



FOR SALE/FOR LEASE

199 PARADISE VALLEY RD. ATHENS, GA 30606

±43,300 SF INDUSTRIAL ON 6 ACRES



EXECUTIVE SUMMARY

199 Paradise Valley Road is a compelling industrial owner-user, investment, and leasing opportunity located just west of U.S. Highway 441 in Athens. Comprising approximately **~43,300 SF on ±6 acres** zoned Commercial-Rural (C-R), the property offers a highly functional combination of **warehouse, office, mezzanine, paved parking, and outdoor storage**, making it well suited for a range of industrial, distribution, logistics, and service-oriented users.

The main building is ~35,500 SF of warehouse space, 5,900 SF of office space, and a 7,800 SF mezzanine, with 20' clear heights and four drive-in doors. The ±6-acre site is fully fenced and features ~1.9 acres of paved parking with a 4,080 SF open-front equipment shed. An existing rail spur runs along the rear of the property, providing rail access between Nicholson & Madison. **Rail service and operating arrangements should be independently verified with the applicable railroad.*

199 Paradise Valley Rd. is well suited for an owner-user seeking operational flexibility, an investor seeking a versatile industrial asset, or an occupier requiring warehouse, storage, fleet, distribution, or service capabilities.



Property Highlights

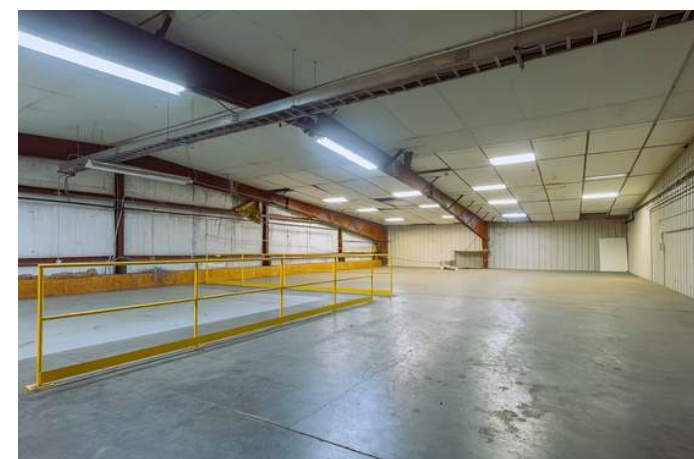
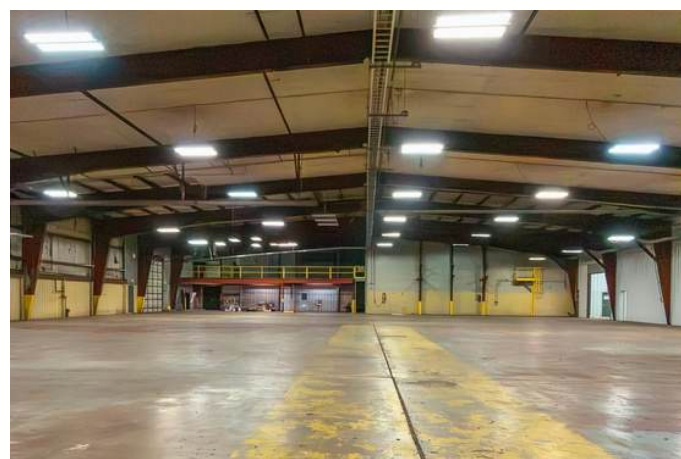
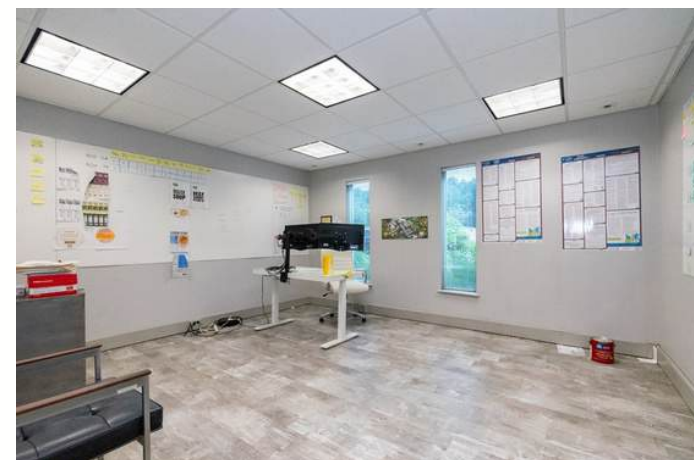
- ±43,300 SF industrial facility
 - ±35,500 SF warehouse space
 - ±5,900 SF office space
 - ±7,800 SF mezzanine
- ±6 acres of land; fully fenced
 - ±1.9 acres of paved parking
 - 4,080 SF outdoor storage
- C-R (Commercial-Rural) zoning
- 20' clear heights
- 4 drive-in doors and 1 dock high (dockzilla)
- 3 Phase Power
- *Rail Access

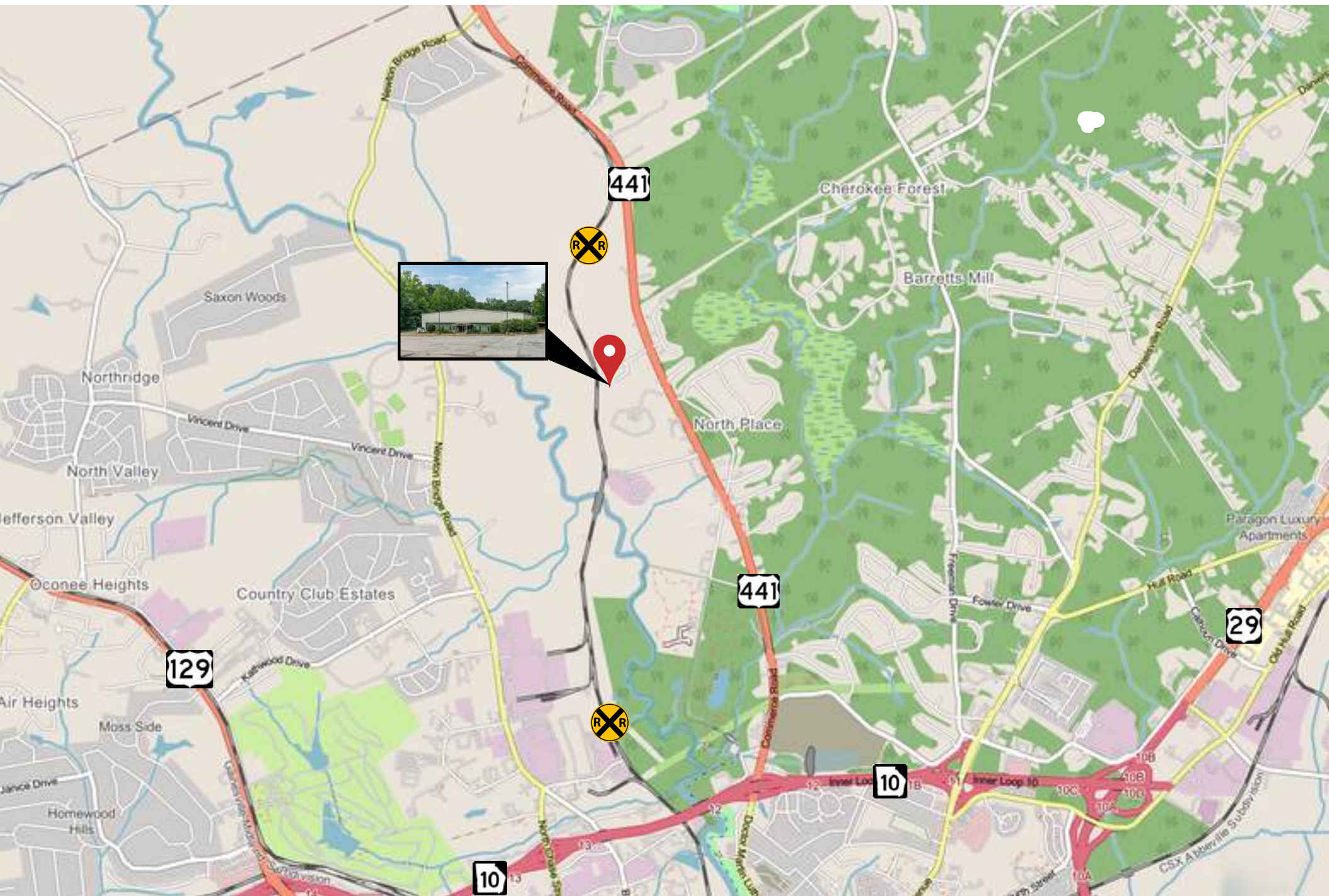
FOR SALE
\$4,200,000

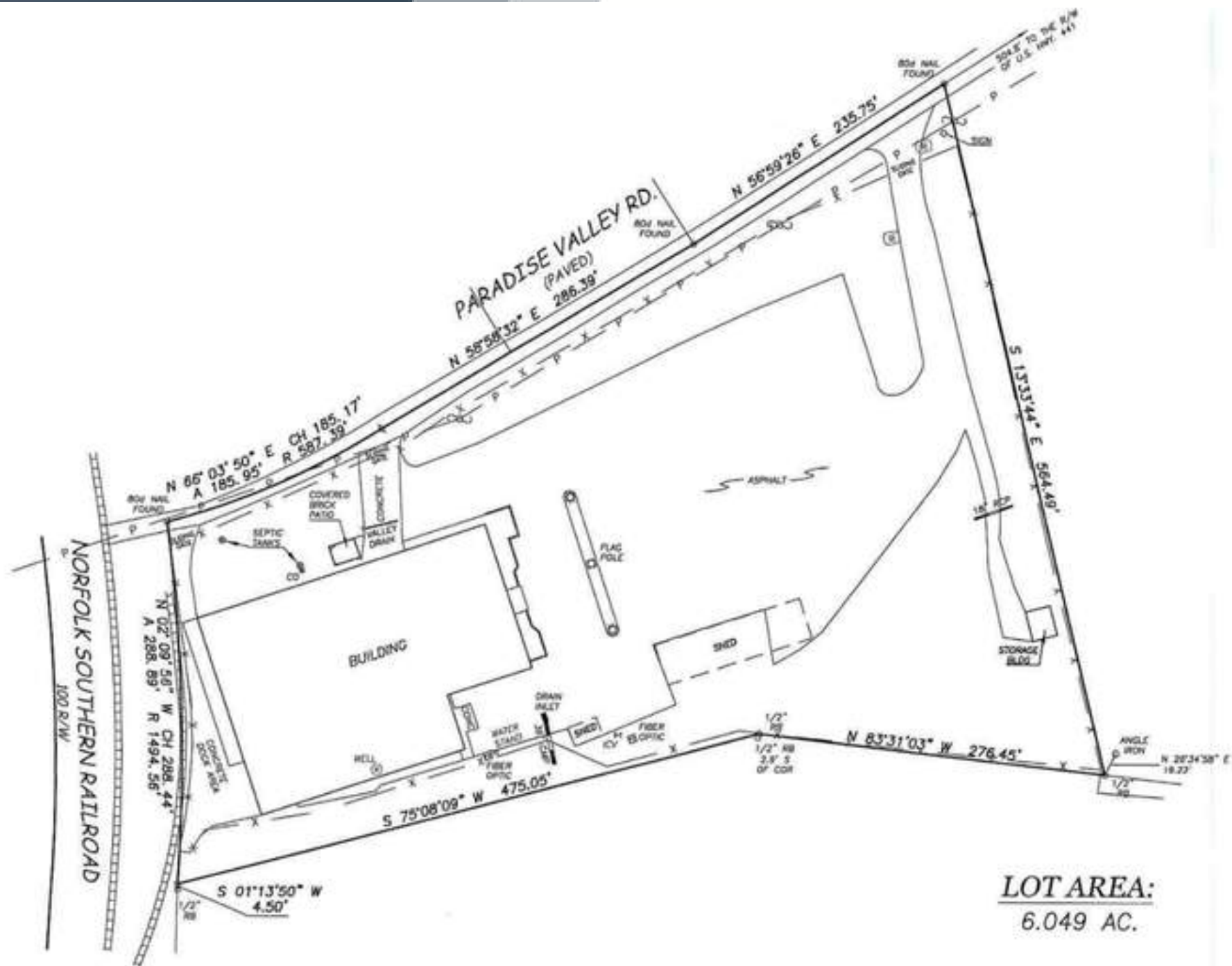
FOR LEASE
\$5.90 PSF/YR NNN

TICAM EST. \$1.75 PSF/YR

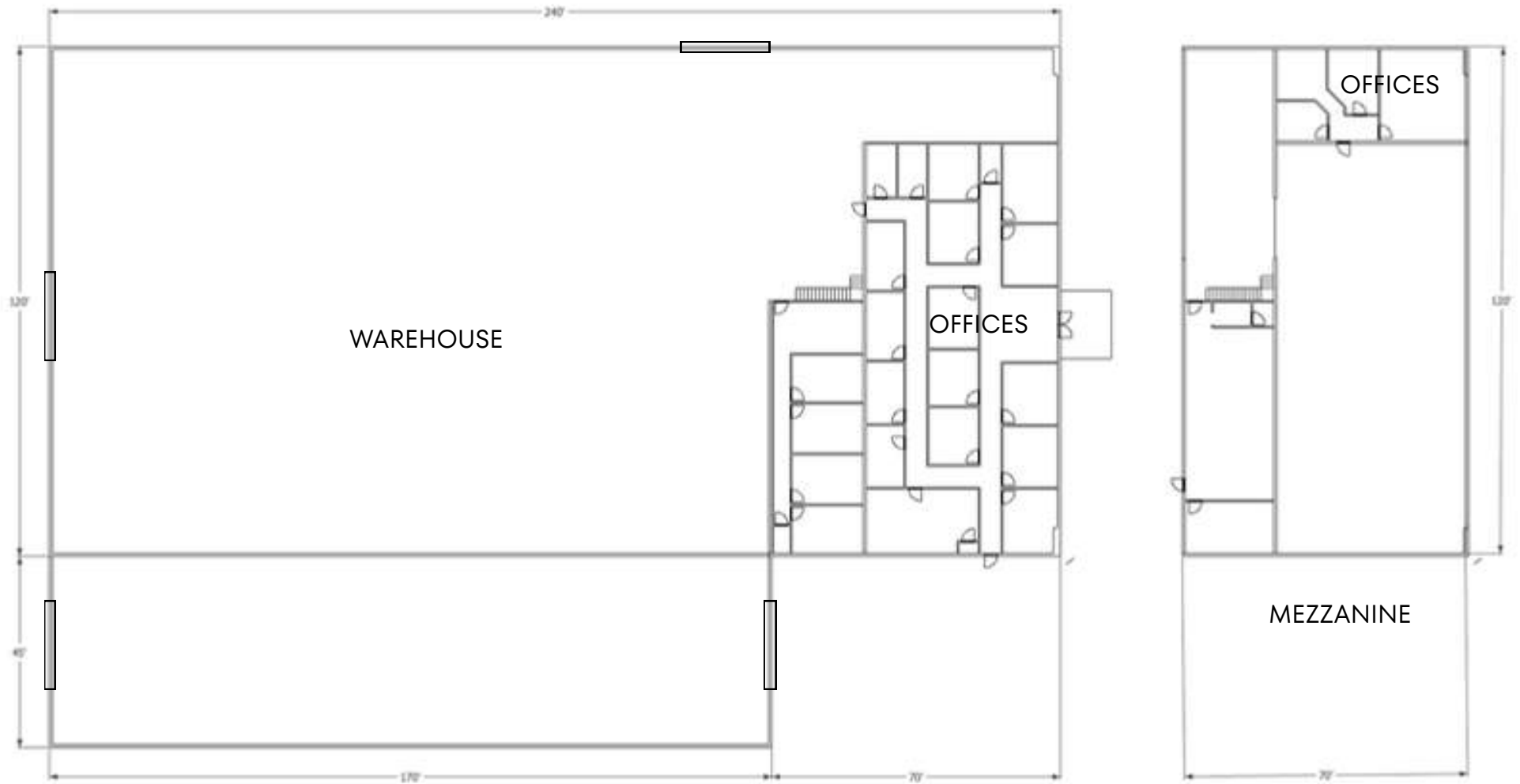
GALLERY







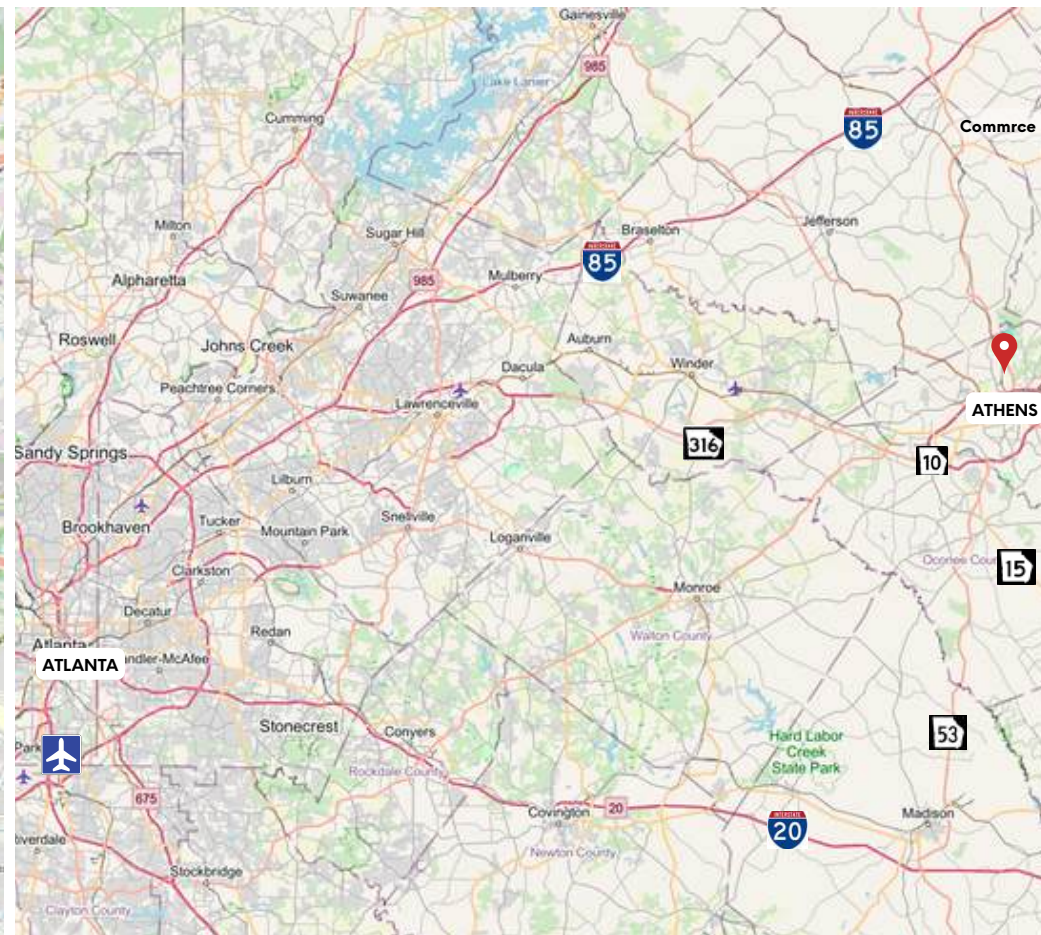
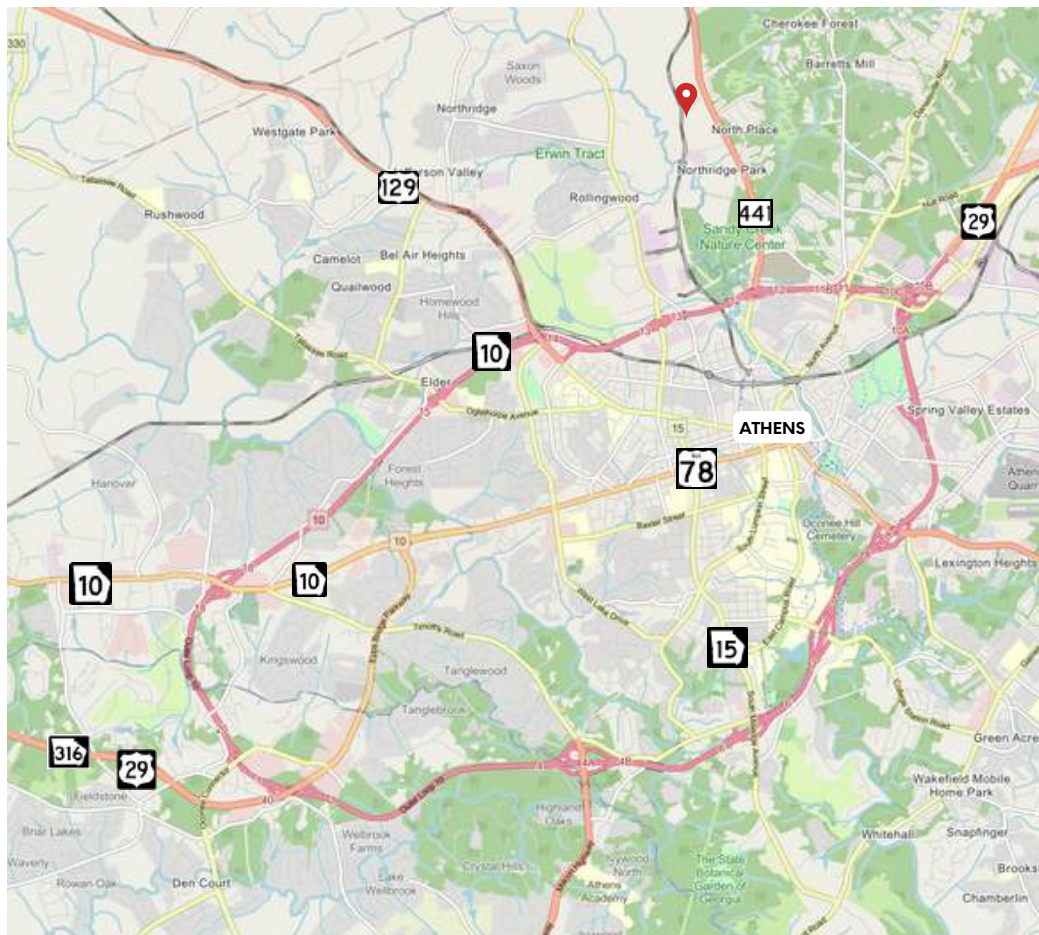
FLOORPLAN



LOCATION

199 Paradise Valley Road offers convenient access to **I-85** (approximately 19 miles north), as well as **U.S. 29, U.S. 78, and GA-316**, connecting the property to Atlanta and other major markets throughout Northeast Georgia and the Southeast. The site is roughly 40 miles from the **Northeast Georgia Inland Port**, and an existing rail spur along the rear of the property connects to **The Athens Line, LLC** (ABR), a short-line freight railroad spanning approximately 38 miles between Nicholson and Madison. Together, these features support the efficient movement of employees, customers, suppliers, and freight to and from 199 Paradise Valley Road.

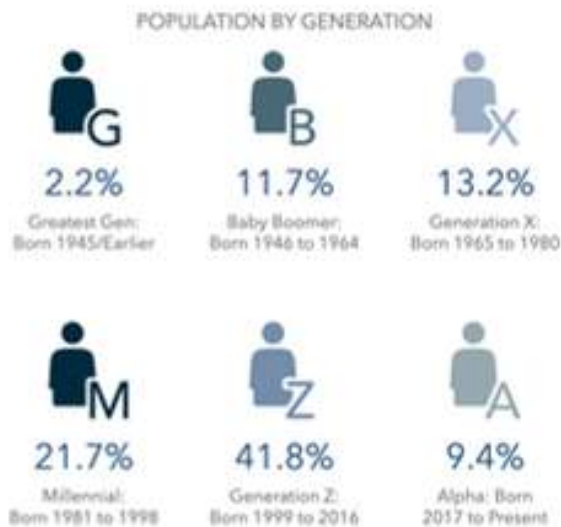
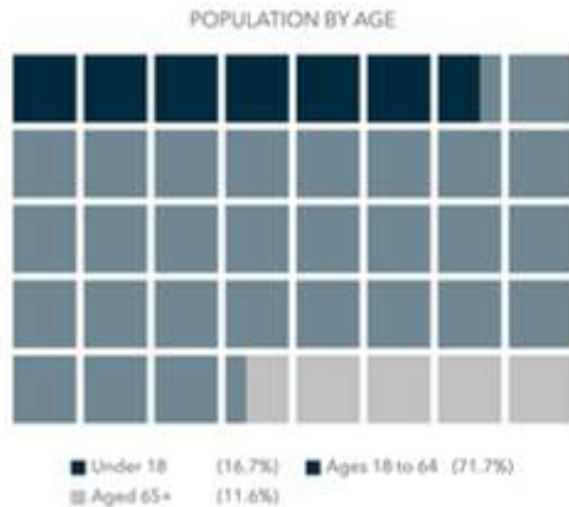
Georgia and Athens-Clarke County offer a range of economic development incentives designed to support business expansion, job creation, and capital investment. Depending on the user's industry and project scope, prospective occupants may be eligible for programs including **Georgia Job Tax Credits, Quality Jobs Tax Credits**, manufacturing and distribution-related sales and use tax exemptions, **Freeport inventory tax exemptions**, and **Georgia Quick Start workforce training**.



DEMOGRAPHICS

The area surrounding 199 Paradise Valley Road has benefitted from long-term population growth, approximately **31% since 2000**, providing a sizable labor and consumer base for businesses operating nearby. The current population of 84,538 residents (in 2025), is projected to reach approximately 86,016 residents by 2030.

Economic activity within the trade area is also significant. The area generates an estimated **\$575.8 million in annual retail expenditures** and **approximately \$110.0 million in food and beverage expenditures**, with a reported 5.6% unemployment rate, reflecting an active and growing local economy.

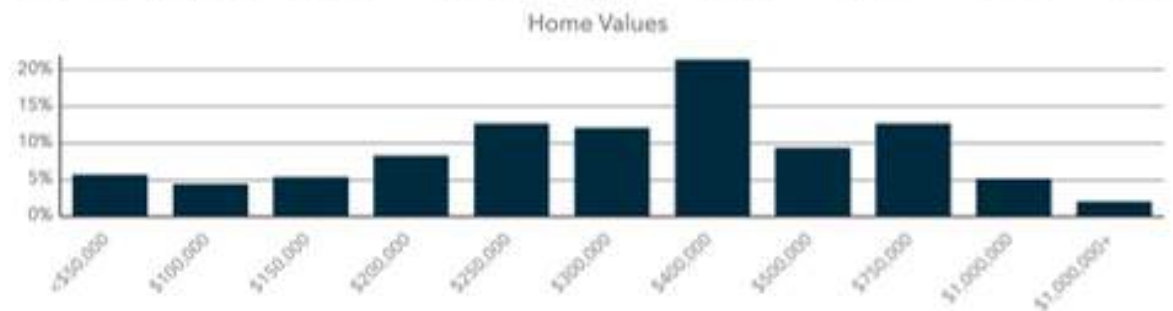
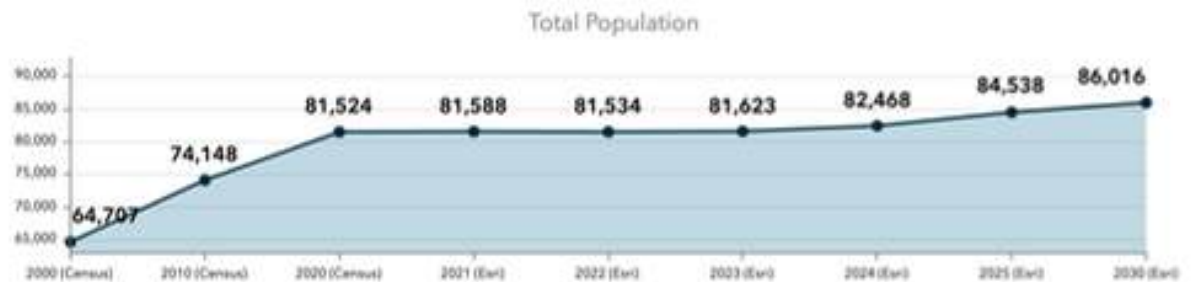


Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), U.S. Census (2000, 2010, 2020), Esri-Data Axle (2026). © 2026 Esri

Population Trends and Key Indicators

199 Paradise Valley Rd, Athens, Georgia, 30607
Ring of 5 miles

84,538	33,006	2.24	27.5	\$50,961	\$306,931	56	65	71
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index



TRADE AREA

199 Paradise Valley Road is strategically positioned within an established industrial and employment corridor, providing access to a growing workforce and a diverse base of industrial, manufacturing, transportation, and service-oriented businesses. Within the 5-mile area, there are approximately 3,590 industrial and manufacturing businesses, supported by an established transportation and warehousing sector and a workforce that includes approximately 19.2% trades and skilled labor.

This concentration of skilled labor and established employers—including **Power Partners, Carrier Transicold, ABB, the U.S. Postal Service, the University of Georgia Center for Continuing Education and Hotel, Boehringer Ingelheim, YKK USA, Noramco, and Integrity Foods**—reinforces the area's position as an established employment and industrial hub.

Area Key Facts | 199 Paradise Valley Rd, Athens, Georgia, 30607 | Ring of 5 miles

84,538

Population

27.5

Median Age

2.2

Average Household
Size

60,619

2025 Working-Age
Population



0.6% ↑

Pop Growth Rate is 1.8% higher
than United States



1.1% ↑

Housing Units Growth Rate is 13% higher
than United States.

Business Environment



3,590

2025 Industry
Manufacturing



1.5%

2025 Transportation/Warehouse
Bus./Retail (L/H)



4.8%

2025 Construction
Business/Retail (L/H)

Laborforce Profile



20.5%

Services



19.2%

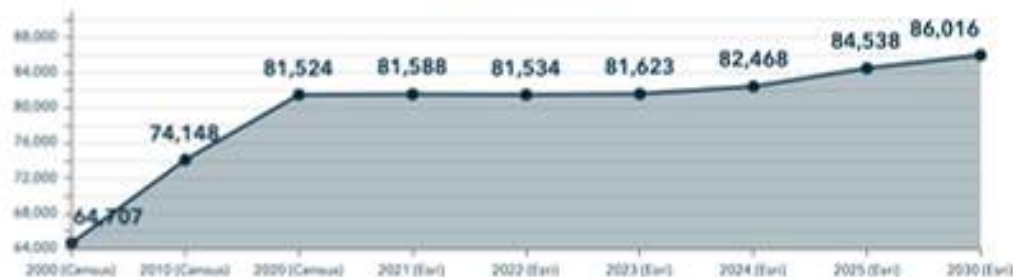
Trades/Skilled Labor



60.3%

Office Based

Total Population



Area Businesses w/Most Employees

Manufacturing, Transportation, Warehouse/Industrial

Company/Business Name	Business Category	Employee Count	Sales Volume
Power Partners Inc	Headquarters	773	
Carrier Transicold	Branch	540	585,879,000
ABB Inc	Branch	450	110,939,000
United States Postal Service	Branch	420	
University of Georgia Center For Continuing Education and Hotel	Branch	300	24,852,000
Boehringer Ingelheim	Branch	260	144,531,000
YKK USA Inc	Branch	200	22,146,000
Noramco Inc	Branch	200	111,178,000
Integrity Foods, Inc	Headquarters	193	
Landmark Properties	Headquarters	180	

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.



Atlas Real Estate Advisors
1091 Founders Blvd. Suite B
Athens, GA 30606
AtlasREA.com (706)534-0385