

Light Industrial Zoned Office Opportunity

FOR SALE

2560 E. Wesley Chapel Way, Decatur, GA 30035



PROPERTY OVERVIEW

This turnkey, move-in-ready office building presents an excellent opportunity for owner-users, investors, or businesses seeking flexible industrial-zoned space. Conveniently located just minutes from I-20 at the Wesley Chapel exit, the property features recent improvements, ample parking, and desirable Light Industrial (M) zoning that supports a variety of office, industrial, and commercial uses. The offering also includes strategic assemblage potential with the adjacent property at 2554 E. Wesley Chapel Way.

 **PRICE:**
\$525,000

INVESTMENT HIGHLIGHTS

- **Plug-and-Play Condition:** No immediate capital expenditures required. All building systems are fully operational, including recently sealed roof and parking lot surfaces.
- **Optimal Accessibility:** Strategically located just off the Wesley Chapel Road exit, providing rapid, highly convenient access to I-20.
- **Expansive Parking:** On-site parking accommodations for 30+ vehicles.
- **Zoning Versatility:** Zoned M (Light Industrial), allowing for a diverse range of permissible uses and business operations.
- **Strategic Assemblage:** Excellent long-term upside with the opportunity to assemble with the neighboring commercial parcel at 2554 E Wesley Chapel Way.

 **BUILDING SIZE:**
±4,000 SF

 **ZONING:**
M - LI

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CONTACT



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IN THE AREA



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CLOSE-UP AERIAL VIEW



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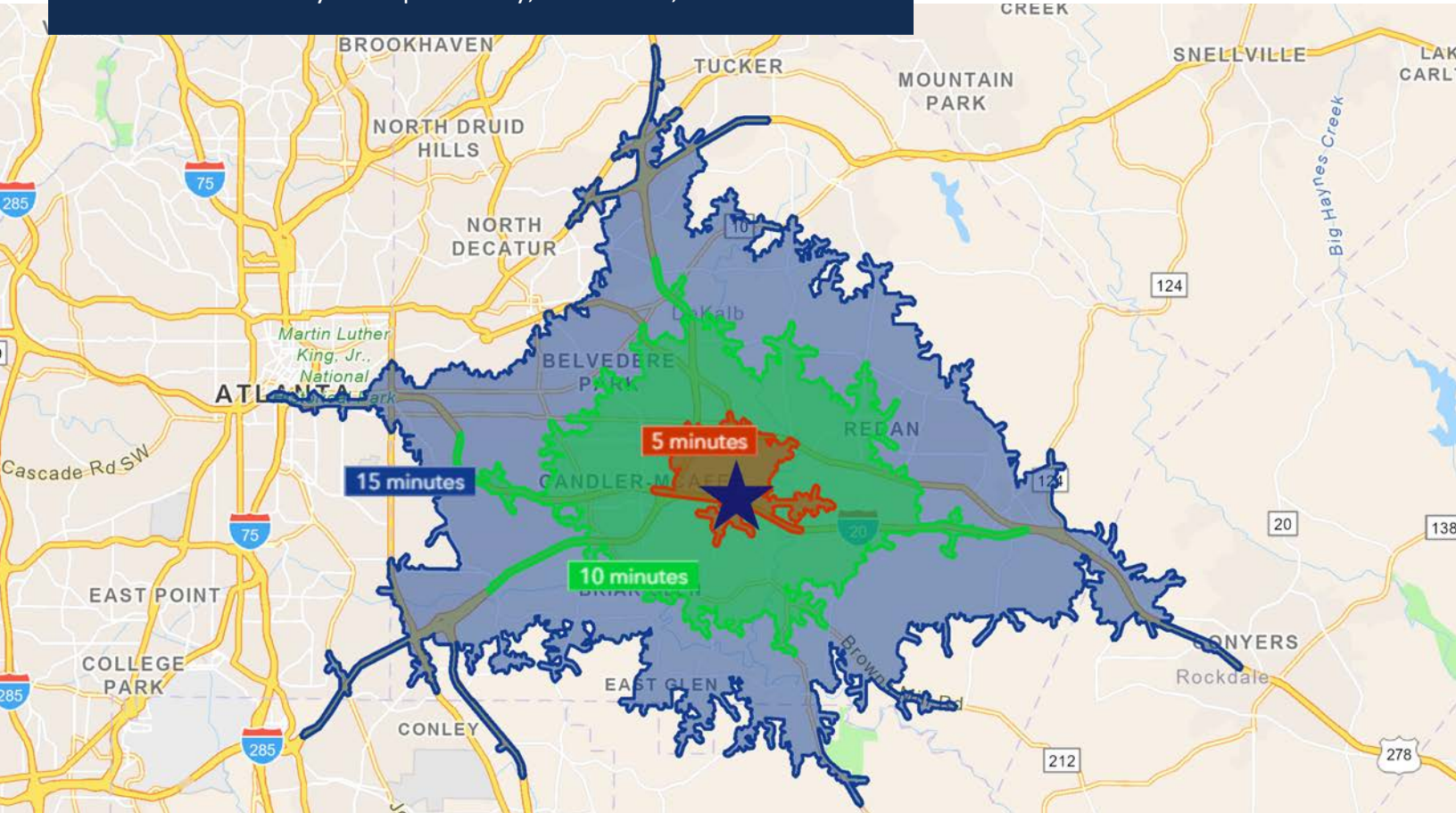
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DEMOGRAPHICS

	5 Min.	10 Min.	15 Min.
Population	13,979	106,434	347,020
Households	5,184	41,758	133,407
Avg. Household Income	\$83,405	\$81,942	\$95,955

Source: 2025 ESRI

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