

2336 LAWRENCE AVE

EAST POINT, GA 30344

FOR LEASE

3,000 SF OF WAREHOUSE SPACE



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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a prime leasing opportunity at 2336 Lawrence Ave, Bay 6, in East Point. This 3,000 SF small-bay industrial suite offers a highly functional layout ideal for a wide range of light industrial users seeking efficiency and accessibility within the greater Atlanta market.

The space features an oversized drive-in door, providing convenient loading capabilities, along with a private restroom and a dedicated office area to support daily operations. With approximately 18-foot clear heights, the unit accommodates vertical storage and operational flexibility, making it well-suited for automotive services, contractor operations, light distribution, or fleet-related uses. The property's light industrial zoning further enhances its versatility, allowing for a variety of business applications including vehicle service, equipment storage, and trade services.

Strategically located in East Point, the property benefits from immediate access to major transportation corridors and close proximity to Hartsfield-Jackson Atlanta International Airport, positioning tenants to efficiently serve both local and regional markets. The surrounding industrial corridor is well-established, offering a strong business environment with continued demand for small-bay industrial space.

The suite is offered at a modified gross rate of \$3,000/MO, presenting a competitive opportunity for tenants seeking functional space in a high-demand submarket.

For further details or inquiries, please reach out to Ryan Swartzberg or Esty Hoffman.

HIGHLIGHTS

- 3,000 SF
- \$3,000/MO
- Light Industrial Zoning
- Oversized Drive-in Door
- Private Restroom
- 18' Clear Height

// LOCATION OVERVIEW



ABOUT THE AREA: EAST POINT

East Point, located in the vibrant Atlanta metropolitan area, offers an exceptional location for businesses looking to thrive. Just minutes away from Hartsfield-Jackson Atlanta International Airport, one of the busiest airports in the world, East Point provides unparalleled connectivity for national and international travel. This strategic proximity ensures easy access for business travel and logistics, making it an ideal hub for companies of all sizes. Additionally, East Point boasts a supportive business environment, a diverse community, and a range of amenities, including dining, shopping, and recreational options, creating a dynamic and attractive setting for both employees and clients.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	18.100	123.000	316.000
Avg. Household Income	US\$49.800	US\$45.100	US\$54.800
Tot. Employees	15.200	97.900	263.000

// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

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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.



Esty Hoffman

Listing Agent

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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.

// DISCLAIMER & LIMITING CONDITIONS

This 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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