

448 RALPH DAVID ABERNATHY BLVD SW UNIT #16

ATLANTA, GA 30312

FOR LEASE

1,961 SF OF FLEX SPACE



JUDD SWARTZBERG

770.490.5235

jswartzberg@swartzcocre.com

RYAN SWARTZBERG

770.689.8377

rswartzberg@swartzcocre.com



// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a versatile leasing opportunity located at 448 Ralph David Abernathy Blvd SW Unit 16, Atlanta, GA 30312. This 1,961 SF flex unit offers a functional layout ideal for a variety of commercial users seeking a well-located space within the growing Mechanicsville submarket.

Unit 16 features two drive-in doors (10'10" W x 10'9" H), providing convenient access for loading and operational efficiency. The space includes four private offices, two restrooms, and HVAC throughout, making it well-suited for flex, warehouse, office, or light industrial use.

Positioned in a rapidly evolving area just minutes from downtown Atlanta, the property offers strong accessibility to major transportation corridors, nearby amenities, and ongoing development throughout the surrounding neighborhood. The SPI-SA8 zoning allows for a wide range of uses including flex, retail, warehouse, office, and more.

For more information or to schedule a tour, please contact Judd Swartzberg or Ryan Swartzberg.

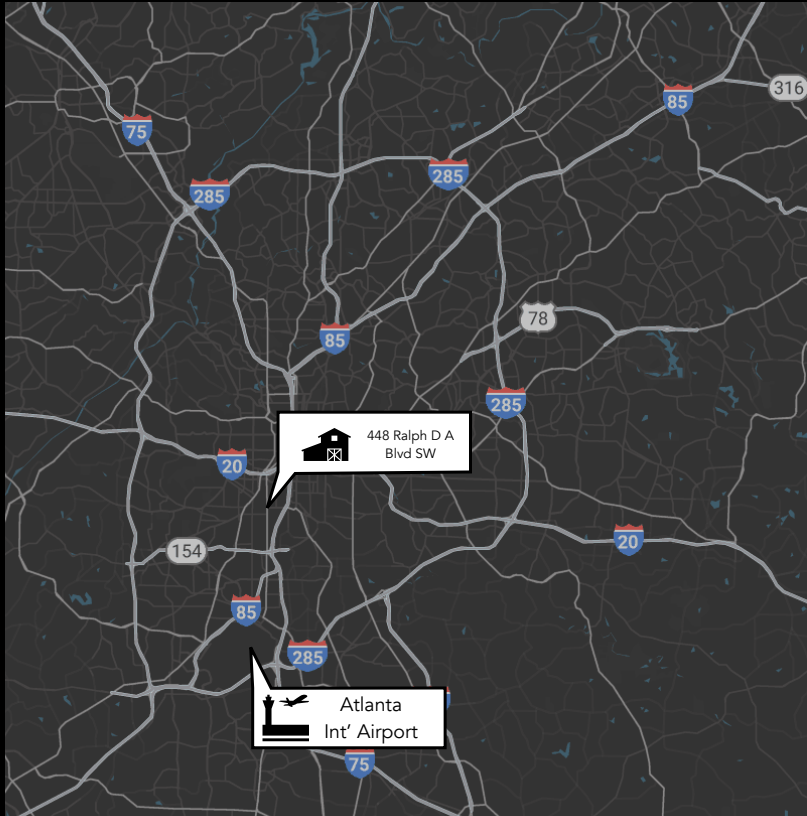
HIGHLIGHTS

- \$3,000/MO + \$250 for CAM
- Flexible Zoning
- 1,961 SF
- 2 Restrooms
- Two Drive-in Doors (10'10" W x 10'9" H)
- HVAC

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: ATLANTA, GA

Atlanta is a leading Southeast commercial real estate market driven by strong population growth, a diverse employment base, and world-class logistics infrastructure. Its extensive highway network and access to a major international airport make it a key hub for distribution, service businesses, and regional operations.

For flex property investors, Atlanta offers particularly strong fundamentals. Demand is fueled by small-to-mid-sized businesses, contractors, e-commerce operators, and service users who need a combination of office and warehouse space. Infill locations—especially inside the perimeter—are increasingly supply-constrained, pushing rents upward and tightening vacancy.

With relatively flexible zoning in many submarkets and continued business migration into the region, well-located flex assets benefit from steady leasing activity, tenant diversification, and solid long-term appreciation potential.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	15,800	39,400	87,600
Number of Employees	12,200	30,800	67,800
Avg. Household Income	\$57,400	\$70,600	\$81,600

// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

770.689.8377

rswartzberg@swartzcocre.com

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.



Judd Swartzberg

Senior Associate

770.490.5235

jswartzberg@swartzcocre.com

Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.

Specializing in the greater Atlanta industrial market, Judd has developed a proven track record of success representing tenants and landlords in leasing transactions, as well as buyers and sellers in property sales, with a particular focus and notable success in off-market investment sales. His dedication to delivering exceptional service and measurable results has earned him the trust and loyalty of his clients. Judd's consistent performance and commitment to success have also established him as one of the top earners at Swartz Co.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.

// DISCLAIMER & LIMITING CONDITIONS

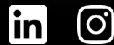
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified 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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