

NATIONAL REGISTER HISTORIC REDEVELOPMENT OPPORTUNITY

88,998± SF | 2.378± AC
Atlanta Westside



585 Wells Street, Atlanta, GA 30312

A rare opportunity to acquire a historic industrial asset located within Atlanta's Stewart Avenue Industrial Historic District. Positioned in one of the city's most active urban revitalization corridors, the property offers exceptional adaptive reuse, mixed-use redevelopment, and investment potential.

Adaptive Reuse | Mixed-Use | Investment

Ideal for creative office, loft residential, studio, or phased mixed-use development.

Transit-Oriented Location

Walkable to West End MARTA Station with immediate access to Downtown, I-20, I-75, I-85, and Hartsfield-Jackson International Airport.

Property Highlights

- 88,998± SF historic industrial asset situated on 2.378± Acres
- Located within the Stewart Avenue Industrial Historic District
- New TPO roof recently completed
- Potential historic rehabilitation tax incentives for qualified redevelopment projects
- Adaptive reuse, mixed-use, creative office, residential conversion, and investment potential
- Three-story masonry construction featuring authentic industrial architecture
- Existing multi-tenant configuration provides flexibility for phased repositioning
- Front-loading access, fenced yard, and on-site parking
- Walkable to West End MARTA and minutes from Downtown Atlanta
- Immediate access to I-20, I-75, I-85, and Hartsfield-Jackson International Airport
- Positioned within one of Atlanta's most active urban redevelopment corridors
- Significant upside through redevelopment, repositioning, or long-term investment strategy

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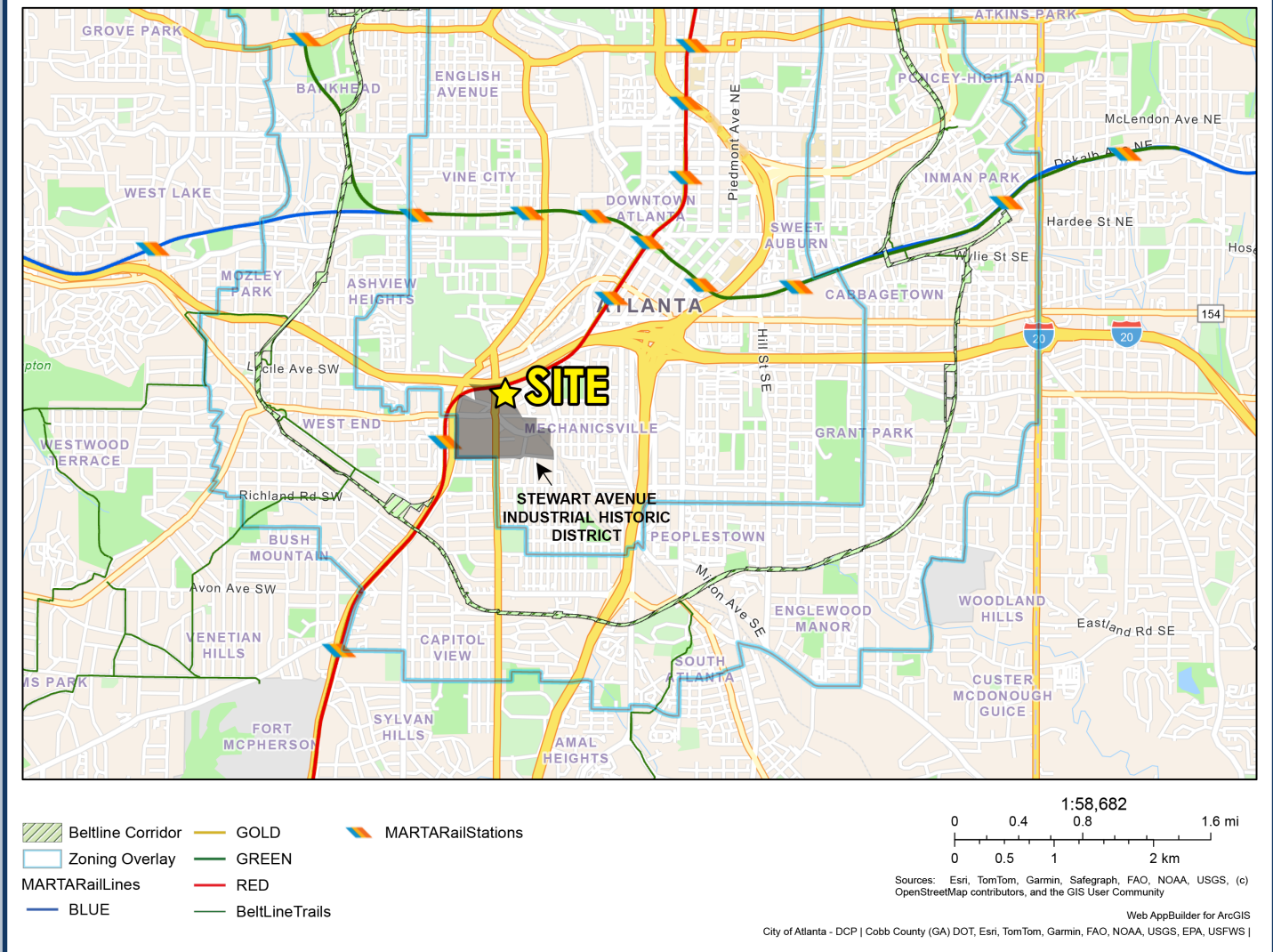
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585 WELLS STREET ATLANTA, GA 3031



Historic Redevelopment Incentive

- Located within the Stewart Avenue Industrial Historic District
- National Register of Historic Places (2026)
- Potential 20% Federal Historic Rehabilitation Tax Credit*
- Ideal for Adaptive Reuse, Mixed-Use, Creative Office, Studio & Residential Conversion

*Subject to program requirements and approvals

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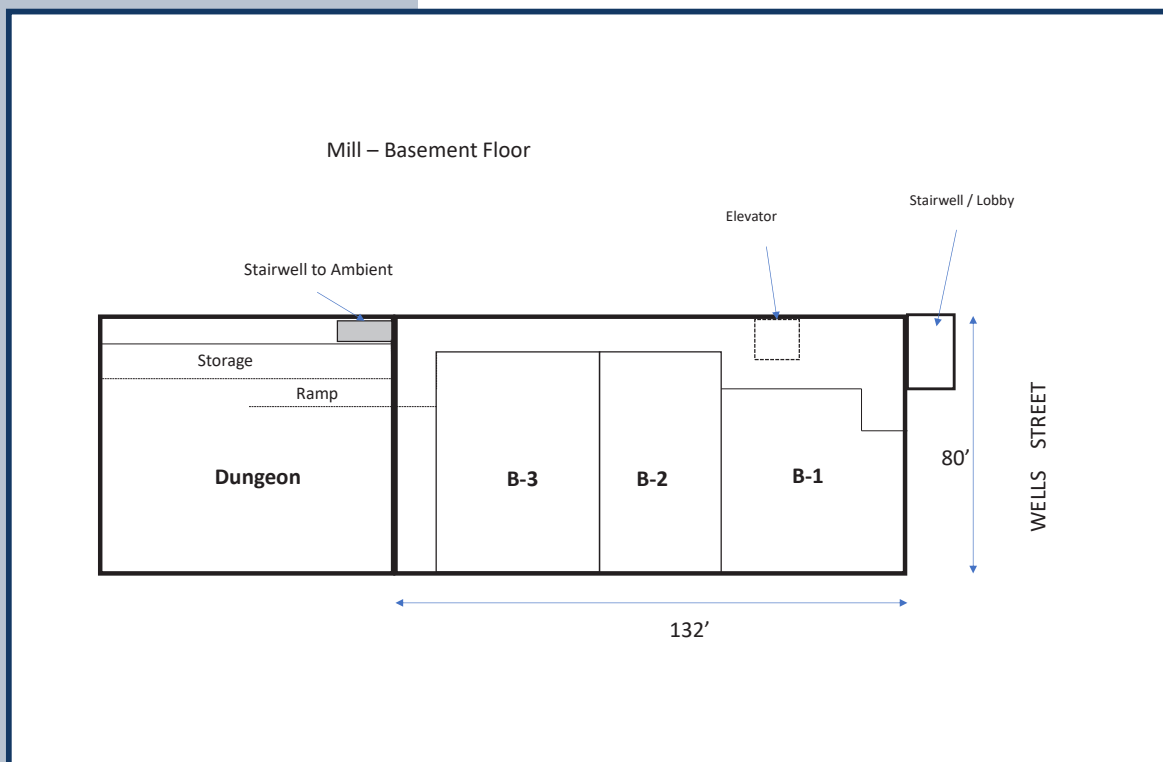
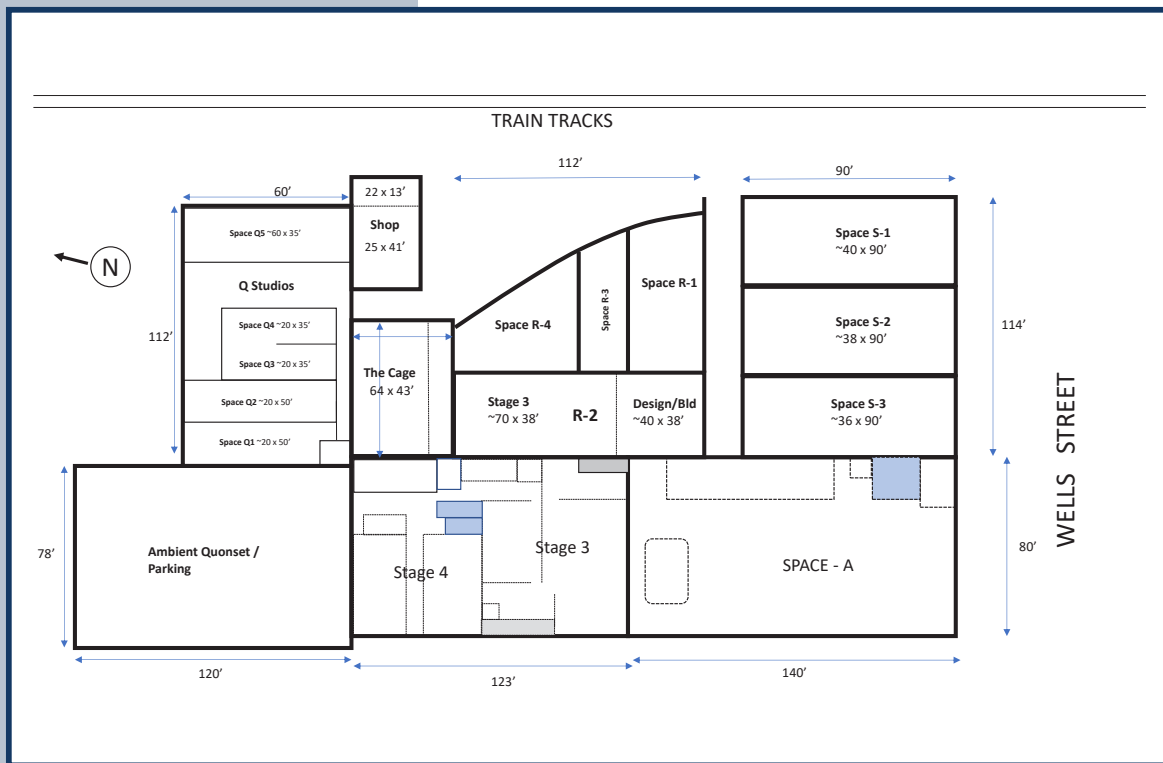
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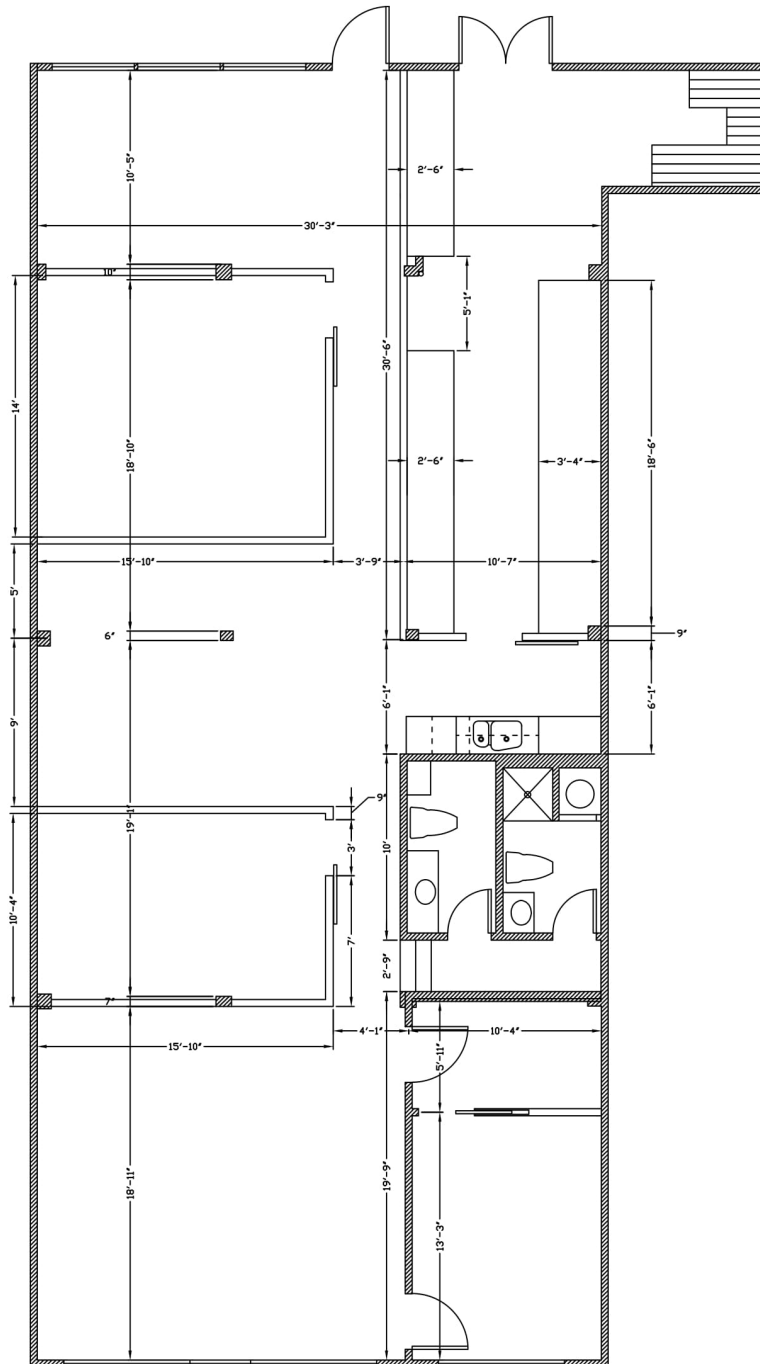
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