

7216 MADDOX ROAD SUITE B

LITHONIA, GA 30058

FOR LEASE
12,535 SF of Warehouse Space



JUDD SWARTZBERG

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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present 7216 Maddox Road Suite B in Lithonia for lease. This warehouse has a total square footage of 12,535 SF, ample parking, multiple restrooms, 1 drive-in door, 1 dock-high door, and approximately 3,000 SF of office/ storage space. The office has HVAC and the warehouse has a clear height of 18'. The property is zoned M (light industrial) which allows for a multitude of uses including manufacturing, processing, repairing, storage, and much more.

There is additional outdoor storage available on the property.

Please feel free to reach out to Judd with any questions regarding the property.

HIGHLIGHTS

- \$7 PSF NNN
- Auto Related Uses Permitted
- 12,535 SF +/-
- Zoned M (Light Industrial)
- 1 Drive-in & 1 Dock-high (Drive-in is (10'x12')
- 18' Clear Height

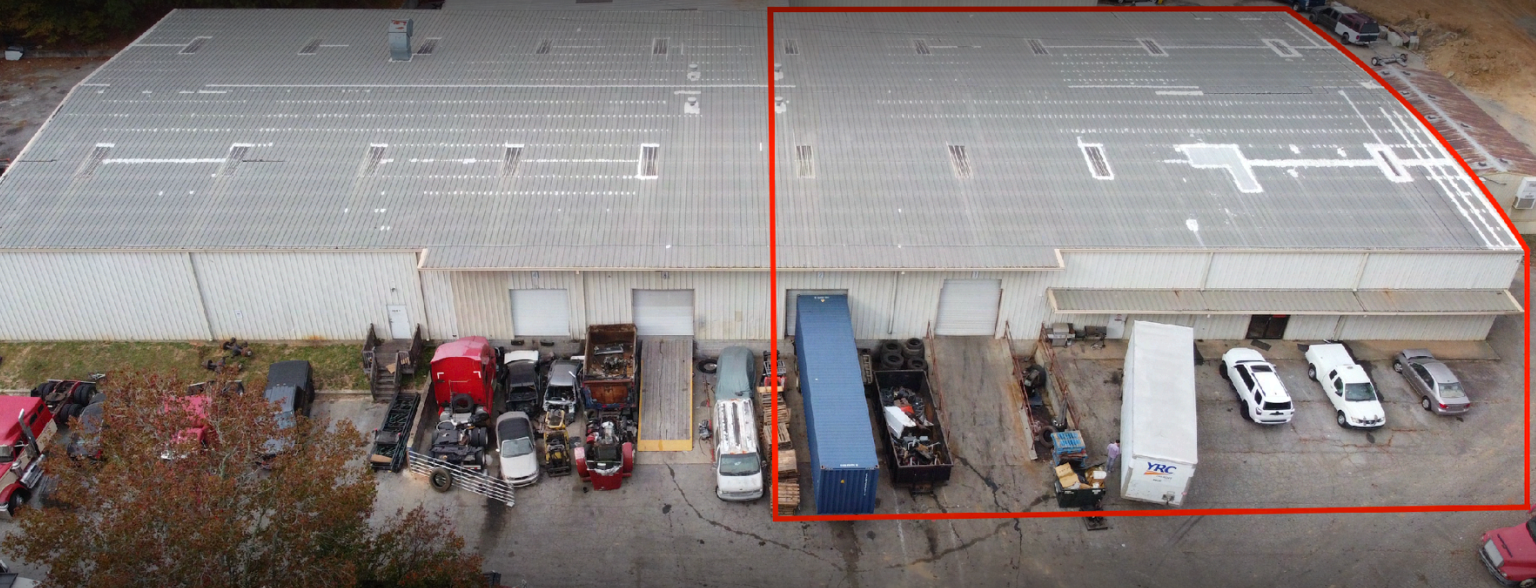
// INTERIOR PHOTOS



// EXTERIOR PHOTOS



// PROPERTY DETAILS



ADDRESS

7216 Maddox Road Suite B
Lithonia, GA 30058

MARKET

Lithonia

COUNTY

DeKalb

SPACE SIZE

12,535 SF +/-

ZONING

M (Light Industrial)

PRICE

\$7 PSF NNN

// LOCATION OVERVIEW



ABOUT THE AREA: LITHONIA

Lithonia, Georgia, is a vibrant and growing community in the eastern metro Atlanta area, known for its proximity to key transportation routes like I-20 and access to the bustling city of Atlanta. The area offers a strategic location for businesses looking to tap into both the local population and the greater Atlanta market. With a strong mix of residential developments and commercial growth, Lithonia provides a thriving environment for new and established businesses alike. Its suburban charm paired with urban accessibility makes it an ideal spot for businesses aiming to expand in a dynamic, developing region.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	12,300	88,500	197,000
Avg. Household Income	\$77,600	\$68,100	\$69,900
Tot. Employees	9,635	69,600	158,000

// BROKER PROFILES



Judd Swartzberg

Sr. Associate
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Judd Swartzberg was born and raised in Atlanta, Georgia. Judd elected to build his career in commercial real estate by obtaining his real estate license in 2021 and joined the Swartz Co team at PHP Commercial. As Swartz Co became a private firm in 2022, Judd elected to transfer his license with them with the role of Commercial Associate. Judd learned early on how to deliver exceptional service and add client value.

Focusing on the greater Atlanta industrial market, Judd has had success in representing Tenants and Landlords in leasing, and buyers and sellers in sale transactions. With a strong passion for commercial real estate and a dependable dedication to his clientele, Judd is sure to deliver exceptional service and results.



Ryan Swartzberg

Founder/CEO
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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

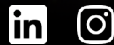
Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference 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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