



**Rendering*

+/- 27,788 SF Industrial
Warehouse - Chamblee, GA
5706 New Peachtree Rd, Chamblee, GA 30341

RARE INFILL INDUSTRIAL | CHAMBLEE'S LAST-MILE
CORRIDOR | OWNER-USER OPPORTUNITY

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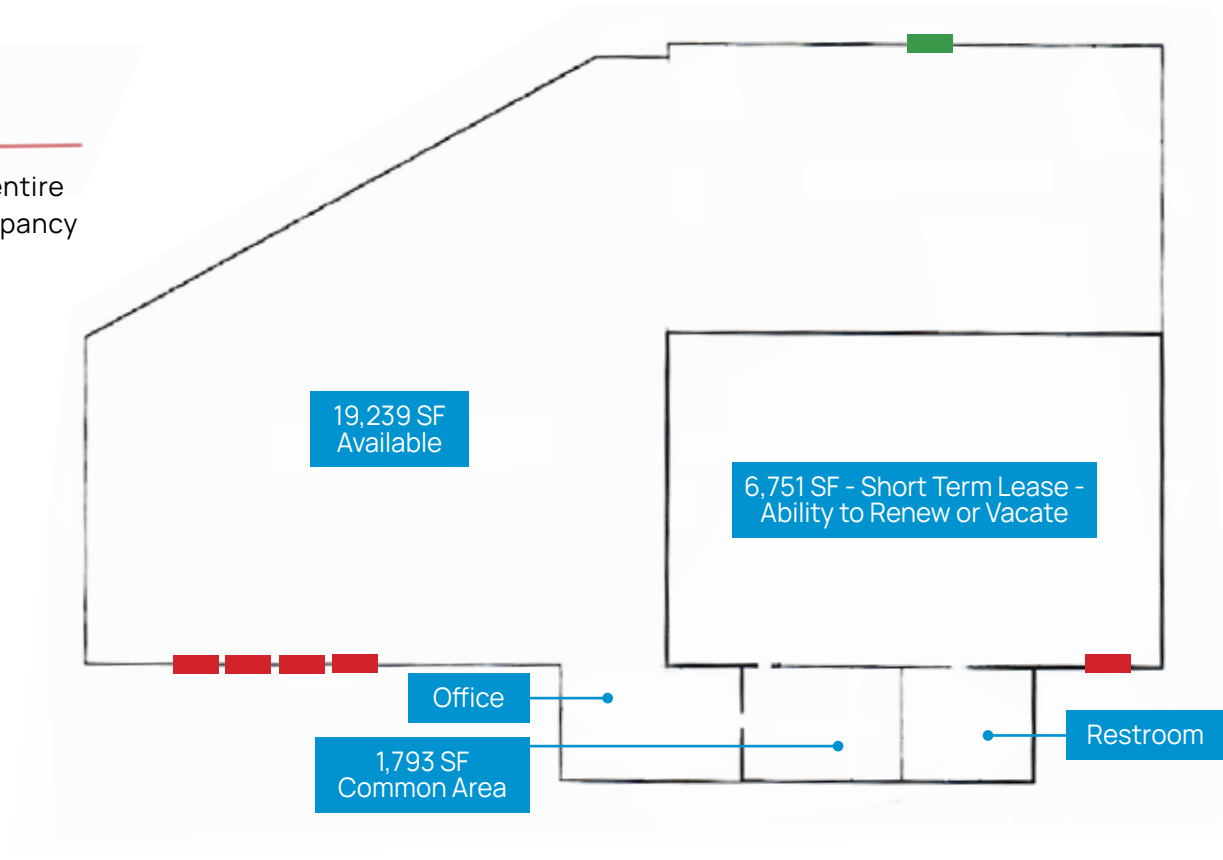
ONPACE
PARTNERS

5706 New Peachtree Rd, Chamblee, GA
Property Overview



Floor plan

Optionality to Occupy entire
Building or Offset Occupancy
Cost



Building Address:	5706 New Peachtree Rd, Chamblee, GA 30341
Acreage:	1.24 Acres
Square Footage	+/- 27,788 SF (Flex/Warehouse)
Doors	5 Dock High, 1 Drive-in
Clear Height	15' Clear
Column Spacing	30' Column Spacing
Power	1,2000 Amps
Zoning:	Zoned Industrial
Other Highlights	• Fully Sprinklered • 100% HVAC • Planned Renovations (see rendering)

5706 New Peachtree Rd, Chamblee, GA
Sale Opportunity



Flex uses: warehouse, showroom, medical, retail, office



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Sale Opportunity



CHAMBLEE INFORMATION:

Chamblee is a rapidly evolving submarket known for its historic downtown charm and strong growth. The area is being transformed by major developments like Chamblee City Center, creating a walkable downtown core, while nearby Assembly Atlanta—a 1M+ SF film studio campus—is driving jobs and economic momentum.

The city offers excellent connectivity with quick access to I-285, I-85, and Peachtree Blvd, along with direct MARTA rail service to Atlanta. It is also minutes from DeKalb-Peachtree Airport (PDK), one of the busiest general aviation airports in the region.

With continued investment, strong transit access, and proximity to major employment drivers, Chamblee is emerging as a premier destination for business and growth in metro Atlanta.



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Nearby Development

Chamblee City Center

5520 PEACHTREE RD CHAMBLEE, GA 30341

Acres: 8.2
SF: ±500K+ SF (planned mixed-use)
Construction Timeline: Beginning 2026, phased over 10–15+ years
Intended Use: Mixed-use (retail, residential, office, civic, public space)



Assembly Studios

5520 PEACHTREE RD CHAMBLEE, GA 30341

Acres: 62
SF: ±1M+ SF film studio + additional mixed-use planned
Construction Timeline: Phase I completed 2023; additional phases ongoing
Intended Use: Existing film studio campus (19 sound stages) + future mixed-use (retail, residential, hotel, office)



The Fraizer

3535 CHAMBLEE DUNWOODY RD ATLANTA, GA 30341

Acres: 2
SF: 144–315 units + ~7,400–10,000 SF retail
Construction Timeline: Target groundbreaking 2026; multi-year buildout
Intended Use: Mixed-use multifamily (residential + retail, transit-oriented)



Fish Bolt Park & Rail Trail

1900 CHAMBLEE TUCKER RD ATLANTA, GA 30341

Acres: 5
Construction Timeline: Groundbreaking expected late 2025; completion TBD
Intended Use: Constructed wetland park (greenspace, stormwater management, trails, seating)
Chamblee Rail Trail: Directly adjacent, multi-use trail connecting downtown Chamblee to MARTA, parks, and nearby developments



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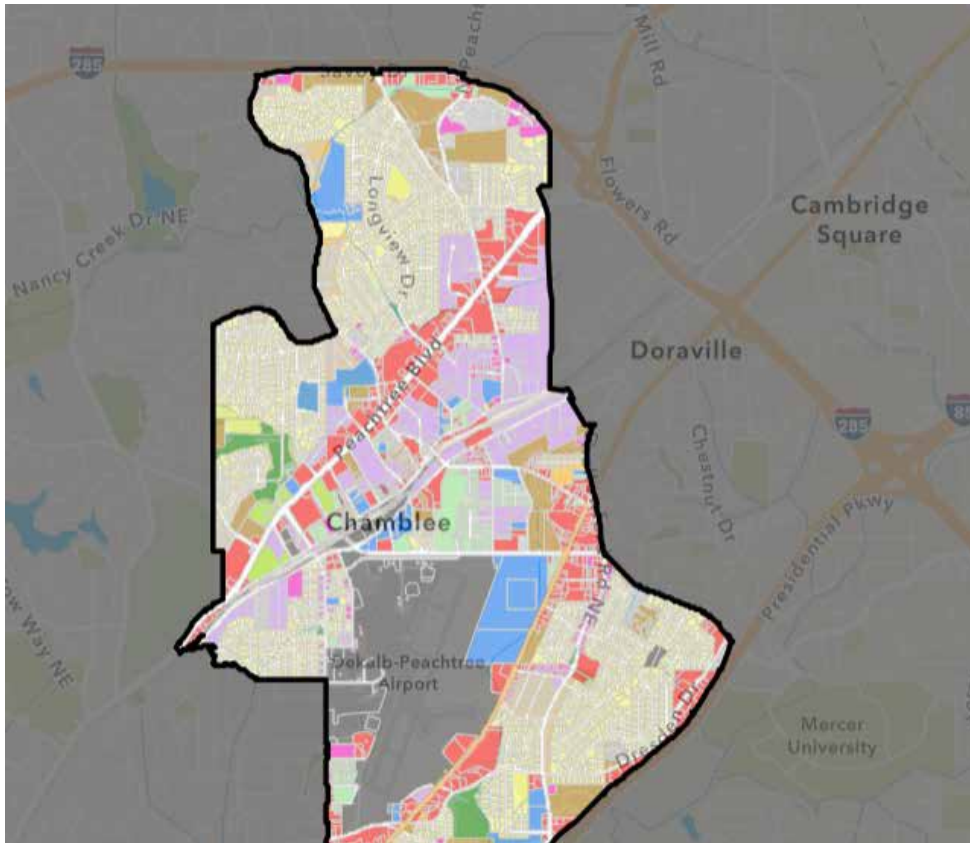
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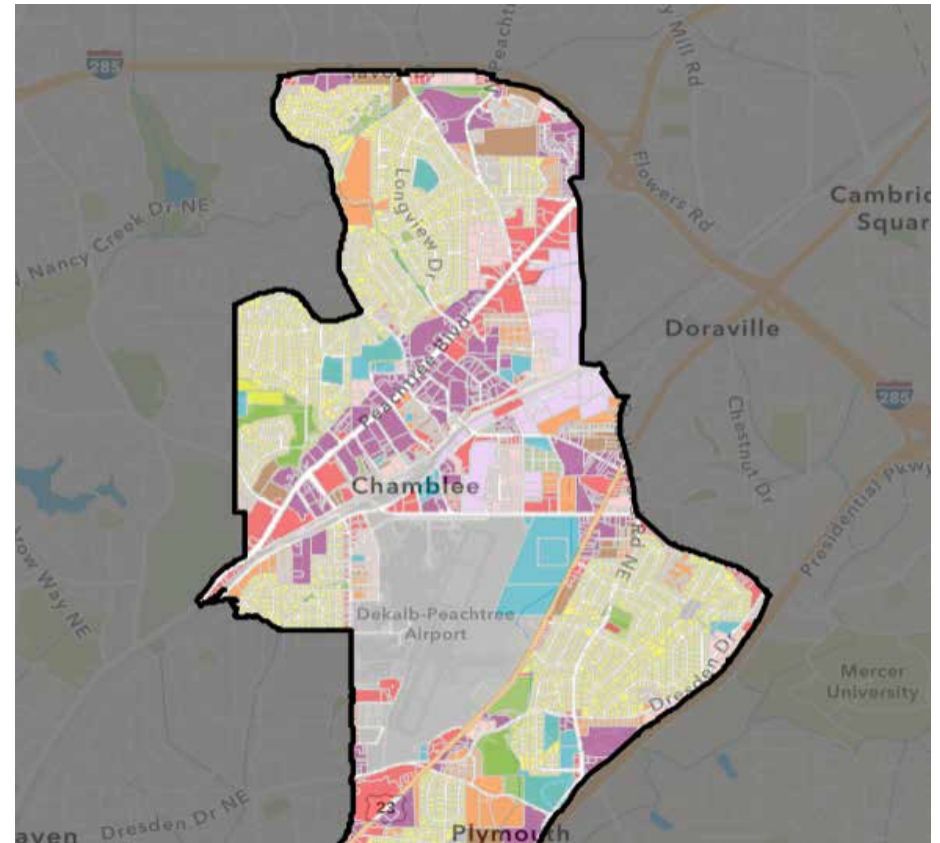
ONE OF CHAMBLEE'S FEW REMAINING INDUSTRIALLY-ZONED ASSETS

Land Use Current



Industrial Zoning

Land Use Future



Future Industrial Zoning
Future Mixed-Use

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Location Highlights



ROADWAYS

Interstate 285
(1.2 Miles)

Interstate 85
(2.2 Miles)

Interstate 75 | Midtown Atlanta
(10.5 Miles)



AIRPORTS

Peachtree-Dekalb Airport
(2.4 Miles)

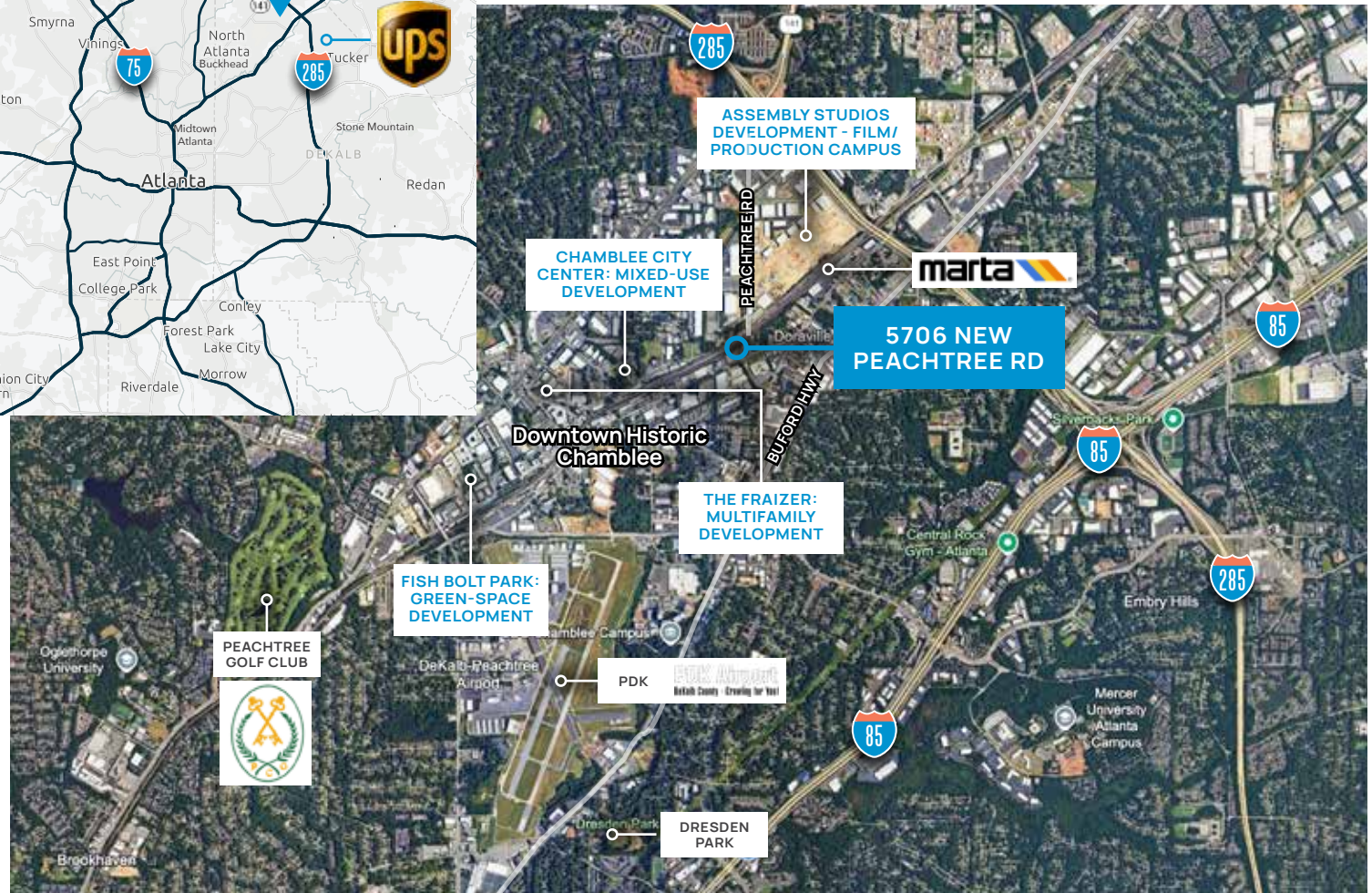
Hartsfield-Jackson
International ATL Airport
(23.4 Miles)



PARCEL HUBS

Amazon Last Mile
(4.2 Miles)

UPS Customer Care Center
(3.4 Miles)



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