

# 415 SAWTELL AVE SE

ATLANTA, GA 30315

FOR LEASE  
23 ACRES OF IOS

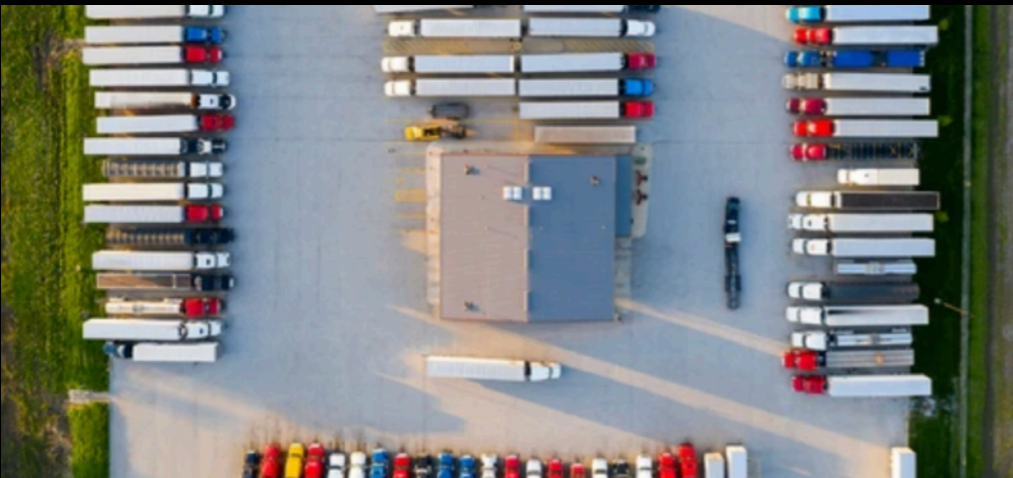


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# // PROPERTY OVERVIEW



## OFFERING

Swartz Co Commercial Real Estate is pleased to present a premier leasing opportunity located at 415 Sawtell Ave SE, Atlanta, GA 30315. This 23 acre industrial outdoor storage (IOS) site offers a rare opportunity in a high-demand, infill Atlanta industrial corridor just south of downtown.

High security location featuring 24/7 on-site security, this property provides a controlled and well-monitored environment suitable for a wide range of industrial users. The site is positioned within a dense industrial pocket supporting regional freight movement, cross-dock operations, and last-mile distribution throughout the Atlanta metro.

Strategically located near both I-75 and I-85, the property offers immediate access to major interstate systems, enabling efficient connectivity to key logistics hubs, the airport, and the broader Southeast distribution network. This central positioning makes it ideal for transportation, logistics, construction, and fleet-based users requiring secure yard space close to core demand centers.

Lease Rate: \$6,500 / Acre / Month.

For more information or to schedule a site visit, please contact Esty Hoffman.

## HIGHLIGHTS

- 23 Acre Lot
- Zoned Industrial
- Fulton County
- \$6,500/Acre/Month
- Secured Property with Gated Entry
- Close Proximity to Major Highways

# // LOCATION OVERVIEW



## ABOUT THE AREA: ATLANTA, GA

Atlanta is a leading Southeast commercial real estate market driven by strong population growth, a diverse economy, and robust job creation. Its extensive interstate network and access to one of the world's busiest airports make it a critical hub for logistics, distribution, and regional operations.

For investors, Atlanta offers strong fundamentals across industrial, flex, and IOS assets, with high demand from logistics, e-commerce, and service-based users. Infill locations are increasingly supply-constrained, supporting rent growth, stable occupancy, and long-term appreciation potential.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	28,600	204,900	423,800
Number of Employees	23,800	77,800	360,400
Avg. Household Income	\$91,900	\$178,000	\$84,500

# // BROKER PROFILES

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**Esty Hoffman**

Listing Agent  
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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.



**Ryan Swartzberg**

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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

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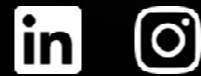
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified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