

# 1950 COLLINS BLV SUITE B

AUSTELL, GA 30106

FOR LEASE

9,689 SF +/- of Warehouse Space



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**SWARTZCO**  
COMMERCIAL REAL ESTATE

# // PROPERTY OVERVIEW

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## OFFERING

Swartz Co Commercial Real Estate is pleased to present 1950 Collins Blvd in Austell for Lease. 1950 Collins Blvd consists of approximately 7,561 SF of warehouse space, 2,128 SF of office space, and ample parking. The property is zoned Light Industrial which allows for a multitude of industrial uses. The space has 1 dock-high door, two restrooms, and 20' clear height in the warehouse. This property is a great fit for many industrial uses such as storage, distribution, light manufacturing, and much more.

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

## HIGHLIGHTS

- 9,689 SF +/-
- One Dock High Door
- 9.50 PSF MG
- Sufficient Parking
- 2,128 SF +/- of Office Space
- 20' Clear Height

# // PHOTOS



# // PROPERTY DETAILS



## ADDRESS

1950 Collins Blvd Suite B  
Austell, GA 30106

## MARKET

Austell

## COUNTY

Cobb

## SPACE SIZE

9,689 SF +/-

## ZONING

LI

## PRICE

\$9.50 PSF MG

# // LOCATION OVERVIEW



## ABOUT THE AREA: AUSTELL

Located in Cobb County, Georgia, Austell offers a strategic location for businesses seeking access to the greater Atlanta metropolitan area. Situated just 18 miles northwest of downtown Atlanta, Austell enjoys proximity to major transportation hubs including Hartsfield-Jackson Atlanta International Airport. This prime location ensures convenient connectivity for businesses engaging in regional and global trade. Additionally, Austell benefits from a skilled workforce drawn from nearby communities and boasts a business-friendly environment with supportive local government initiatives. The area's growing population and strong economic base make Austell an attractive destination for businesses looking to establish or expand their presence in the thriving Atlanta market.

## DEMOGRAPHICS

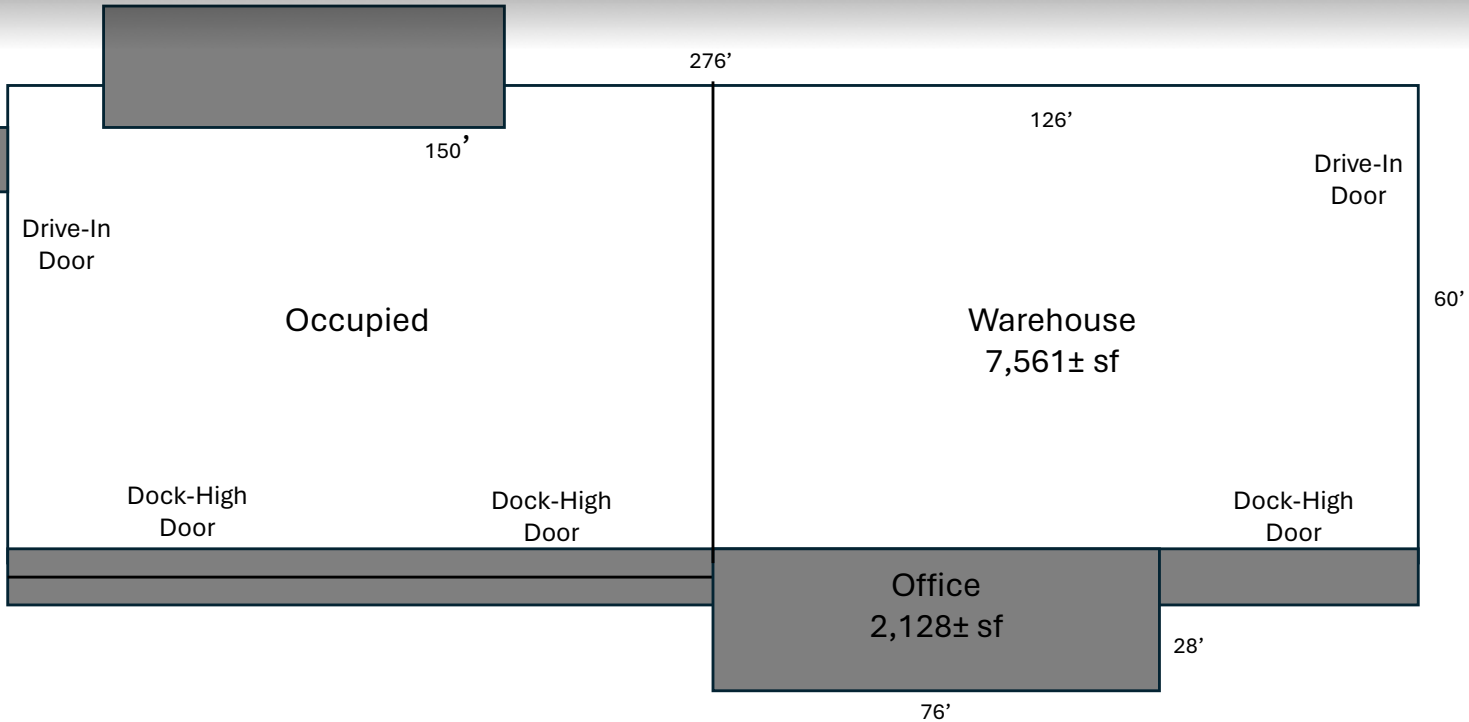
	1 MILE	3 MILES	5 MILES
Tot. Population	19,399	94,299	220,000
Avg. Household Income	\$75,700	\$67,200	\$76,500
Tot. Employees	14,800	73,900	172,000

// AERIAL

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# // FLOORPLAN



# // BROKER PROFILES

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**Judd Swartzberg**

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Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.

Specializing in the greater Atlanta industrial market, Judd has developed a proven track record of success representing tenants and landlords in leasing transactions, as well as buyers and sellers in property sales, with a particular focus and notable success in off-market investment sales. His dedication to delivering exceptional service and measurable results has earned him the trust and loyalty of his clients. Judd's consistent performance and commitment to success have also established him as one of the top earners at Swartz Co.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.

# // DISCLAIMER & LIMITING CONDITIONS

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Swartz Co Commercial Real Estate has been retained as the exclusive brokers to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

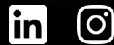
This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Swartz Co Commercial Real Estate or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

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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