

1783 LITHONIA INDUSTRIAL BLVD

LITHONIA, GA 30058

FOR LEASE

1.25-4.5 Acres of Outdoor Storage



JUDD SWARTZBERG

770.490.5235

jswartzberg@swartzcocore.com

RYAN SWARTZBERG

770.689.8377

rschwartzberg@swartzcocore.com

ZENITH
Industrial Outdoor Storage

SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present 1783 Lithonia Industrial Blvd for Lease. Located in DeKalb County, 1783 Lithonia Industrial Blvd consists of 1.25-4.5 acres of fenced in outdoor storage. The total site is 7.27 +/- acres with 4.5 usable acres and borders CSX Railway. The property is zoned M, this zoning allows for a multitude of industrial uses.

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

HIGHLIGHTS

- \$4,500 / Acre Per Month NNN
- Graveled
- 1.25 - 4.5 Usable Acres
- Zoned M
- Fenced-in
- Outdoor Storage

// AERIAL



// PROPERTY DETAILS



ADDRESS

1738 Lithonia Industrial Blvd
Lithonia, GA 30058

MARKET

Lithonia

COUNTY

DeKalb

SITE SIZE

1.5 - 4.5 Usable Acres

ZONING

M

PRICE

\$4,500 / Acre Per month NNN

// LOCATION OVERVIEW



ABOUT THE AREA: LITHONIA

Lithonia, Georgia, stands as a vibrant hub for commercial opportunities, boasting a strategic location that allures businesses of all sizes. Located in DeKalb County, Lithonia benefits from its proximity to Atlanta, a major economic center in the Southeastern United States. Its strategic positioning along Interstate 20 facilitates seamless transportation and accessibility, fostering connections with regional and national markets. Moreover, Lithonia's diverse community and growing population provide a rich consumer base, while its favorable business climate and supportive local government encourage entrepreneurship and growth. With its blend of urban amenities and suburban charm, Lithonia offers businesses an ideal environment to thrive and prosper.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	15,700	77,100	190,000
Avg. Household Income	\$63,000	\$63,800	\$68,200
Tot. Employees	11,700	61,000	150,000

// BROKER PROFILES



Judd Swartzberg

Sr. Associate

770.490.5235

jswartzberg@gmail.com

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

770.689.8377

rswartzberg@gmail.com

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

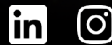
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified 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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