



4.48± ACRE OWNER-USER SITE

3644 Grant Road, Ellenwood, GA 30294

Industrial Site — 1.2 Mi to I-675

\$1,268,000 ASKING PRICE	4.48± AC TOTAL SITE	393 FT GRANT RD FRONTAGE	HI / MXI ZONE / FLU
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PROPERTY DESCRIPTION

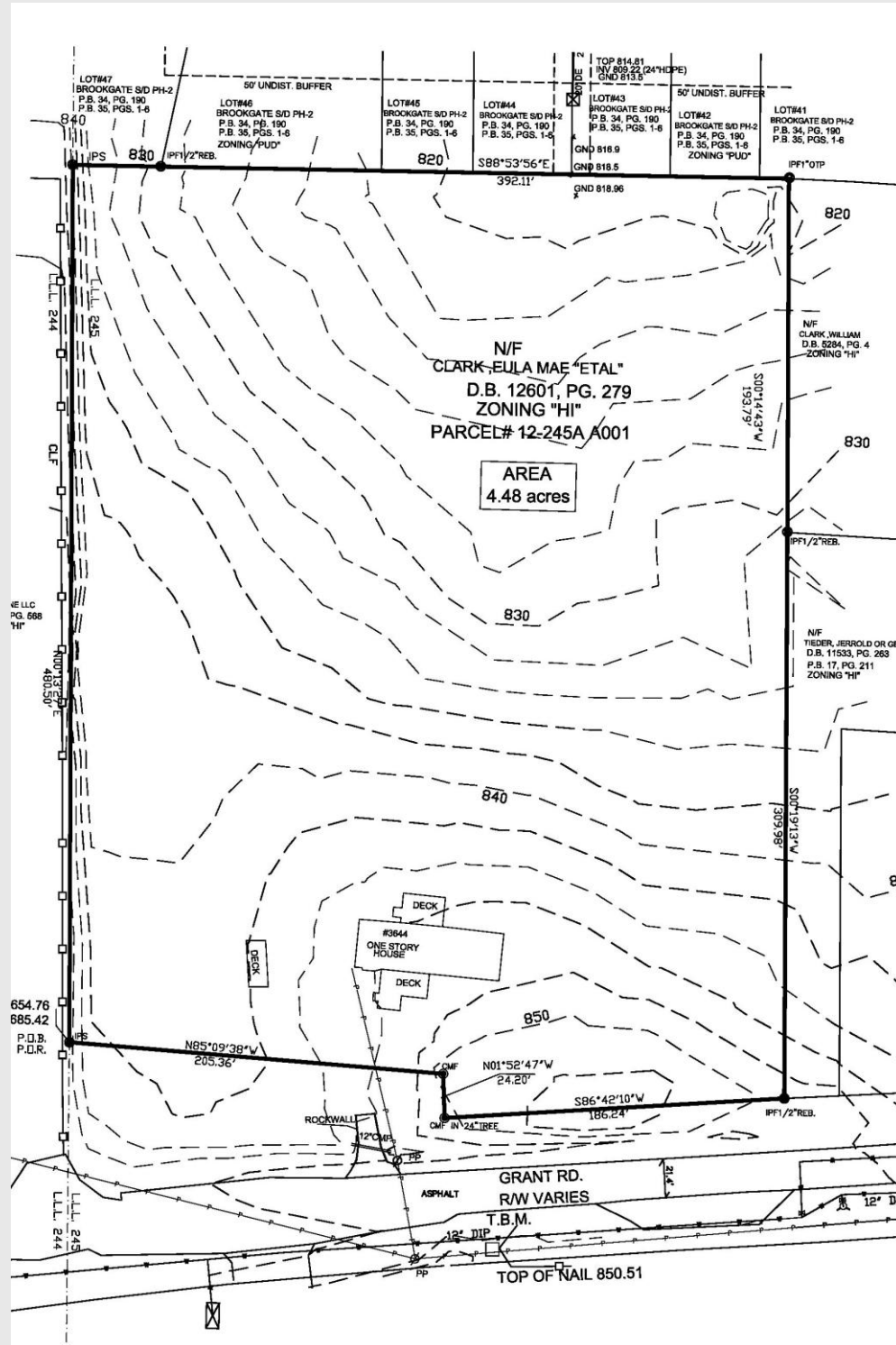
For sale is a 4.48± acre owner-user development site with 393 feet of frontage on Grant Road in Ellenwood, Clayton County. The property sits 1.2 miles from I-675 (Anvil Block exit) and 2.8 miles from I-285 (Moreland Avenue), placing it inside a 25-minute drive of downtown Atlanta and Hartsfield-Jackson International Airport.

The parcel is zoned Heavy Industrial (HI) and is designated Mixed Use Commercial-Industrial (MXI) on the 2039 Future Land Use map (Clayton County BOC-2307-0339, July 2023). This combination supports a wide range of by-right HI uses today, while aligning long-term value with the county's MXI vision for the corridor: light industrial-flex, specialty fabrication, light manufacturing, distribution, service-trade headquarters, showroom-warehouse, and similar owner-occupied operations.

Site characteristics include approximately 30 feet of grade fall from Grant Road to the rear over roughly 500 feet, supporting a stepped pad design with retaining walls against the rear buffer. The site is septic-served (sewer is across the street); a 50-foot undisturbed buffer is required at the rear adjacent to the Brookgate residential community. The adjacent west-side parcel is an industrial storage use; the east-side parcels are HI-zoned raw land.

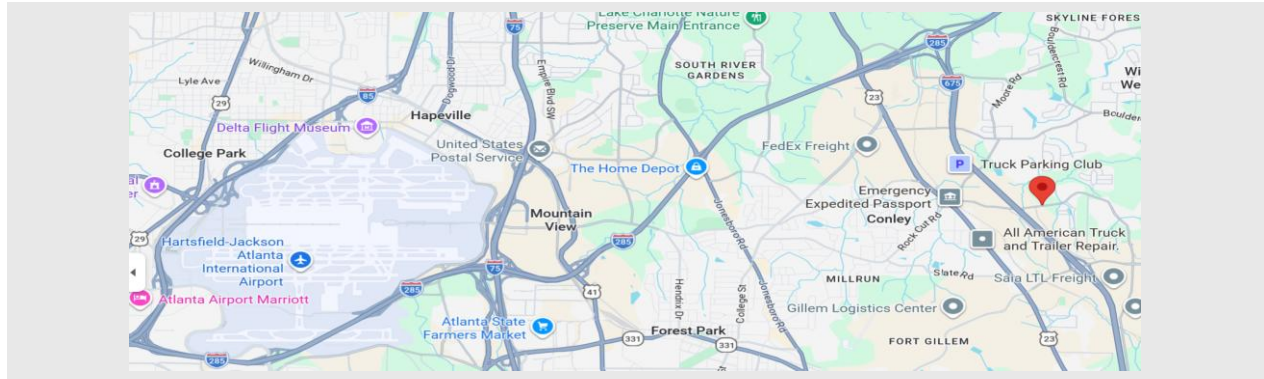


BOUNDARY SURVEY



LOCATION & PROPERTY FACTS

LOCATION MAP



PROPERTY FACTS

COMPONENT	DETAIL
Parcel ID	12245A A001 — Clayton County
Site Area	4.48± acres per survey
Frontage	393 ft on Grant Road
Topography	~30 ft fall road to rear over the ~500 ft site depth
Zoning	Heavy Industrial (HI) — no conditions, no modifications
2039 Future Land Use	Mixed Use Commercial-Industrial (MXI) – light industrial uses encouraged
Site Improvements	None
Utilities	Septic (favorable perc test); sewer across the street
Rear Buffer	Minimum 50 ft undisturbed (existing tree line recommended for adjacent Brookgate single family subdivision)
Highway Access	1.2 mi to I-675 (Anvil Block); 2.8 mi to I-285 (Moreland)
Airport	~14 mi to Hartsfield-Jackson International

EXCLUSIVELY OFFERED BY



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