

545 MARKSMEN CT

FAYETTEVILLE, GA 30214

FOR SALE
7,500 SQFT ON 1.33 ACRE LOT



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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present this free-standing industrial opportunity located at 545 Marksman Court, Fayetteville, GA 30214. The property is offered at \$1,500,000 and consists of a 7,500 sq. ft. industrial building situated on a 1.33-acre lot and is zoned M-1 Industrial, allowing for a wide range of industrial and commercial uses. The site is well-suited for contractors, fleet operations, equipment storage, automotive users, logistics companies, light manufacturing, and is perfect for owner-users seeking functional industrial space with valuable outdoor storage capacity.

The property's expansive yard provides ample flexibility for industrial outdoor storage, vehicle parking, equipment laydown, trailer storage, or operational overflow.

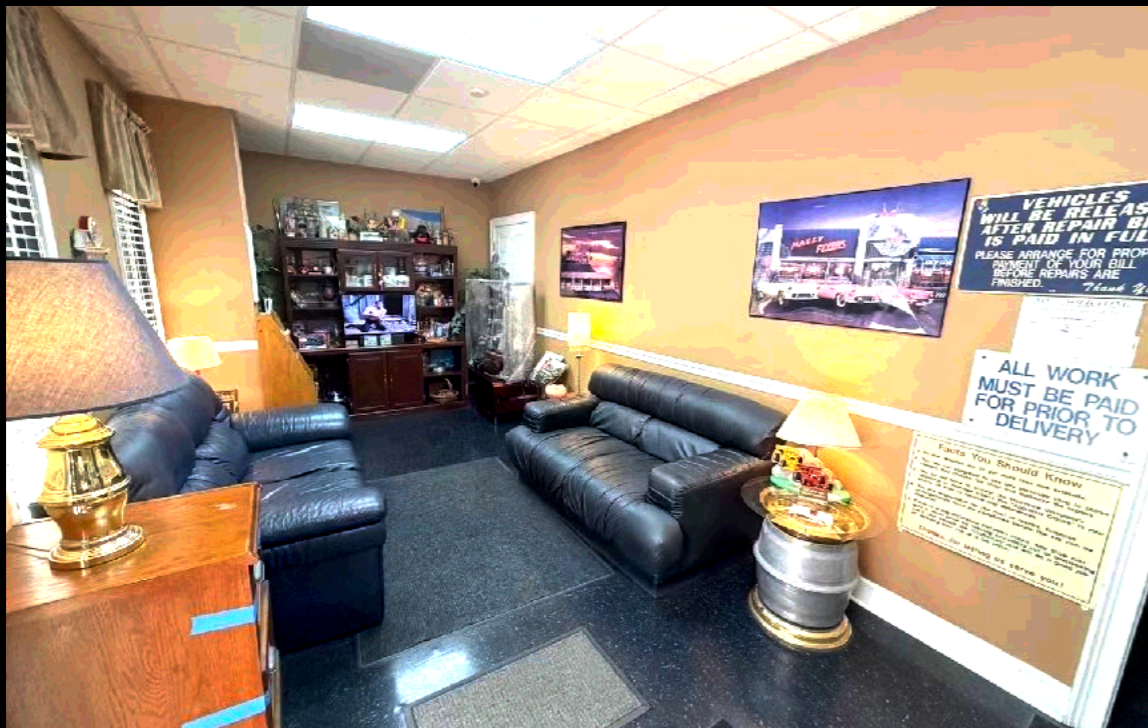
For additional information or to schedule a tour, please contact Matt Crowe or Ryan Swartzberg.

Business/equipment also for sale; please inquire.

HIGHLIGHTS

- \$1,500,000.00
- Zoned M-1
- Fayette County
- 7,500 sq ft on a 1.33-acre lot
- Ideal for Owner-User or Investor
- Outdoor Storage

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: FAYETTEVILLE, GA

Fayetteville, Georgia, offers a prime location for businesses looking to establish a presence in a thriving, well-connected area. Just a short drive from major highways like I-85 and I-75, Fayetteville ensures easy access to Atlanta and beyond, making it ideal for businesses with regional or national reach.

Additionally, its proximity to Hartsfield-Jackson Atlanta International Airport, one of the busiest airports in the world, facilitates convenient travel and logistics. Fayetteville combines small-town charm with strategic connectivity, providing businesses with both a supportive community and seamless access to the metro Atlanta area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	19,000	70,700	193,300
Number of Employees	15,300	56,500	151,900
Avg. Household Income	\$72,100	\$66,700	\$64,900

// BROKER PROFILES



Matt Crowe

Commercial Associate

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With a passion for connecting businesses with their ideal spaces, Matt is a dedicated and knowledgeable commercial real estate agent serving Atlanta and beyond. He brings a wealth of expertise and a commitment to excellence to every client interaction.

Matt specializes in property acquisitions, tenant representation and marketing, providing tailored solutions to meet the unique needs of investors, developers, and business owners alike. His comprehensive understanding of the local market trends, zoning regulations, and investment opportunities empowers clients to make informed decisions that align with their objectives.



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.

// 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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