

Intown Atlanta Warehouse Flex Building

1385 ENGLISH STREET | ATLANTA, GA 30318



OFFERING MEMORANDUM

Ackerman & Co.

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Westside Atlanta Area Warehouse Flex Building

Located in the heart of Atlanta's rapidly evolving **Westside neighborhood**, **1385 English Street NW** offers investors and owner-users a rare opportunity to acquire a functional warehouse/flex asset in one of the city's most **dynamic infill submarkets**. Positioned just minutes from Downtown Atlanta, Upper Westside and Midtown, the property benefits from strong connectivity, a growing creative and industrial user base, and continued neighborhood revitalization. With increasing demand for small-bay industrial product and limited new supply, this asset presents both immediate usability and long-term upside through repositioning or redevelopment.

INVESTMENT HIGHLIGHTS

- **±7,000 SF Warehouse / Flex Building**
Efficient layout with 15' clear heights, 2 drive-in loading doors, suitable for a range of uses including light industrial, showroom, studio, or hybrid office/warehouse.
- **Steps from the Atlanta BeltLine Northwest Trail**
Direct proximity to one of Atlanta's most transformative infrastructure projects enhances long-term value, walkability, and appeal for creative and mixed-use users.
- **Zoned Light Industrial (LI) on ±0.95 Acres**
Supports a wide range of industrial and commercial uses, providing flexibility for both current operations and future repositioning.
- **Strong Small-Bay Leasing Fundamentals**
Ongoing demand from local businesses, contractors, e-commerce users, and creative firms seeking centrally located space.
- **Value-Add & Rent Growth Potential**
Mark-to-market opportunity through lease-up, rent increases, or physical improvements aligned with Westside repositioning trends.
- **Excellent Connectivity**
Immediate access to I-75, I-85, and I-20 provides seamless distribution throughout Atlanta and the greater Southeast.
- **Urban Infill Location with Redevelopment Upside**
Surrounded by new residential and commercial projects, supporting long-term appreciation and alternative use potential.



ASKING PRICE

\$1,950,000 (\$279 PSF)

Westside Atlanta Area Warehouse Flex Building

STRATEGIC ADVANTAGES

- **Prime Location in Atlanta's Westside Growth Corridor**
Situated within a high-demand area experiencing significant transformation driven by public and private investment.
- **Last-Mile Distribution Efficiency**
Close proximity to dense population centers and business districts allows tenants to reduce delivery times and operating costs.
- **Flexibility for Owner-Users & Investors**
Ideal for businesses seeking occupancy as well as investors pursuing stable income with upside through repositioning.
- **Creative & Adaptive Reuse Potential**
The asset's structure and location support conversion to showroom, studio, or office/warehouse hybrid consistent with nearby West Midtown trends.
- **Access to Major Demand Drivers**
Minutes from employment hubs, higher education institutions, and established industrial corridors fueling tenant demand.
- **Limited Competing Supply**
Barriers to new development in the urban core continue to constrain supply, reinforcing rent growth and occupancy stability.
- **Neighborhood Momentum**
Continued redevelopment along the Westside is enhancing the live-work-play environment and increasing the desirability of nearby industrial assets.





Marble is a rock consisting primarily of the carbonate minerals calcite or dolomite (or a combination of both) which under heat and pressure have changed by metamorphism into a non-bubble, crystalline textured stone.

Property Overview

1385 ENGLISH ST NW, ATLANTA, GA 30318

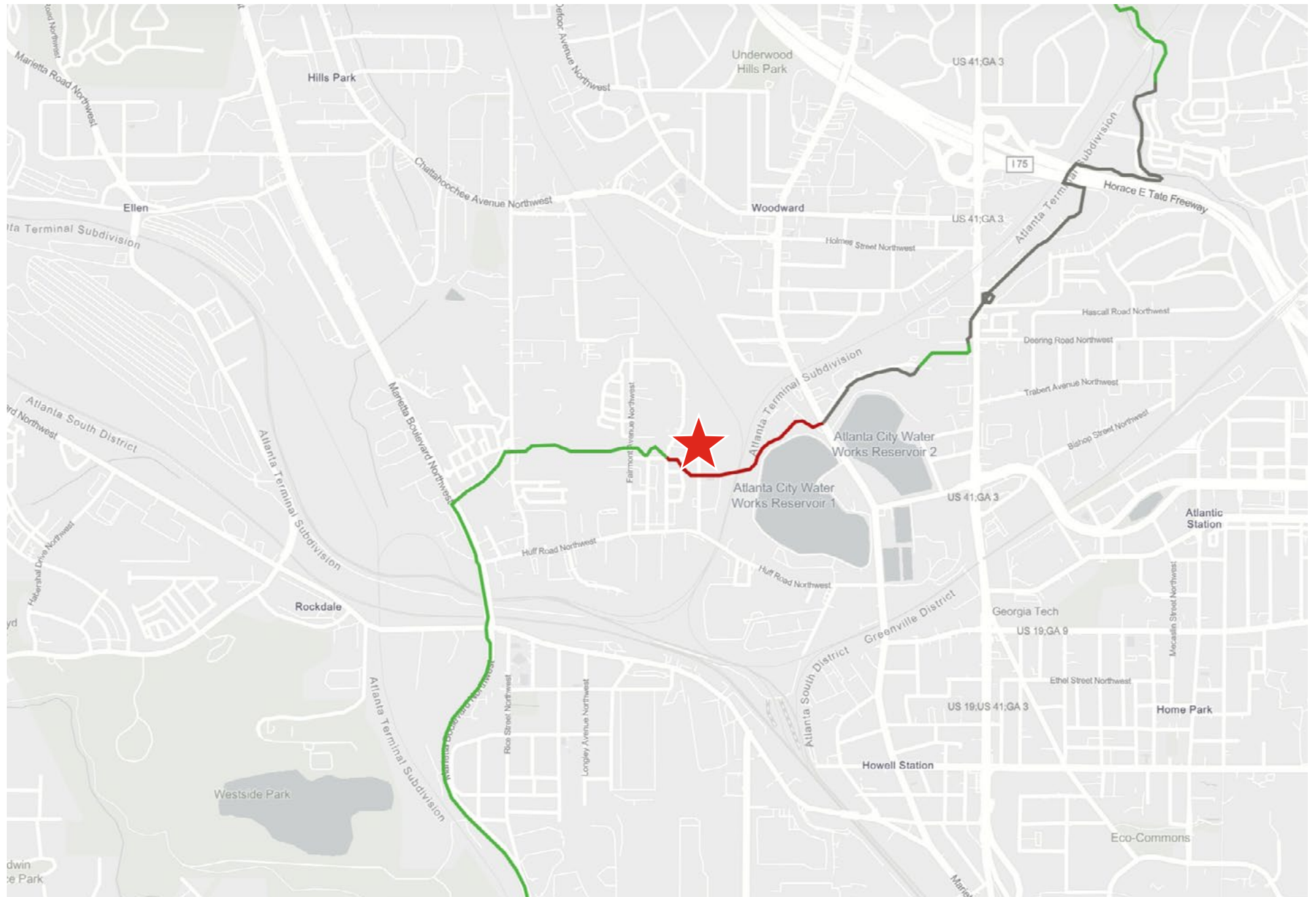
Property Overview



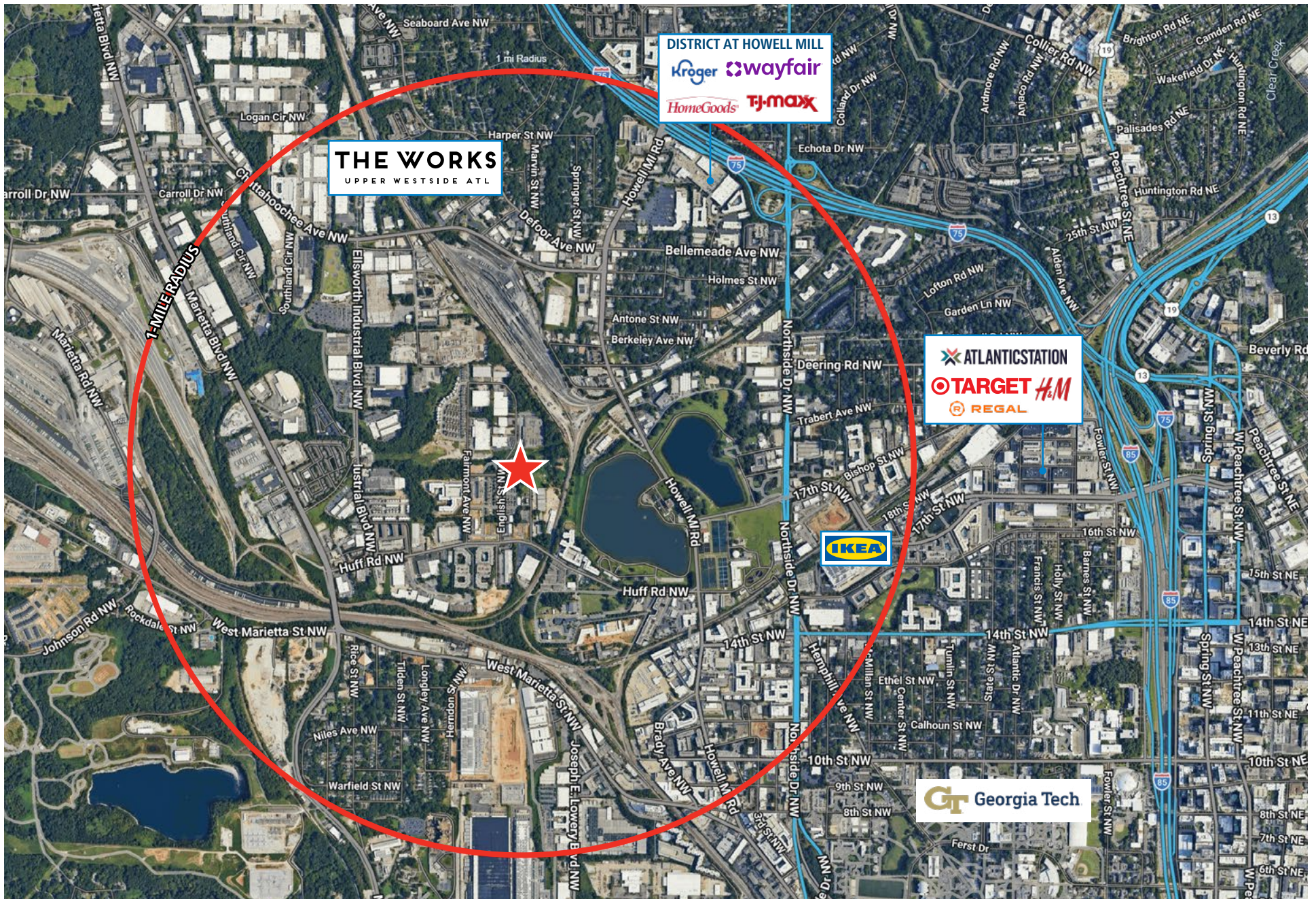
PROPERTY ADDRESS	1385 ENGLISH STREET NW, C ATLANTA, GA 30318
COUNTY	FULTON COUNTY
PARCEL ID	17 018800020436
BUILDING SIZE	±7,000 SF
LAND AREA	0.95 ACRES
ZONING	LIGHT INDUSTRIAL
CLEAR HEIGHTS	15'
COLUMN SPACING	20'
POWER	200 AMP/3-PHASE
LOADING DOORS	2 DRIVE-IN DOORS
PARKING	SURFACE



Location Map



Surrounding Amenities & Communities





Market Overview

1385 ENGLISH ST NW, ATLANTA, GA 30318

Market Snapshot - West Midtown & Upper Westside

Located immediately west of Midtown and north of Downtown, **Atlanta's West Midtown and Upper Westside** have rapidly transformed into one of the city's most dynamic mixed-use districts. Once an industrial warehouse hub, these areas have evolved into a **high-growth innovation corridor** driven by adaptive reuse, institutional expansion, and connectivity to the **Atlanta BeltLine**.

Anchored by Georgia Tech, major employers, and a thriving retail and restaurant scene, West Midtown continues to attract **office users, creative firms, and multifamily development**, positioning the submarket as a premier live-work-play environment within Atlanta's urban core.

STRATEGIC LOCATION & ACCESSIBILITY

- Immediate access to Interstate 75/85, providing connectivity to Buckhead, Midtown, and Downtown Atlanta.
- Less than 10 minutes from Midtown and approximately 20 minutes from Hartsfield-Jackson Atlanta International Airport.
- Proximity to Georgia Tech and Midtown's employment base supports a strong workforce and innovation ecosystem.

ADAPTIVE REUSE & MIXED-USE GROWTH

- West Midtown is nationally recognized for adaptive reuse of historic industrial buildings, transforming former warehouses into office, retail, and hospitality destinations.
- Popular destinations such as The Works, Star Metals District, and Howell Mill corridor retail have created a vibrant, walkable urban environment.
- Continued multifamily development supports strong population growth and demand for retail and services.

LIFESTYLE & DEMAND DRIVERS

- Highly activated corridor featuring award-winning restaurants, breweries, and boutique retail along Howell Mill Road and Marietta Street.
- Strong appeal to young professionals and creative tenants seeking walkability and proximity to employment centers. Access to parks, trails, and outdoor amenities along the BeltLine enhances quality of life and supports continued residential demand.

DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
Estimated Population (2025)	12,474	154,317	368,954
Projected Population (2030)	13,484	161,135	377,880
HOUSEHOLDS			
Estimated Households (2025)	7,357	76,534	181,374
Projected Households (2030)	8,070	81,263	188,744
INCOME			
Est. Average HH Income	\$143,837	\$158,949	\$158,167
Est. Median HH Income	\$106,357	\$108,990	\$107,408
DAYTIME DEMOGRAPHICS			
Total Businesses	2,873	20,245	42,242
Total Employees	15,180	180,639	353,162
Company Headquarters	74	578	1,148

Market Snapshot - West Midtown & Upper Westside

ATLANTA BELTLINE & CONNECTIVITY

- The Atlanta BeltLine Northwest Trail provides a critical connectivity feature for West Midtown and surrounding neighborhoods.
- The Northwest Trail currently extends approximately 2.9 miles, running through green spaces such as Tanyard Creek Park and connecting toward Buckhead-area neighborhoods.
- As part of the broader 22-mile Atlanta BeltLine loop, the trail system connects over 40 intown neighborhoods and is a major driver of real estate value, walkability, and lifestyle demand.
- Planned and ongoing BeltLine expansions aim to further connect West Midtown to the Northwest and Westside segments, enhancing pedestrian and bike accessibility across the urban core.

INVESTMENT OUTLOOK

- One of Atlanta's fastest-growing submarkets for office, retail, and multifamily development.
- Continued BeltLine expansion and infrastructure investment are expected to drive long-term appreciation and redevelopment opportunities.
- Strong fundamentals supported by population growth, institutional anchors, and limited infill development sites.

The West Midtown and Upper Westside corridor represents a premier infill growth market driven by adaptive reuse, institutional proximity, and BeltLine connectivity. The expansion of the Atlanta BeltLine—particularly the Northside and Northwest segments— continues to enhance accessibility and catalyze investment, positioning the submarket as one of the most desirable urban districts in metro Atlanta.





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