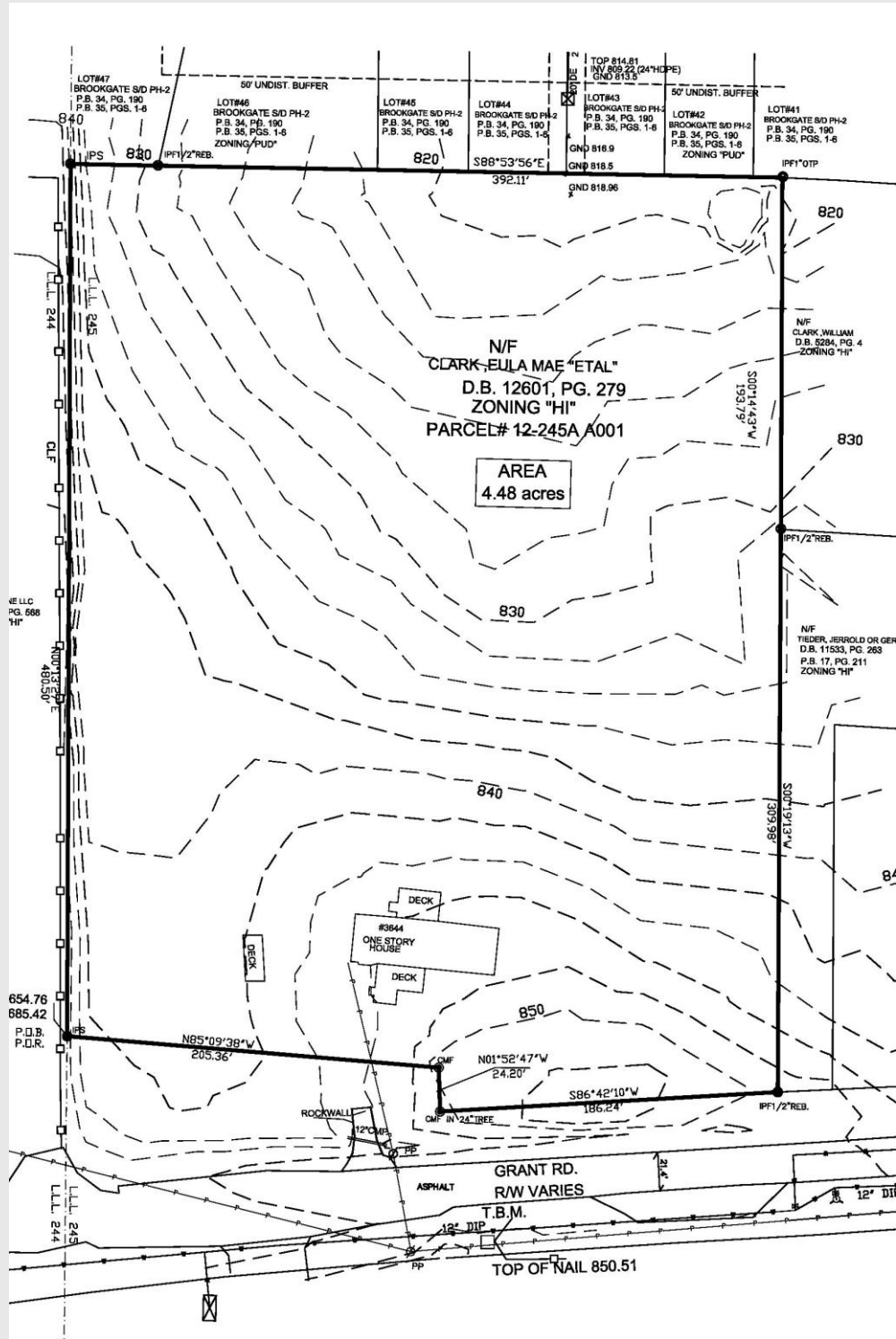


IDEAL OWNER-USER SITE WITH OPERATIONS MATCHING LIGHT INDUSTRIAL FUTURE LAND USE: SPECIALTY FABRICATION, LIGHT MANUFACTURING, DISTRIBUTION, SERVICE-TRADE HEADQUARTERS OR SHOWROOM-WAREHOUSE.

4 OWNER-USER FIT

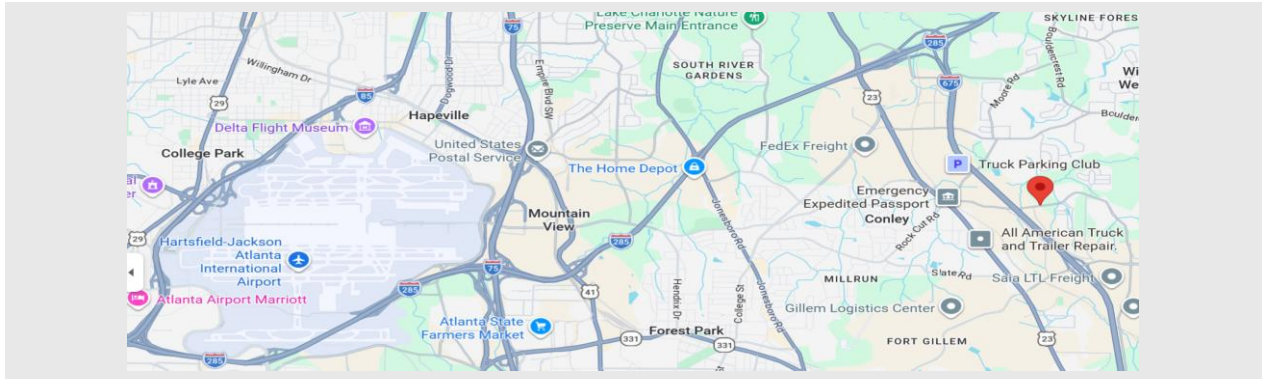
MXI-aligned: light flex, fabrication, distribution, service-trade HQ.

BOUNDARY SURVEY



LOCATION & PROPERTY FACTS

LOCATION MAP



PROPERTY FACTS

COMPONENT	DETAIL
Parcel ID	12245A A001 — Clayton County
Site Area	4.48± acres per survey
Frontage	393 ft on Grant Road
Topography	~30 ft fall road to rear over the ~500 ft site depth
Zoning	Heavy Industrial (HI) — no conditions, no modifications
2039 Future Land Use	Mixed Use Commercial-Industrial (MXI) – light industrial uses encouraged
Site Improvements	None
Utilities	Septic (favorable perc test); sewer across the street
Rear Buffer	Minimum 50 ft undisturbed (existing tree line recommended for adjacent Brookgate single family subdivision)
Highway Access	1.2 mi to I-675 (Anvil Block); 2.8 mi to I-285 (Moreland)
Airport	~14 mi to Hartsfield-Jackson International

EXCLUSIVELY OFFERED BY



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