

# Available for Lease Or For Sale

# BERKSHIRE HATHAWAY

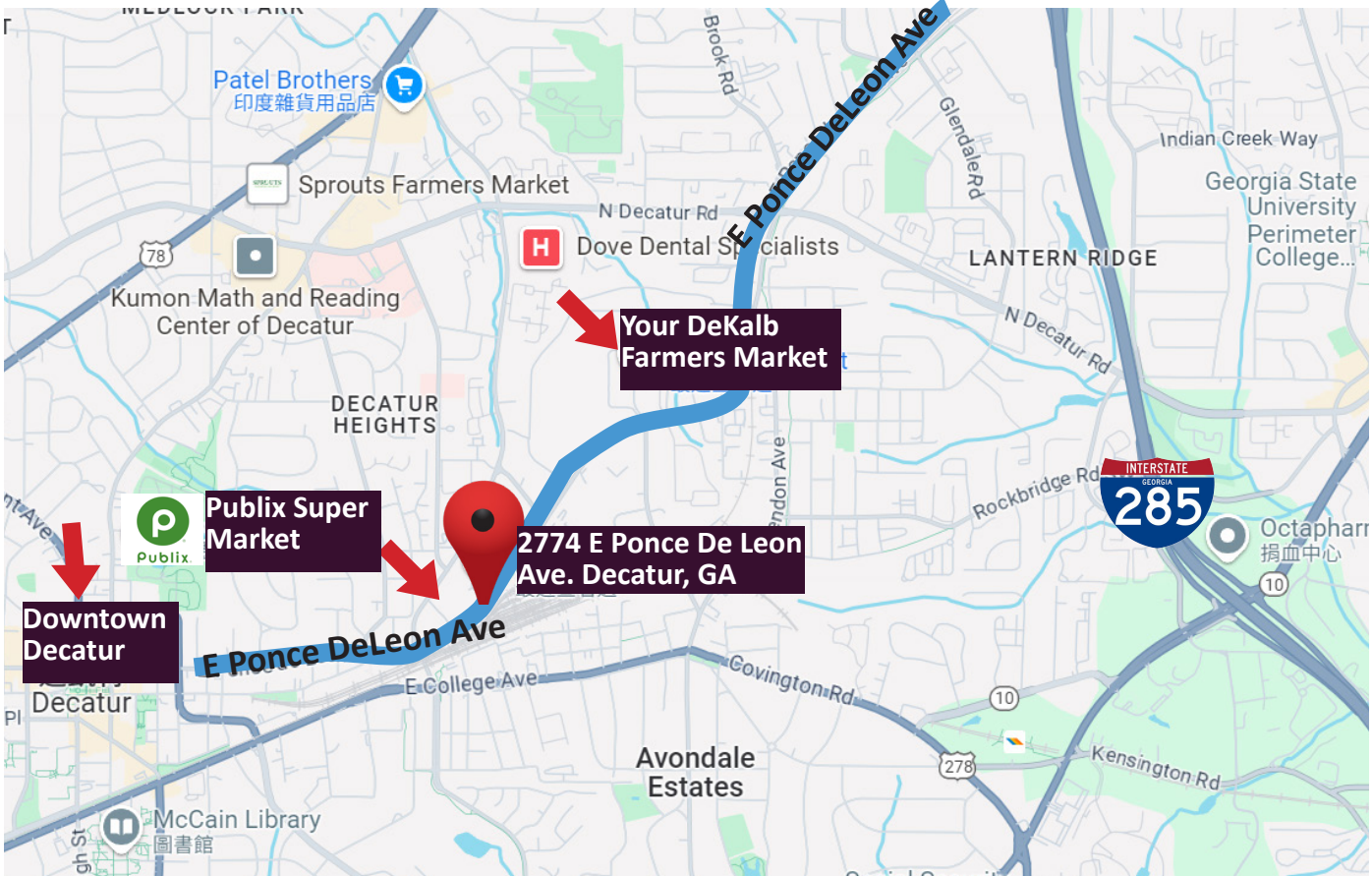
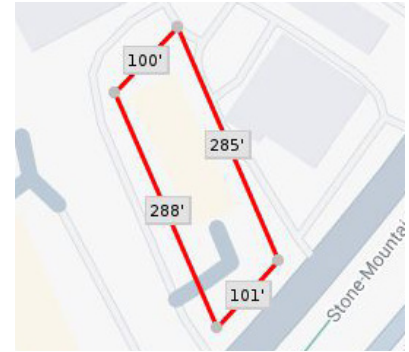
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## 2774 E Ponce De Leon Ave. Decatur, GA 30030-2715



Mei Cheng, CCIM 鄭惠媚

C: 678.596.6001

O: 770.844.8484

mei.cheng@bhhsgeorgia.com

www.MeiCheng.BHHSGeorgia.com



**2774 E Ponce De Leon Ave.  
Decatur, GA 30030-2715**

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## Property Overview:

This C-3 commercial lot is strategically located in an M-Industrial zoning district, offering a rare opportunity to combine both commercial and industrial uses. Direct frontage and access to E Ponce De Leon Avenue, the property is well-positioned for a variety of developments.

- Lot Size: 0.65 Acres
- Building Size:
  - Basement: 8,533 SF
  - First Floor: 8,533 SF
  - Total Usable Area: 17,066 SF of flexible space for development or operations
- Sprinkler System ready

## Zoning Highlights:

- **M-Industrial District:** Allows for a range of industrial and commercial uses, including manufacturing, warehousing, and office space.
- **C-3 Commercial:** Permits a variety of commercial activities, such as retail, service, and entertainment.

## Potential Uses

- Industrial: Manufacturing, warehousing, distribution, and logistics.
- Commercial: Office space, retail, restaurants, and entertainment venues.
- Mixed-Use: Combining industrial and commercial uses, such as office space with light industrial or warehouse facilities.



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## Key Features

- **Access:** Direct frontage and access to E Ponce De Leon Avenue. Conveniently located just inside I-285, between Highway 285 and Downtown Decatur. Close proximity to public bus transportation.
- **Utilities:** Utilities available, including electricity, water, and sewer connections.
- **Parking & Loading:** Approximately 50± parking spaces. Includes a loading dock with a drive-in door.

## Re-Development Opportunities

This property presents a wide range of development opportunities, including industrial, commercial, and mixed-use projects. Its location within the M-Industrial district offers strategic access to a diverse network of businesses and industries.

## Available for Lease Or For Sale:

- For Lease : \$17/SF
- For Sale : \$200/SF

## Property Details

- Tax ID: 18-008-07-013
- Parcel ID: 18 008 07 013
- Lot Sq Ft: 28,501
- Bldg Sq Ft: 17,066



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• Basement Drive In Door Access



• Basement 1



• Basement 2



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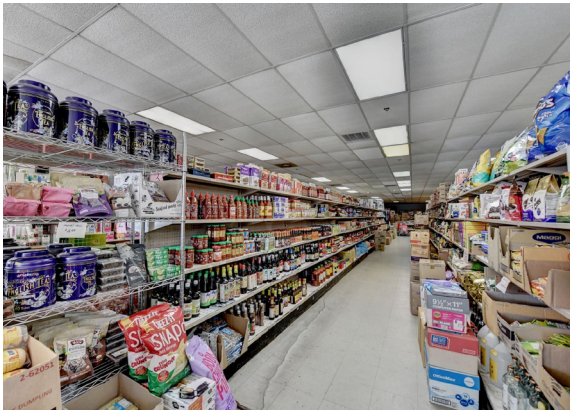


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• Building Rear View



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