

1302 INDUSTRIAL BLVD N

DALLAS, GA 30132

IOS FOR LEASE
3 LOTS TOTALING 12 ACRES



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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to offer for lease an exceptional industrial outdoor storage opportunity at 1302 Industrial Blvd. N. in Dallas, Georgia.

This 12-acre site can be leased in its entirety or subdivided into three individual lots, each with its own dedicated entrance. Lot 1 consists of 5 acres, while Lots 2 and 3 provide 3.5 acres each.

Zoned Light Industrial (LI), the property accommodates a wide range of industrial uses, including outdoor storage, truck and trailer parking, and more. The site is fully fenced, well-lit, and secured with electronic gated access—making it an ideal solution for logistics, distribution, or service-related operations.

Strategically located just off Industrial Boulevard, the property offers excellent visibility and convenient access to US-278 and surrounding regional logistics corridors.

The property is available for lease at \$4,000 per acre a month, NNN.

For more information, please contact Ryan Swartzberg or Esty Hoffman.

HIGHLIGHTS

- \$4,000/ A Month Per Acre
- 12 Acre Lot
- Zoned light industrial
- Fully Fenced
- Paulding County
- Convenient Access To Major Highways

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: DALLAS, GA

Dallas, GA, located in fast-growing Paulding County just 30 miles northwest of Atlanta, is an emerging market for commercial real estate investment. The area offers a business-friendly environment, affordable land, and expanding infrastructure, making it ideal for industrial, logistics, and storage-related developments. Strong population growth and proximity to major transportation routes add to its long-term investment appeal.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	14.700	53.400	96.100
Number of Employees	12.000	41.800	75.300
Avg. Household Income	\$99.400	\$96.000	\$96.400

// BROKER PROFILES



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.



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.

// 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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