

1,400 sf - 8,000 sf
available

Now Leasing

1275 PRYOR ROAD SW
ATLANTA, GA 30315

WAREHOUSE/OFFICE SPACE

Industrial property with approximately 800' of frontage off the **Southside Beltline Trail**. The property has 23,000 sqft of attached industrial buildings, 1,400 sqft - 8,000 sq ft warehouse options available.

It is in the Beltline Overlay District and is conveniently located within ¼ mile of the I-75 interchange with University Ave. The property is also in the opportunity zone.

AVAILABLE SPACES

No.	APPROX SF	\$/SF/YR	MONTHLY RATE	DEPOSIT
A	5,600	\$ 10.00	\$ 4,667.00	\$ 4,667.00
C	2,400	\$ 10.00	\$ 2,000.00	\$ 2,000.00
D	2,200	\$ 10.00	\$1,835.00	\$1,835.00
E	1,400	\$ 12.00	\$ 1,400.00	\$ 1,400.00
J	5,300	\$ 10.00	\$ 4,417.00	\$ 4,417.00

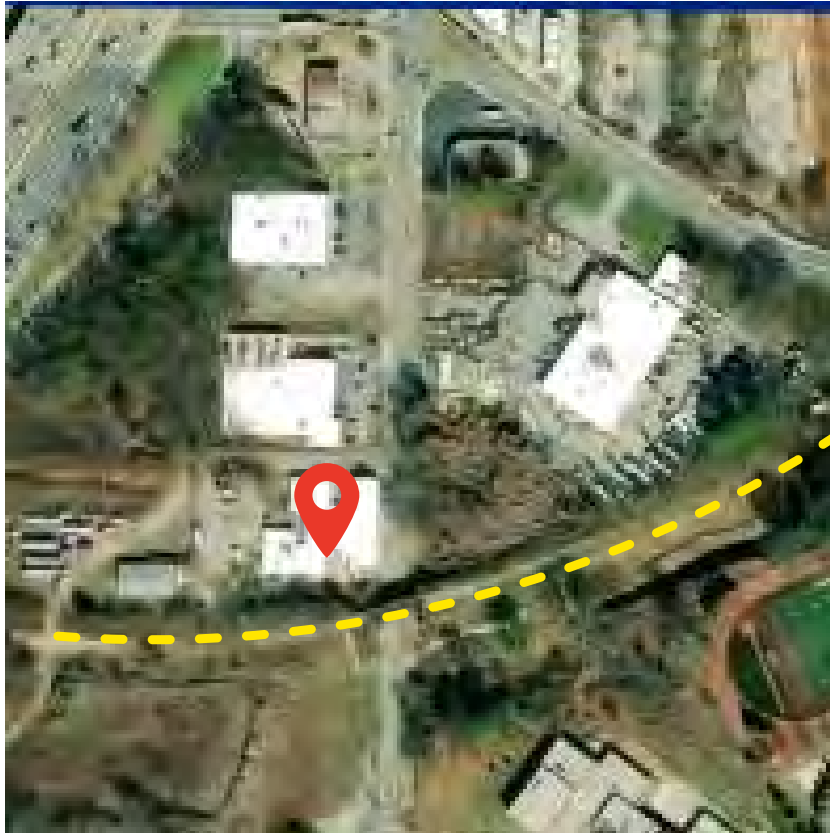
**SPECIAL
2nd
Month
FREE**

(404) 277-2228

REBPATLANTA@GMAIL.COM

Property Information

Address: 1275 Pryor Road SW, Atlanta, GA 30315
County: Fulton County, Georgia
Parcel No. 14 007300020472
Zoning: I2C - HEAVY INDUSTRIAL



BELTLINE TRAIL
SOUTHSIDE TRAIL

Common Area Maintenance (CAM)

No.	APPROX SF	\$/SF/YR	MONTHLY RATE	DEPOSIT	2024	2025
A	5,600	\$ 10.00	\$ 4,667.00	\$ 4,667.00	\$ 9,608.86	\$ 8,966.81
C	2,400	\$ 10.00	\$ 2,000.00	\$ 2,000.00	\$ 4,118.08	\$ 3,842.92
D	2,200	\$10.00	\$ 1,835.00	\$1,835.00	\$ 2,200.00	\$ 3,522.67
E	1,400	\$ 12.00	\$ 1,400.00	\$ 1,400.00	\$ 2,402.22	\$ 2,241.70
J	5,300	\$ 10.00	\$ 4,417.00	\$ 4,417.00	\$ 9,094.10	\$ 8,486.44

UNIT A

5,600 sqft

APPROX.

RENT RATE: \$10/SF/YR
MONTHLY \$: \$4667/MO
DEPOSIT: \$4667
LEASE TERM: 12-MONTHS



DESCRIPTION

Expansive high-ceiling creative studio featuring approximately 18' clear heights, three professional built-in cyc walls, a grade-level roll-up door accessed from Pryor Road SW, two upstairs office spaces, and two bathrooms. Currently built out for a content studio, creative space, photography, videography, and full production use. Offered AS-IS. No HVAC.

*Can be rented with Unit C to combine for 8000 sf of space.



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1275 PRYOR ROAD SW #H
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UNIT C

2,400 sqft
APPROX.

RENT RATE: \$12/SF/YR
MONTHLY \$: \$2400/MO
DEPOSIT: \$2400
LEASE TERM: 12-MONTHS



DESCRIPTION

Prime BeltLine-front, raw commercial warehouse space offering approximately 2,400 SF of open-layout “open canvas” design. Features one restroom and a grade-level roll-up door, delivering flexible functionality for custom build-out, studio, retail, gallery, or concept use. Ideal for creative, production, and industrial-inspired business concepts seeking visibility and adaptability. Offered AS-IS. No HVAC.



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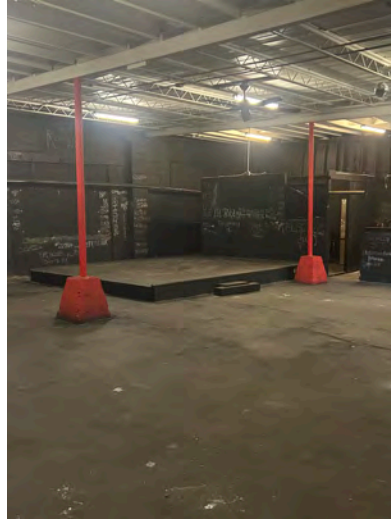
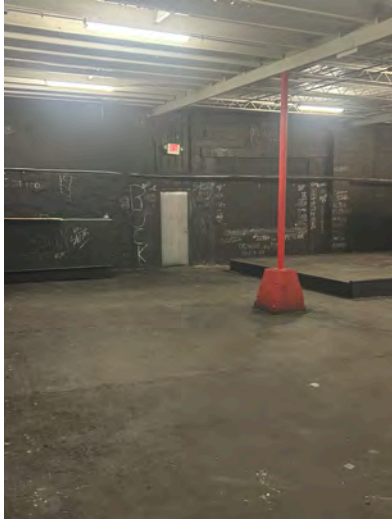
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UNIT D

2,200 sqft
APPROX.

RENT RATE: \$10/SF/YR
MONTHLY \$: \$1835/MO
DEPOSIT: \$1835
LEASE TERM: 12-MONTHS



DESCRIPTION

Prime BeltLine-front, raw commercial warehouse featuring a loading dock with potential drive-in access, barn-style sliding door, columns, and private restroom. Flexible layout ideal for storage, distribution, or light industrial or office space use. Great functionality in a compact footprint. Offered AS-IS. No HVAC.



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UNIT E

1,400 sqft
APPROX.

RENT RATE: \$12/SF/YR
MONTHLY \$: \$1400/MO
DEPOSIT: \$1400
LEASE TERM: 12-MONTHS



DESCRIPTION

Unique creative studio space offering soaring high ceilings, exposed columns, a spiral staircase, and a built-in cyc wall designed for professional photography and videography use. Includes one bathroom. Excellent for content creators, photographers, production studios, and creative businesses.



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UNIT J

5,300 sqft
APPROX.

RENT RATE: \$10/SF/YR
MONTHLY \$: \$4416/MO
DEPOSIT: \$4416
LEASE TERM: 12-MONTHS



DESCRIPTION

Standalone metal building with BeltLine frontage offering one private office or storage room, two bathroom stalls, and two barn-style doors. Industrial character throughout. Offered AS-IS with no HVAC.

*Currently owner-occupied; possession subject to owner relocation timeline.



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