

400 JESSE CRONIC RD

BRASELTON, GA 30517

FOR LEASE
3 ACRES OF IOS



ESTY HOFFMAN

678.855.6297

ehoffman@swartzcocre.com

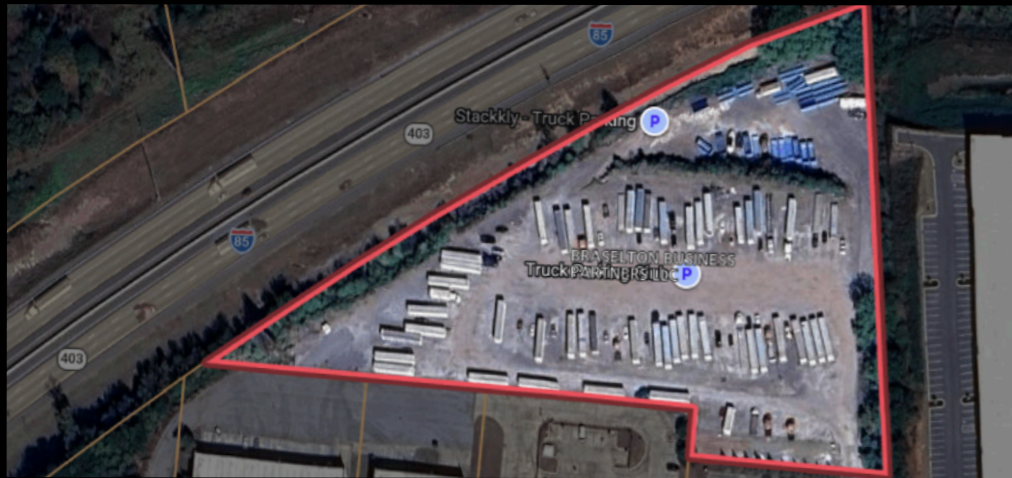
RYAN SWARTZBERG

770.689.8377

rswartzberg@swartzcocre.com



// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a premier leasing opportunity located at 400 Jesse Cronin Rd, Braselton, GA 30517. This 3 acre industrial outdoor storage (IOS) site offers a rare opportunity in one of Northeast Georgia's fastest-growing industrial and logistics corridors.

The property features an established gravel yard with gated entry, overhead lighting, and 10 ft barbed wire and razor wire fencing for enhanced security. It includes separate entrance and exit points for efficient truck circulation and easy site access, along with large parking areas designed to accommodate heavy equipment, trailers, and fleet operations.

Strategically located less than a half mile from an Amazon fulfillment center and close to I-85, the site provides exceptional connectivity to regional and national distribution networks. Its proximity to major logistics users makes it highly desirable for transportation, warehousing support, and contractor operations.

Lease Rate: \$5,500 / Acre / Month.

For more information or to schedule a site visit, please contact Esty Hoffman.

HIGHLIGHTS

- 3 Acre Lot
- Zoned Industrial
- Jackson County
- \$5,500/Acre/Month
- Secured Property with Gated Entry
- Close Proximity to Major Highways

// LOCATION OVERVIEW



ABOUT THE AREA: BRASELTON, GA

Braselton, GA is a fast-growing Northeast Georgia industrial and logistics submarket along the I-85 corridor. It benefits from strong access to Atlanta, Greenville, and regional Southeast distribution routes, making it attractive for industrial outdoor storage, warehousing, and manufacturing support uses. The area is seeing increasing demand driven by nearby logistics users (including major fulfillment centers), limited available industrial land, and continued population and infrastructure growth across Jackson and Hall counties.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	13,200	51,000	96,300
Number of Employees	11,000	39,700	74,600
Avg. Household Income	\$123,900	\$110,700	\$107,400

// BROKER PROFILES



Esty Hoffman
Listing Agent
678.855.6297

ehoffman@swartzcocre.com

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.



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.

// 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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