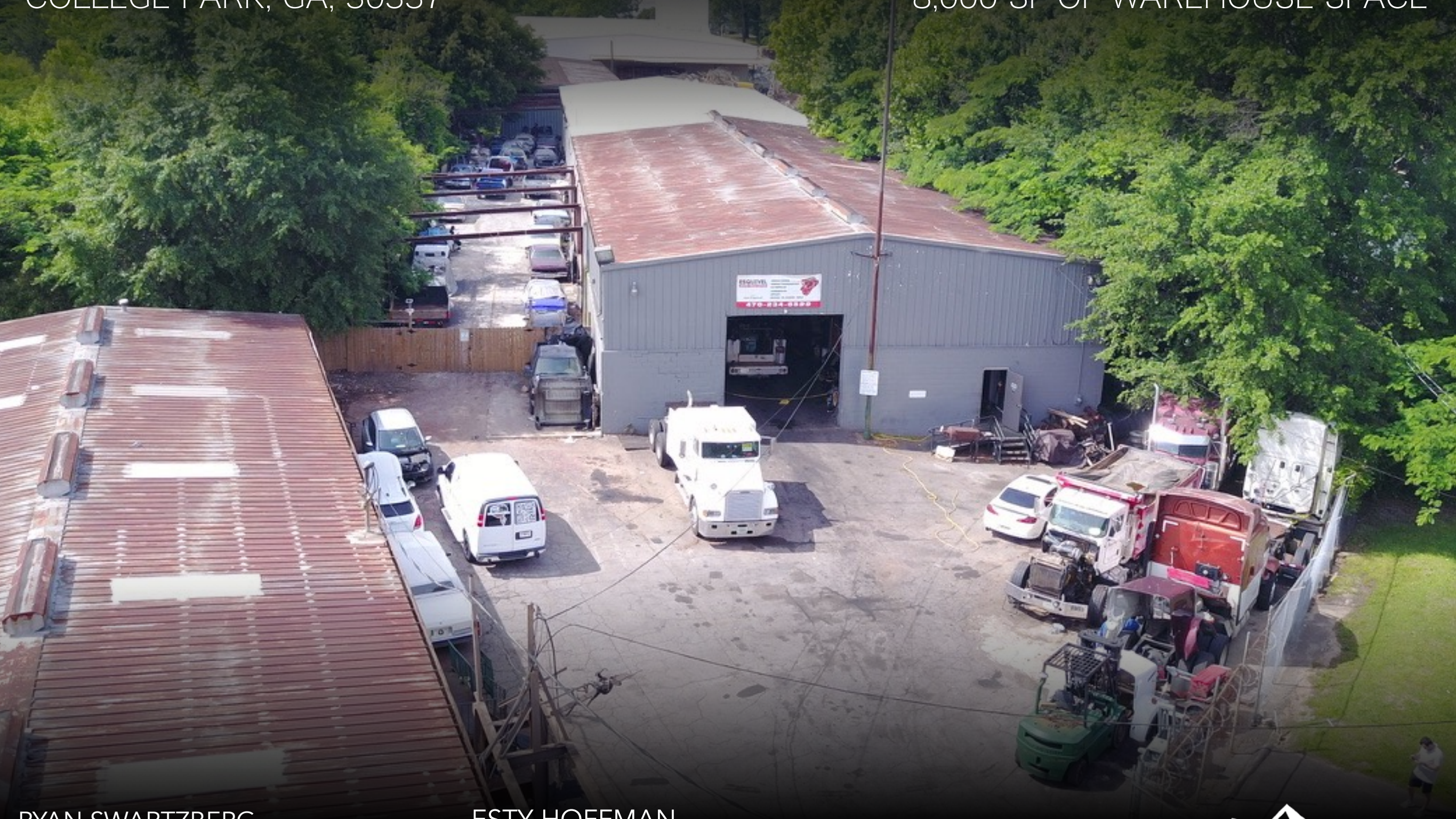


2514 W POINT AVE UNIT 3

COLLEGE PARK, GA, 30337

FOR LEASE

8,000 SF OF WAREHOUSE SPACE



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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present an 8,000 SQFT heavy industrial space available for lease at 2514 W Point Ave, Unit 3, College Park, GA.

This well-positioned property offers a rare combination of power, functionality, and flexibility tailored to meet the needs of a wide range of industrial users. The space features robust 3-phase power, an installed crane, and a convenient drive-in door, making it ideally suited for manufacturing, fabrication, equipment service, etc. Inside, the unit includes two restrooms and office space, allowing for seamless integration of administrative and operational workflows.

Zoned for heavy industrial use and located just minutes from I-20, the property provides excellent connectivity to the Atlanta metro area and regional logistics hubs.

For additional information or to schedule a private tour, please contact Ryan Swartzberg or Esty Hoffman.

HIGHLIGHTS

- 8,000 SF
- 3 Phase Power
- \$5,500 /MO
- 2 Restrooms and Office Space
- 1 Drive-in Door & Crane
- Zoned Heavy Industrial

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: COLLEGE PARK, GA

Located in the College Park area near Hartsfield-Jackson Atlanta International Airport, West Point Avenue offers direct access to major interstates like I-285 and I-85, making it a key corridor for logistics, industrial, and service-based businesses. The area sits within the fast-growing Aerotropolis district, which is attracting increased public and private investment.

For investors, West Point Avenue presents a rare opportunity to acquire well-positioned assets in a high-demand, high-accessibility zone. With strong rental potential, workforce availability, and ongoing infrastructure improvements, this corridor offers both reliable income and long-term appreciation.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	16,100	89,500	234,100
Number of Employees	12,100	68,900	182,400
Avg. Household Income	\$46,900	\$56,800	\$57,400

// BROKER PROFILES



Esty Hoffman

Listing Agent

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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

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Ryan Swartzberg is a native of Atlanta, Georgia, and has been passionate about real estate for as long as he can remember. He began his real estate career in 2015, and by 2018, Ryan was a top commercial producer. Throughout his career, he has sold hundreds of millions of dollars in commercial real estate. Ryan has negotiated and closed various commercial transactions, specializing in the industrial and flex-space markets.

He represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan might work with a large national company, a small business, or an individual. However, regardless of the client's size or type, he is dedicated to delivering exceptional service and results.

In addition to closing deals and expanding his client network, Ryan enjoys mentoring new commercial agents. This passion inspired him to launch his firm, Swartz Co Commercial Real Estate, in 2022. As a broker, Ryan is excited to continue closing commercial transactions and growing his firm.

// 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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