

2100 JONESBORO RD SE

ATLANTA, GA 30315

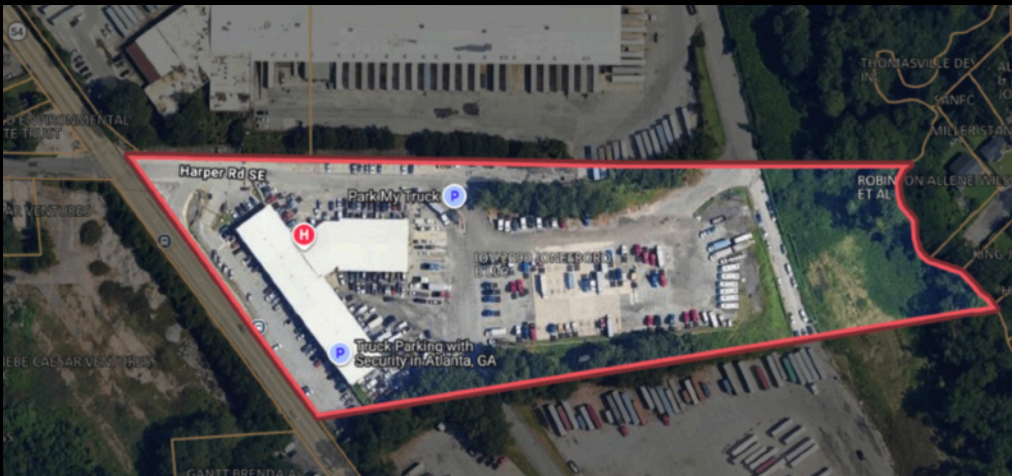
FOR LEASE
9 ACRES OF IOS

ESTY HOFFMAN
678.855.6297
ehoffman@swartzcocre.com

RYAN SWARTZBERG
770.689.8377
rswartzberg@swartzcocre.com

**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a premier leasing opportunity located at 2100 Jonesboro Rd SE, Atlanta, GA 30315. This ± 9 acre industrial outdoor storage (IOS) site offers a rare opportunity within the core Atlanta industrial market, ideally suited for users seeking functional and well-located yard space in a high-demand infill location.

Centrally located in Atlanta, this property is graveled, lit, fully fenced with electric fencing, and features 24/7 security access with vehicle check-in and checkout. The site also offers on-site trailer repair, diesel repair, and tire repair facilities. The building includes up to approximately 8,000 SF of repair shop/warehouse space across 8 drive-in doors. Bay areas can be subdivided into two-bay sections and walled off to accommodate multiple tenants or operational needs.

The property is well positioned for a variety of industrial uses including truck parking, fleet storage, equipment storage, construction staging, and material laydown. Its South Atlanta location provides immediate access to major transportation corridors including I-75, I-85, I-20, I-285, and I-675, supporting efficient regional and interstate logistics.

Located within Fulton County, the site benefits from strong industrial fundamentals, limited IOS supply, and consistent demand from logistics, transportation, and service-based users.

Lease Rate: \$7,500 / Acre / Month.

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

HIGHLIGHTS

- 9 Acre Lot
- Zoned Industrial
- Fulton County
- \$7,500/Acre/MO
- Suitable for a Variety of Uses
- Immediate Access to Major Highways

// LOCATION OVERVIEW



ABOUT THE AREA: ATLANTA, GA

Atlanta is one of the strongest industrial and logistics markets in the U.S., serving as a major distribution hub for the Southeast. Its extensive interstate network (I-75, I-85, I-20, and I-285) and Hartsfield-Jackson Airport—the world’s busiest—make it a critical node for freight, trucking, and e-commerce distribution.

For industrial outdoor storage (IOS) investors, Atlanta is highly supply-constrained in infill locations, driving strong rent growth and low vacancy. Demand is supported by construction, logistics, utilities, and last-mile delivery users who need secure, centrally located yard space. As the metro continues to expand outward, well-located IOS assets inside the perimeter command premium pricing and offer strong long-term value and appreciation potential.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	21,400	145,900	388,600
Number of Employees	16,900	122,800	330,300
Avg. Household Income	\$57,800	\$69,700	\$77,000

// BROKER PROFILES



Esty Hoffman

Listing Agent
678.855.6297

ehoffman@swartzcocre.com

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

Founder/CEO
770.689.8377

rswartzberg@swartzcocre.com

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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