

Property Summary



Property Description

Flex industrial space available for lease at 1151 Chattahoochee Ave NW in Atlanta's Upper Westside corridor. Suite B offers ±9,000 SF with 15' clear ceiling height, zoned I-2 Heavy Industrial. Space can be built out to suit a wide range of industrial, warehouse, and flex users. For the right tenant, landlord will build to suit. Located minutes from The Works and Chattahoochee Food Works, with quick access to I-75.

Property Highlights

- ±9,000 SF available, divisible for the right user
- 15' clear ceiling height
- Zoned I-2, Heavy Industrial

Danny Glusman

Broker

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OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Number of Units:	2
Available SF:	10,000 SF
Lot Size:	1.3 Acres
Building Size:	19,966 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,785	58,476	168,319
Total Population	10,448	111,301	315,231
Average HH Income	\$102,952	\$113,655	\$105,073

Lease Spaces

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,000 SF	Lease Rate:	\$20 SF/yr

Available Spaces

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite B	Available	10,000 SF	NNN	\$20.00 SF/yr

Flex industrial space available for lease at 1151 Chattahoochee Ave NW in Atlanta's Upper Westside corridor. Suite B sits at the rear of the building, behind the operating package store, with 6,000–10,000 SF available and flexible to size, at 15' clear ceiling height. Zoned I-2 Heavy Industrial, the space supports flexible use across a wide range of industrial, warehouse, and flex applications, including a bar, club, or restaurant. Dock-high loading. Ample on-site parking. For the right tenant, landlord will build to suit. Located minutes from The Works and Chattahoochee Food Works, with quick access to I-75.

- 6,000–10,000 SF, flexible to size
- 15' clear ceiling height, dock-high loading
- Zoned I-2, Heavy Industrial — suited to industrial, warehouse, and flex uses, including bar, club, or restaurant
- Rear of building, behind the operating package store; ample on-site parking
- Landlord will build to suit for qualified tenant
- Upper Westside location minutes from The Works and Chattahoochee Food Works



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Location Map



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Additional Photos



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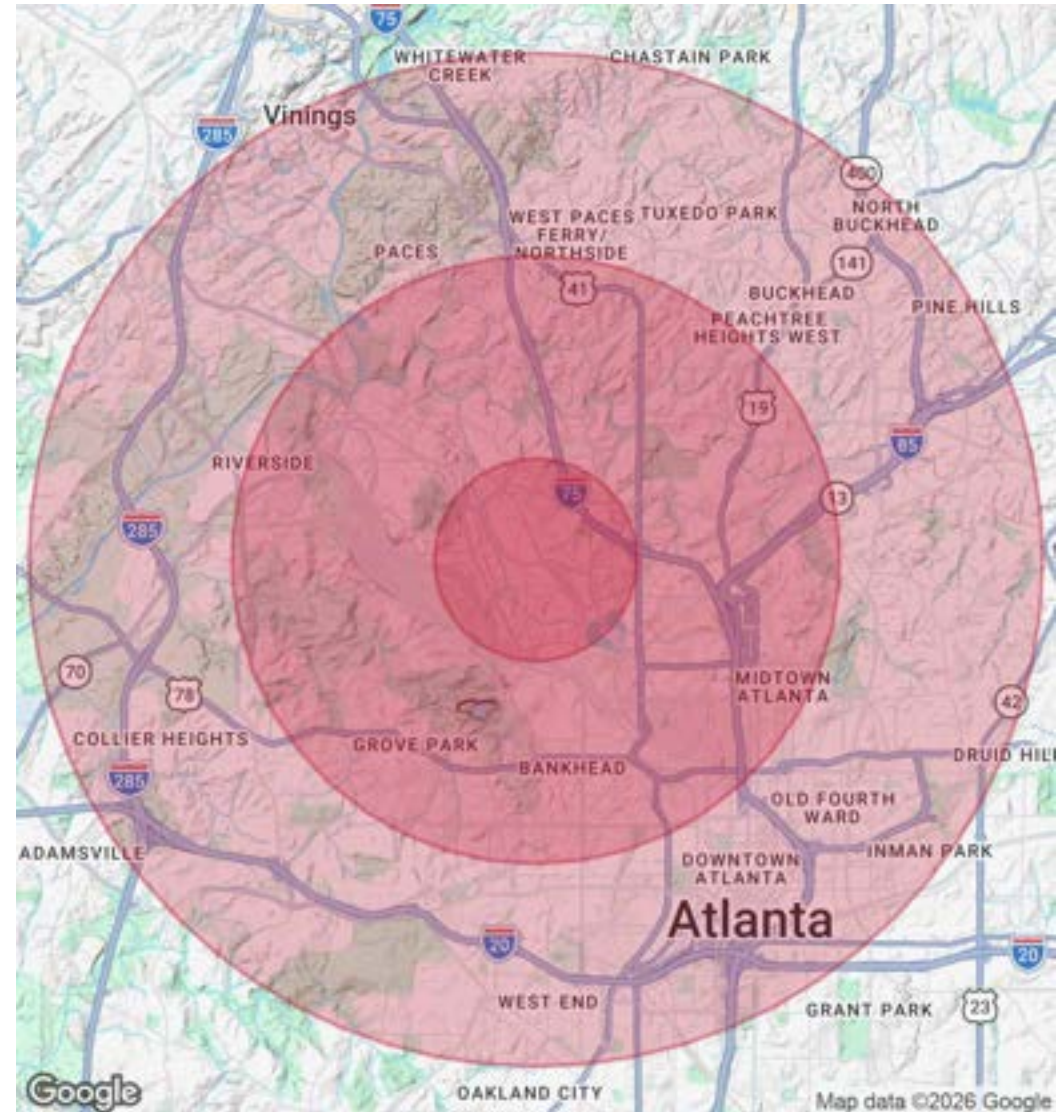


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,448	111,301	315,231
Average Age	31.5	34.8	35.5
Average Age (Male)	32.9	35.1	35.5
Average Age (Female)	29.8	33.5	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,785	58,476	168,319
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$102,952	\$113,655	\$105,073
Average House Value	\$247,241	\$364,450	\$352,463

2020 American Community Survey (ACS)



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