



# FOR LEASE

TWO INDUSTRIAL BUILDINGS NEAR ATLANTA BELTLINE  
±1,000-9,000 SF AVAILABLE



# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive leasing brokers of the Subject Property.

This Brochure contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may require. Information contained herein may have been provided by the Owner, Landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Landlord. Each prospective Tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of leasing the Property described herein.

Owner/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Landlord shall have no legal commitment or obligation to any Tenant reviewing this Brochure or making an offer to lease the Property unless a written agreement for the lease of the Property has been fully executed, delivered and approved by the Owner/Landlord and any conditions to the Tenant's obligations therein have been satisfied or waived.



# TABLE OF CONTENTS

---

DISCLAIMER & LIMITING CONDITIONS	2
----------------------------------	---

## *PROPERTY OVERVIEW*

EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
LEASE INFORMATION	6
FLOOR PLANS	7
PROPERTY PHOTOS	8
AERIAL	12

## *MARKET OVERVIEW*

ABOUT THE AREA	13
IN THE AREA	14
AREA DEVELOPMENTS	16
DEMOGRAPHIC OVERVIEW	17

## *CONTACT INFORMATION*

BROKER PROFILE	18
ABOUT BULL REALTY	19

## CONTACT INFORMATION

---

SHOUMIC KHAN  
V.P. The Industrial Group  
Shoumic@BullRealty.com  
404-876-1640 x 131

BULL REALTY, INC.  
50 Glenlake Parkway, Suite 600  
Atlanta, GA 30328  
BullRealty.com





# EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS

Bull Realty is pleased to present the opportunity to lease space in 2 industrial buildings on Lakewood Avenue SE in Atlanta. The two buildings in total consist of  $\pm 42,000$  SF with multiple units available individually or together. This is an excellent owner-user opportunity for anyone in need of an industrial building and offers a  $\pm 1.8$ -acre site with ample parking, storage and ease of access.

Flexible industrial zoning allows the space to be utilized for many applications. The property is conveniently located in Atlanta and is within close proximity to Downtown and many high profile developments such as the Atlanta BeltLine, 55 Milton, 595 Frank and Center Parc Stadium. The property's proximity to rich amenities as well as easy highway access to I-20 and I-75/85 make 1316 Lakewood Ave an appealing site for tenants.



# OF UNITS  
AVAILABLE

4



LEASE TERMS

NNN



# OF BUILDINGS

2

- Industrial buildings available for lease
- $\pm 24,000$  SF building offered at \$12/SF + \$2.50 CAM/SF (NNN) with individual units starting at \$1,000/month
- $\pm 18,000$  SF single-tenant building may also be available
- Some units offer mezzanine space
- $\pm 1.8$  acre site
- Building 1: 15' ceiling height bottom floor & 17' ceiling height top floor
- Building 2: 23' ceiling height
- Well maintained property with easy access to I-20 & I-75/85
- 30-40 parking spaces on site
- Strong desirable location with close proximity to the Atlanta BeltLine
- Near many high profile attractions such as The Beacon, Summerhill and Parc Stadium
- Zoned I2 Heavy Industrial City of Atlanta | Part of the BeltLine Overlay District

$\pm 18,000$  SF WAREHOUSE SPACE



# PROPERTY INFORMATION

## OVERVIEW

ADDRESS	1316 Lakewood Avenue Atlanta, GA 30315
COUNTY	Fulton
TOTAL BUILDING SF	±42,000 SF
# OF BUILDINGS	2
TOTAL # OF UNITS	12
ZONING	I2: <a href="https://bit.ly/40eogJx">https://bit.ly/40eogJx</a>
LEASE TERMS	NNN

## BUILDING 1

# OF FLOORS	2
BUILDING SF	±24,000 SF
# OF UNITS	9 on top floor   3 on bottom floor
DRIVE-IN DOORS	3
DOCK-HIGH DOORS	2
CEILING HEIGHT	15' on bottom floor   17' on top floor
FENCED YARD	Yes
UTILITIES AVAILABLE	All
SIGNAGE	Storefront/Facade

## BUILDING 2

# OF FLOORS	1
BUILDING SF	±18,000 SF
# OF UNITS	1
DRIVE-IN DOORS	1
DOCK-HIGH DOORS	None
CEILING HEIGHT	23'
FENCED YARD	Yes
UTILITIES AVAILABLE	All
SIGNAGE	Storefront/Facade





# LEASE INFORMATION

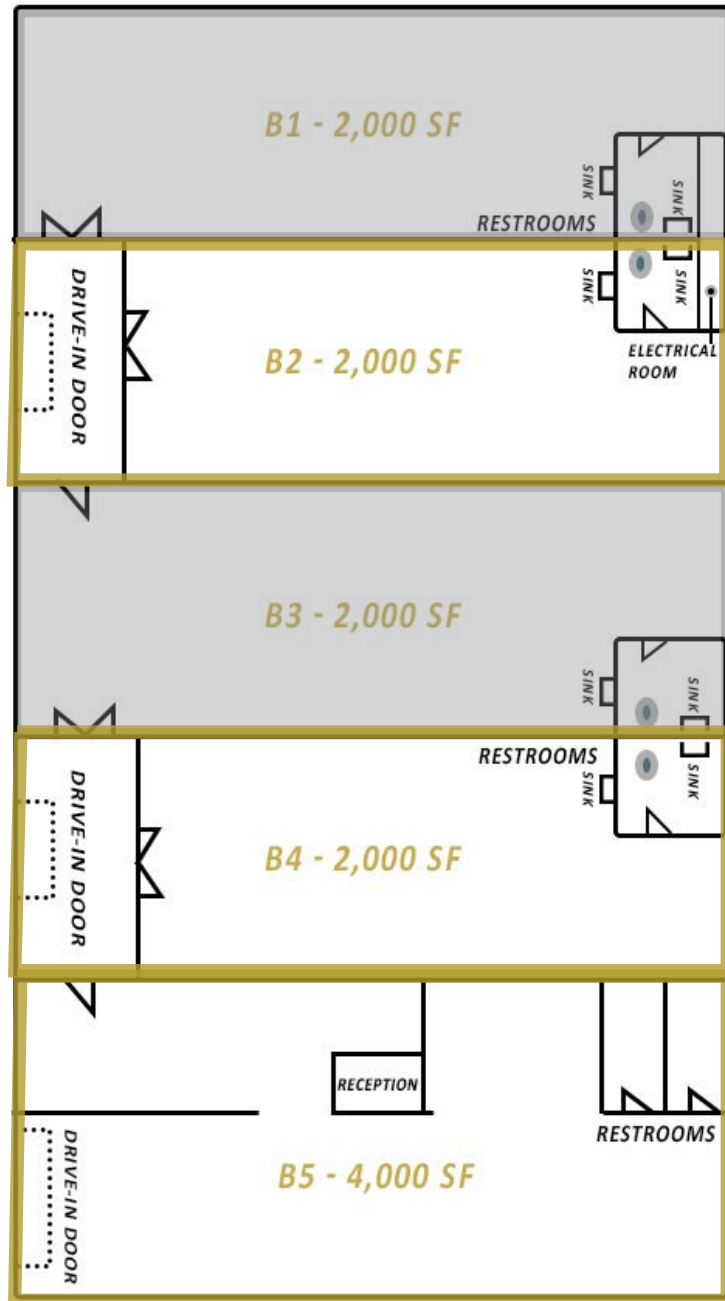
## UNITS WITHIN BUILDING 1

SUITE #	SUITE SF	LEASE RATE	DATE AVAILABLE
B2	±2,000 SF	\$2,000/month	Available Immediately
B4	±2,000 SF	\$2,000/month	Available Immediately
B5	±4,000 SF	\$4,000/month	Available Immediately
L2	±1,000 SF	\$1,000/month	Available Immediately

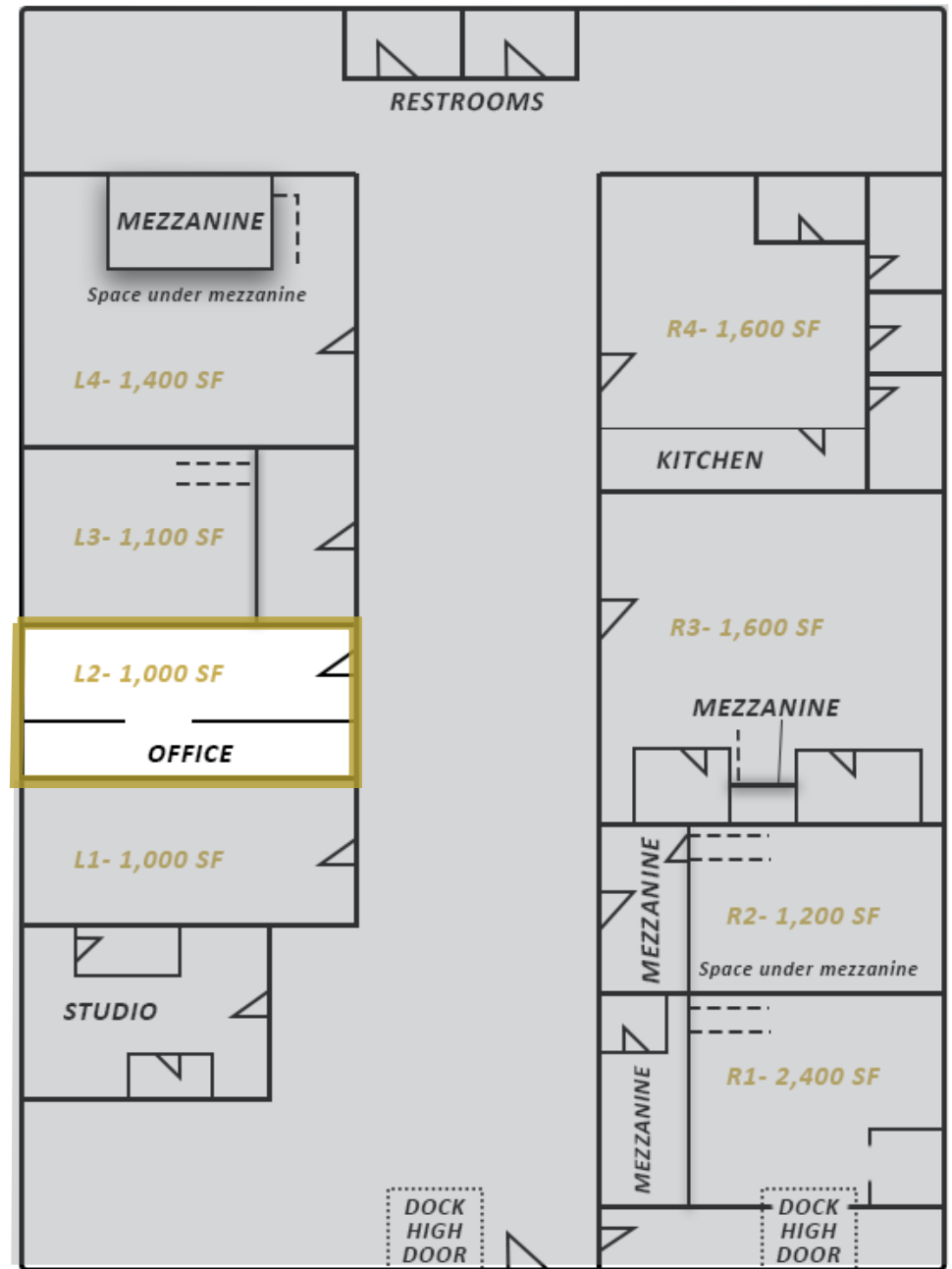
*\*Units valued \$12/SF*



# BUILDING 1 FLOOR PLANS



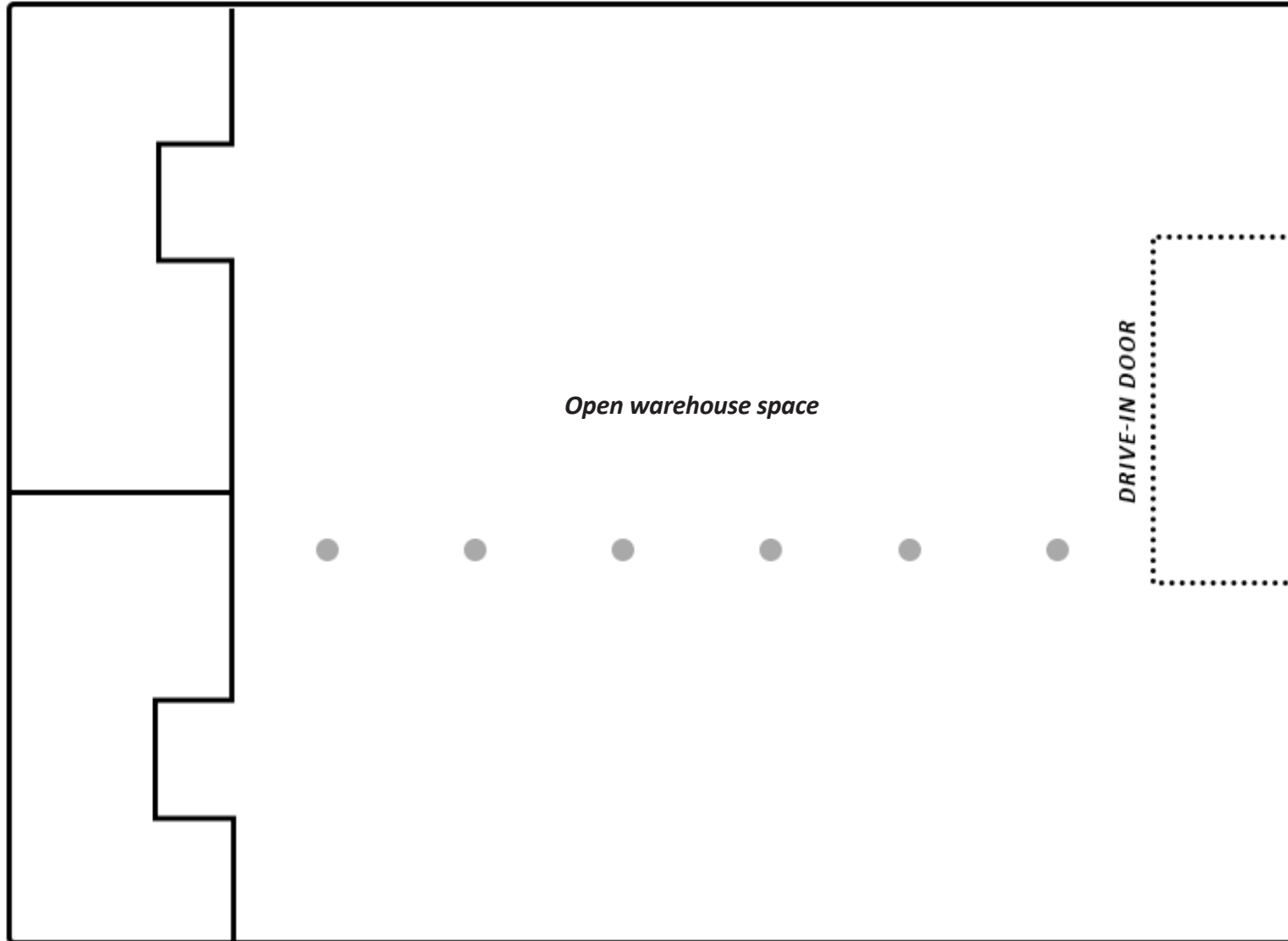
FLOOR 1



FLOOR 2



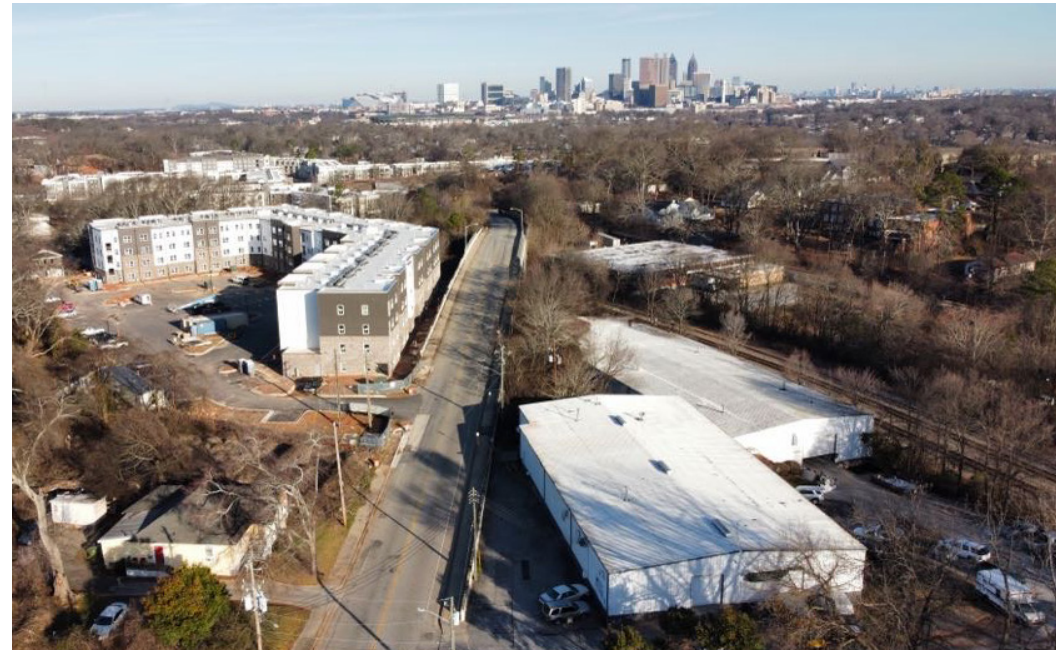
# BUILDING 2 FLOOR PLAN



18,000 SF | 23' Ceiling Height



# AERIAL PHOTOS



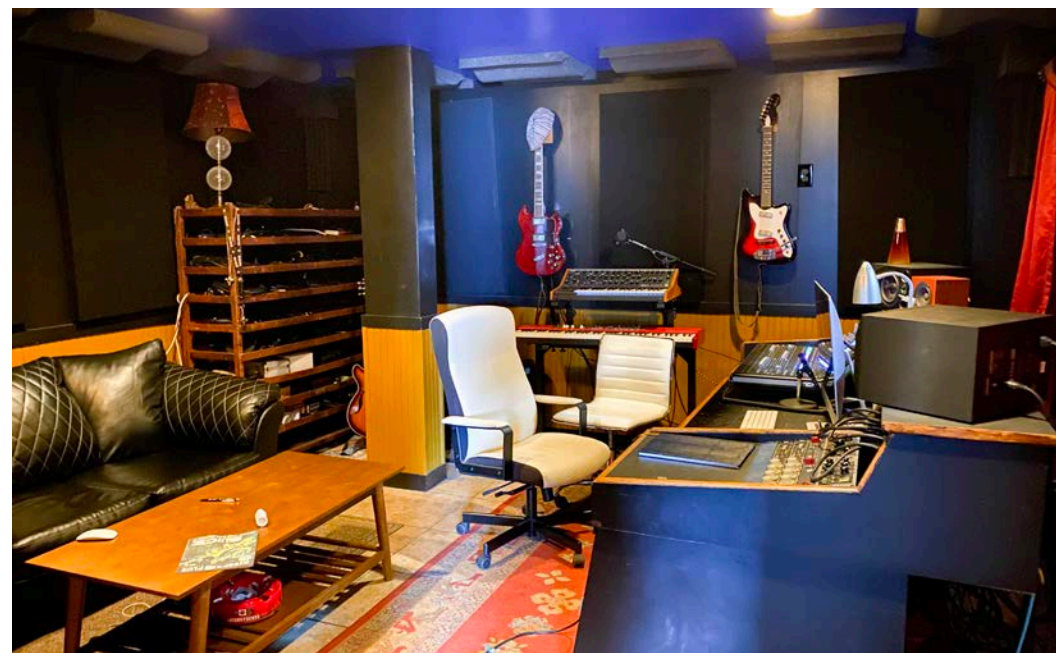
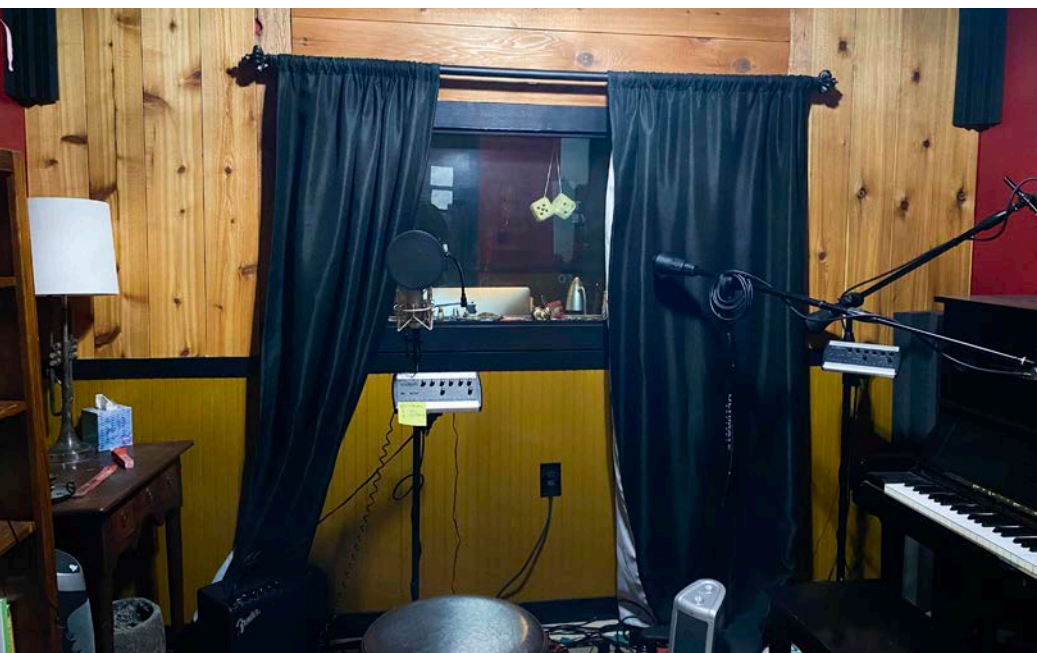
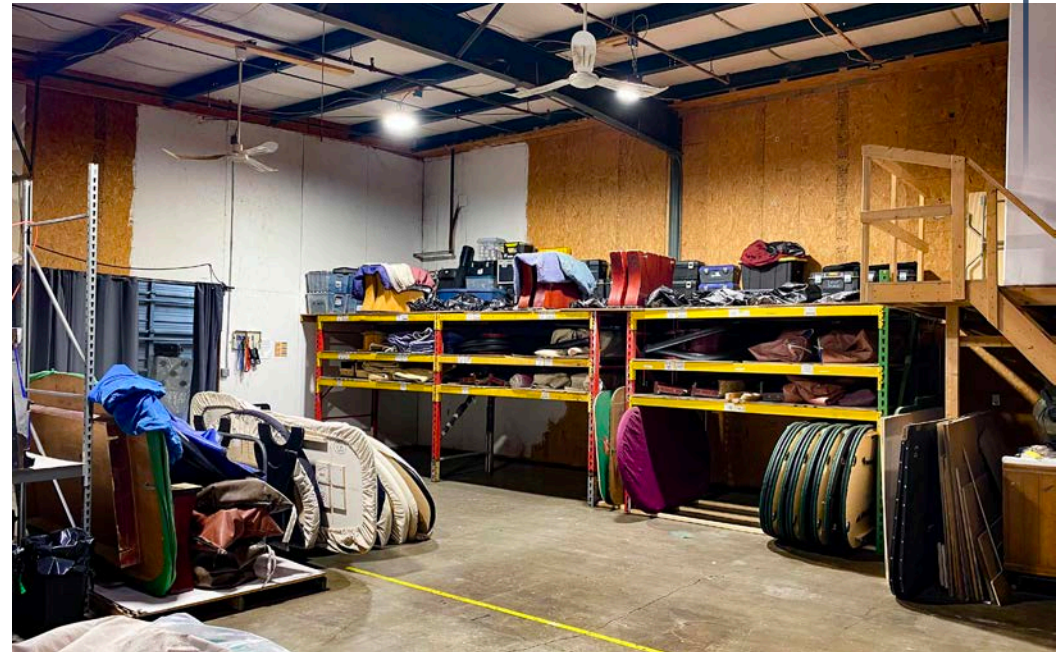


# BUILDING 1 PHOTOS





# BUILDING 1 PHOTOS





# AERIALS



ATLANTA  
DOWNTOWN



MAVERICK  
SOUTHSIDE TRAIL · PEOPLESTOWN



Atlanta  
BeltLine

VERGE  
APARTMENTS

**SUBJECT PROPERTY**

LAKEWOOD AVENUE

## The Beacon

Buteco  
Elsewhere Brewing  
Pin & Proper  
Eventide Brewing  
Atlanta Ink  
Grant Park Farmers Market  
Patria Cocina  
Hotto Hotto Ramen





# ABOUT THE AREA

## CHOSEWOOD PARK

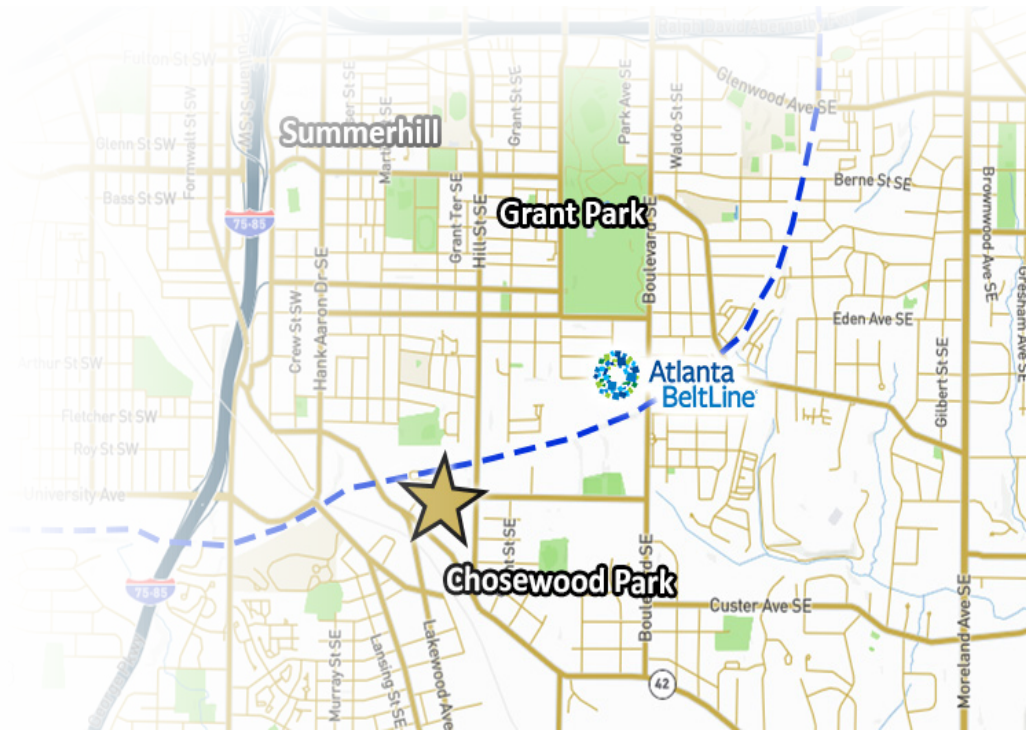
Chosewood Park is a neighborhood in southeast Atlanta, Georgia. It is located south of Peoplestown and Grant Park, west of Boulevard Heights and Benteen Park, northwest of Thomasville Heights and the Atlanta federal penitentiary, and northeast of South Atlanta and Lakewood Heights. It is situated directly on the path of the Atlanta BeltLine, which has begun to acquire and develop properties along the rail lines in the Chosewood corridor, including the Boulevard Crossing Park.

The neighborhood is composed of craftsman-style bungalows, many of which were built in the early 1900s. Many of the newly constructed homes in the neighborhood also reflect this craftsman theme while adding modern amenities.

## GRANT PARK

Grant Park is the fifth-largest park in the city, behind Chastain Park, Freedom Park, Westside Reservoir Park and Piedmont Park. Grant Park has two major attractions besides the park itself: Zoo Atlanta and the Atlanta Cyclorama. The park serves over one million visitors annually.

A restoration trend began in Grant Park in the early 1970's and the neighborhood began to blossom in the late 80's and into the 1990's. Demolition of older homes has largely been halted and new construction seeks to conform to the character of the old neighborhood. During the 1980's, the entire area, both north and south of I-20, was placed on the national register of historic places. In 2000, the neighborhood became Atlanta's largest Historic District, bringing additional zoning protections. Grant Park today is a mixture of the old and new residents with people of all levels of education, age and racial backgrounds living in the same neighborhood.





# IN THE AREA



# IN THE AREA

## ZOO ATLANTA

Zoo Atlanta is an Association of Zoos and Aquariums accredited zoological park in Atlanta, Georgia. The zoo first opened its doors in 1889 and now more than 125 years removed from its historical origins, Zoo Atlanta has evolved from a quaint picnic stop where people visited wild animals to a conservation organization seeking to engage the public in the lives of its animal ambassadors and the preservation of their counterparts in the wild.



## THE ATLANTA BELTLINE

The Atlanta BeltLine is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.



## THE BEACON

The Beacon project reshaped six former industrial buildings into a keystone of nine walkable acres ideal for family fun, date nights or even errand runs. Its 110,000 square feet of restaurants and bars, a coffee shop, a bakery, a gourmet market, retail shopping, daycare, medical and wellness centers and the funky Artist's Cove create a layered neighborhood experience that will satisfy patrons' daytime and evening needs and desires.



## CELLAIRIS AMPHITHEATRE

The Cellairis Amphitheatre at Lakewood is a concert venue located in Atlanta, which opened in 1989. The amphitheatre seats 18,920. It was designed to offer a state-of-the-art musical experience for both music fans and artists. The venue was built specifically for popular music.



## THE EASTERN

The Eastern is a state-of-the-art venue in the Dairies complex in the Reynoldstown neighborhood of Atlanta, located right off of the Atlanta Beltline. The venue boasts a multi-tiered floorplan which offers unrivaled sight lines, top of the line sound and lights, spacious floorplan, and rooftop which includes a covered performance space, bar, restaurant and open-air seating. The Eastern is not only a premiere concert facility, but also serves as a unique special event space for corporate meetings and other functions, award shows, galas, weddings, receptions, launch parties, trade shows, private events and more.



## KROG STREET MARKET

Krog Street Market, nestled in the heart of Inman Park, is a food hall housed in a restored factory. Krog Street Market is home to market stalls featuring prepared foods, produce and gourmet treats. Atlantians love Krog Street Market for shopping, visiting and dining.





# AREA DEVELOPMENTS

## ATLANTA DAIRIES

Located just off the Beltline, the Atlanta Dairies redevelopment transforms a historic icon of Reynoldstown into a new center of gravity for Atlanta's vibrant Eastside neighborhoods.

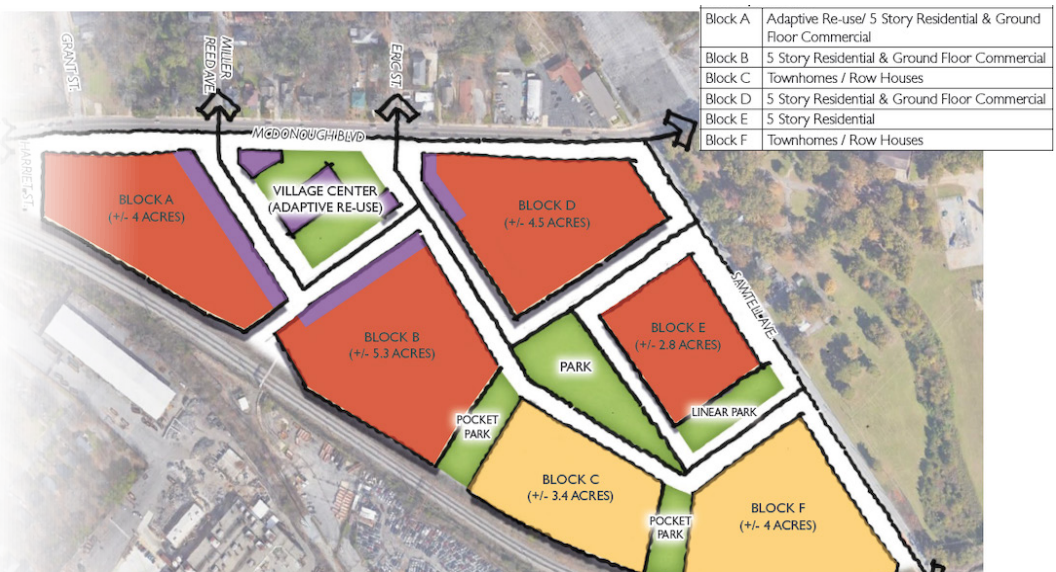
Rooted in this industrial heritage, Paces Properties' vision for Atlanta Dairies includes a curated mix of specialty shopping, dining, and entertainment venues, all connected by greenspace. In addition to unique office space and apartments, Atlanta Dairies will be a 24/7 gathering place where visitors can come for a meal, stick around for outdoor drinks and games, and discover arts events and live music—again and again.

## SUMMERHILL DEVELOPMENT

Summerhill is the redevelopment of Atlanta's former Olympic stadium and surroundings. Encompassing 80 acres, the site is adjacent to downtown Atlanta with unrivaled access and visibility. Summerhill is walkable and bikeable; minutes from downtown, midtown, and the airport. A long-term, organic development beginning with preservation and rehabilitation. A vision of vibrant streetscapes combining culture, food, entertainment, academics, housing, and world-class offices.

## 40-ACRE CHOSEWOOD PARK PARCEL FOR MIXED-USE

Origin Investments and Kaplan Residential are planning for local restaurants, wellness center, dedicated areas for revolving food trucks, pet amenities, collaborative co-working centers, office areas, 700 build-to-rent townhomes and multifamily units, and more. The project will create a neighborhood village that celebrates community and connectivity, weaving in adaptive reuse components to provide charm, preservation, and originality on the site," the firms said in a press release. Located within Chosewood Park, at 500 Sawtell Avenue Southeast, it will be home to more than 2,000 multifamily residences, ample activated park space, and up to 150,000 SF of diversified commercial space, in its fully realized form.



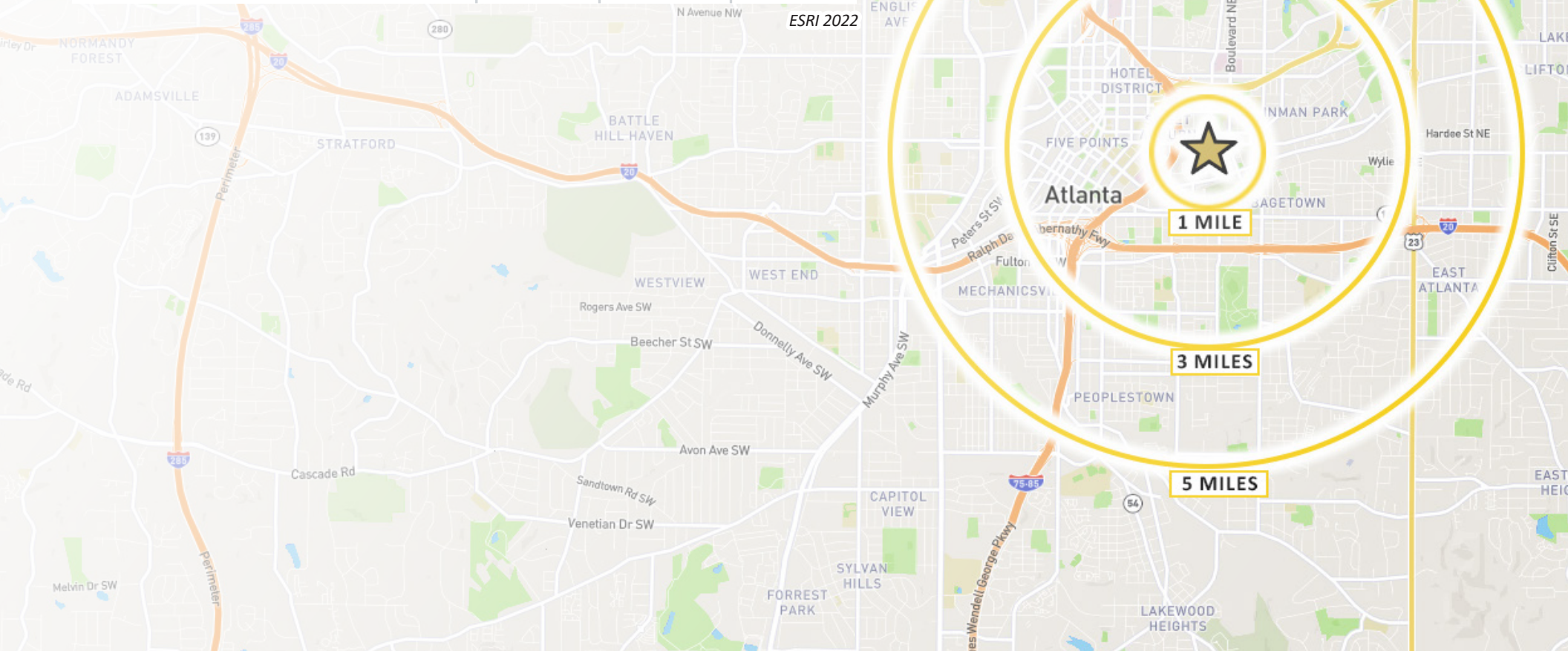


# DEMOGRAPHIC OVERVIEW

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	12,066	118,415	322,233
<b>TOTAL HOUSEHOLDS</b>	5,135	49,421	143,899
<b>AVERAGE HOUSEHOLD INCOME</b>	\$75,724	\$94,167	\$107,181

ESRI 2022





# BROKER PROFILES



## SHOUMIC KHAN

V.P., Industrial Group  
Shoumic@BullRealty.com  
404-876-1640 x 131

A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has more than five years of experience in sales, marketing, and negotiations. He has built a strong profile in commercial transactions and has a proven track record of identifying market opportunities to increase revenue, profitability, and market share.

Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.

Outside of his professional endeavors, Shoumic enjoys spending time with family & friends, the great outdoors, sports, and mentoring local youth in his community.



# ABOUT BULL REALTY

## **MISSION:**

To provide a company of advisors known for integrity and the best disposition marketing in the nation

## **SERVICES:**

Disposition, acquisition, project leasing, tenant representation and consulting services

## **SECTORS OF FOCUS:**

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## **AMERICA'S COMMERCIAL REAL ESTATE SHOW:**

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## **JOIN OUR TEAM**

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 25 years


## **CONNECT WITH US:**

<https://www.bullrealty.com/>



25

YEARS IN  
BUSINESS



ATL  
HEADQUARTERED  
IN  
ATLANTA, GA

LICENSED IN  
8  
SOUTHEAST  
STATES

\$1.9

BILLION DOLLAR  
VOLUME FROM SALES  
AND LEASING  
TRANSACTIONS  
IN 2021

