

FOR SALE

20.108+/- Acres in the City of Atlanta

762 Marietta Boulevard, Atlanta, GA 30318

**King** Realty, Inc.

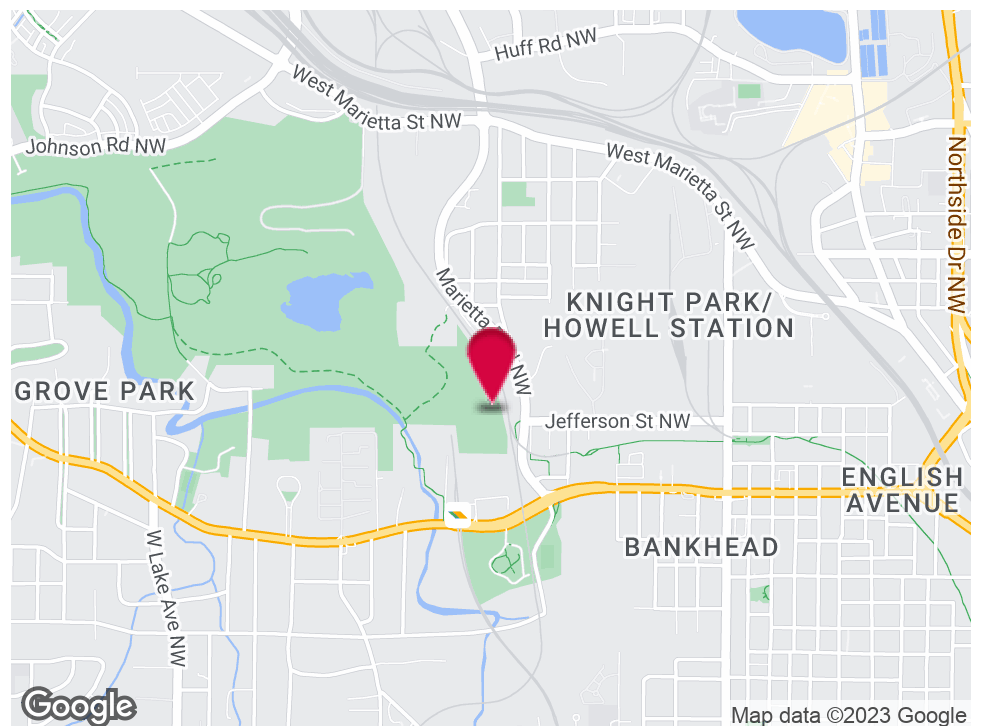


### LISTING SUMMARY

**Lot Size:** 20.11 Acres

### PROPERTY HIGHLIGHTS

- 14+/- Acres are Zoned MRC2
- (mixed commercial/residential w/max FAR 3.196)
- 6+/- Acres Zoned I2 (heavy industrial)
- Previous Use R & D Campus
- Marta Rail Station on Southwest Corner
- CSX Rail on Eastern Property Line
- Beltline on East Side of Property



Map data ©2023 Google

For More Information Contact:  
**STEVE RATCHFORD, SIOR, CCIM**

Senior Vice President

404.942.2003

sratchford@kingindustrial.com



1920 Monroe Dr., NE. Atlanta, GA 30324 • 404.942.2000 • [www.kingindustrial.com](http://www.kingindustrial.com)

Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions

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Aerial View

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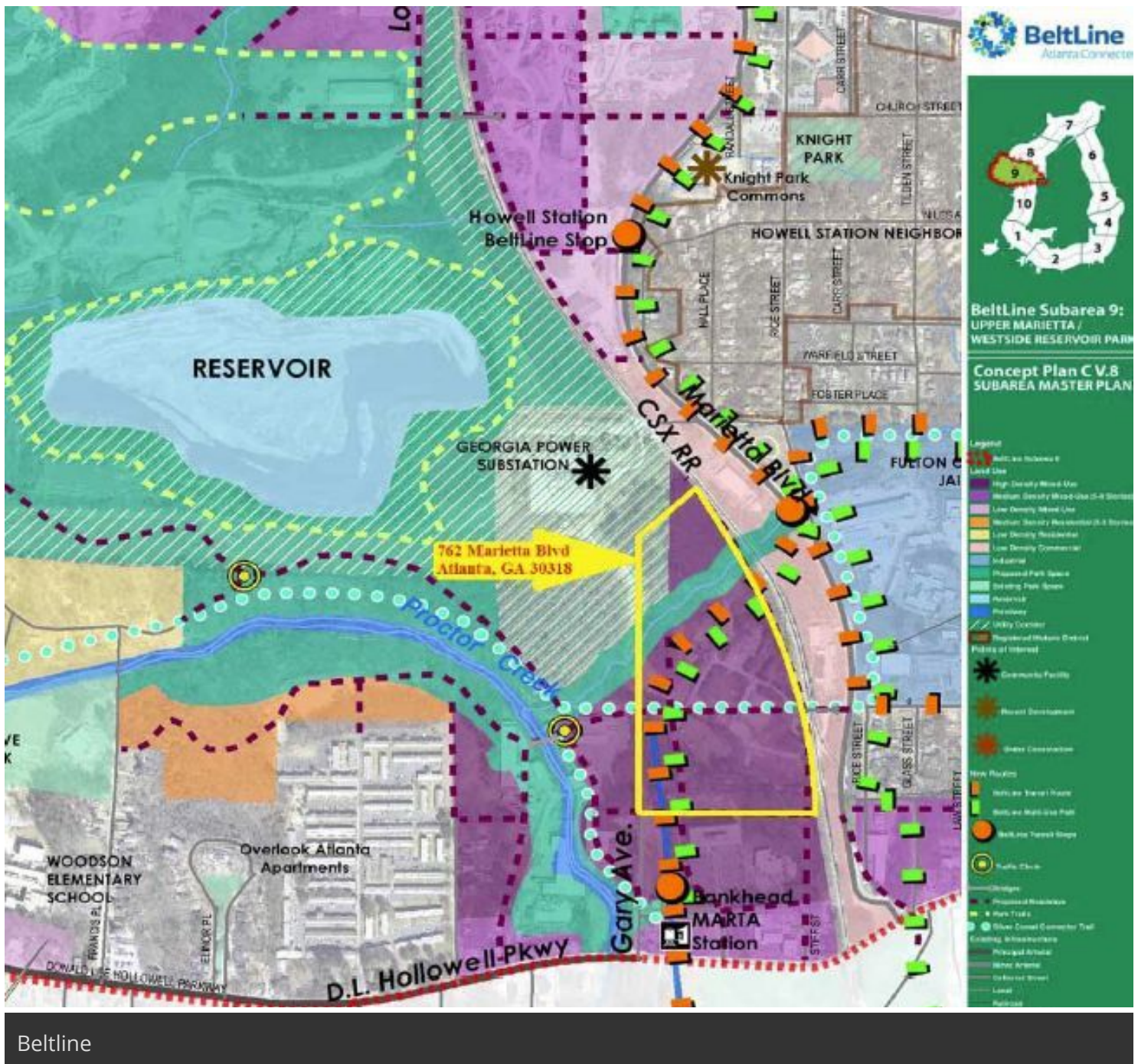


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Beltline

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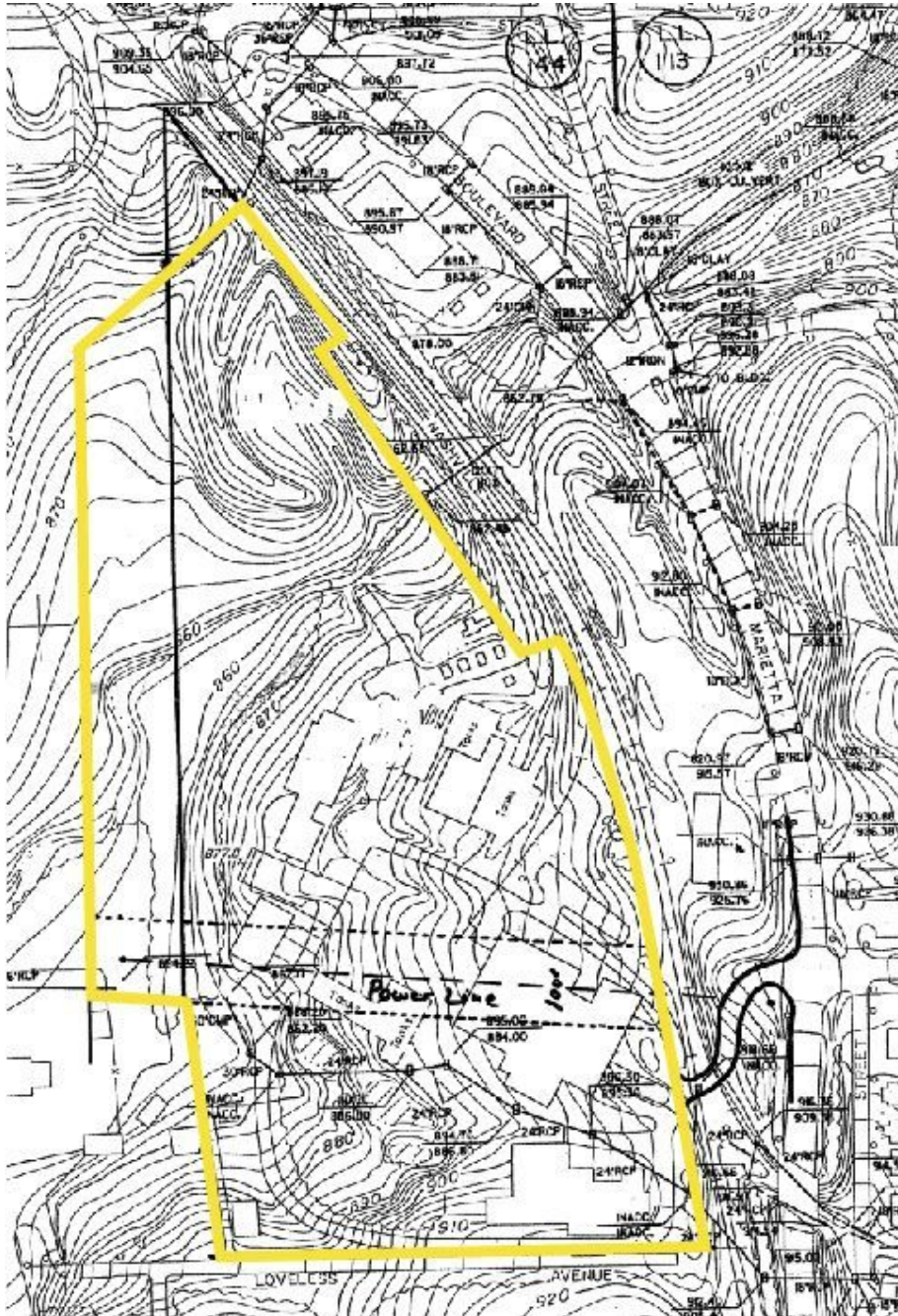


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Topographic Survey

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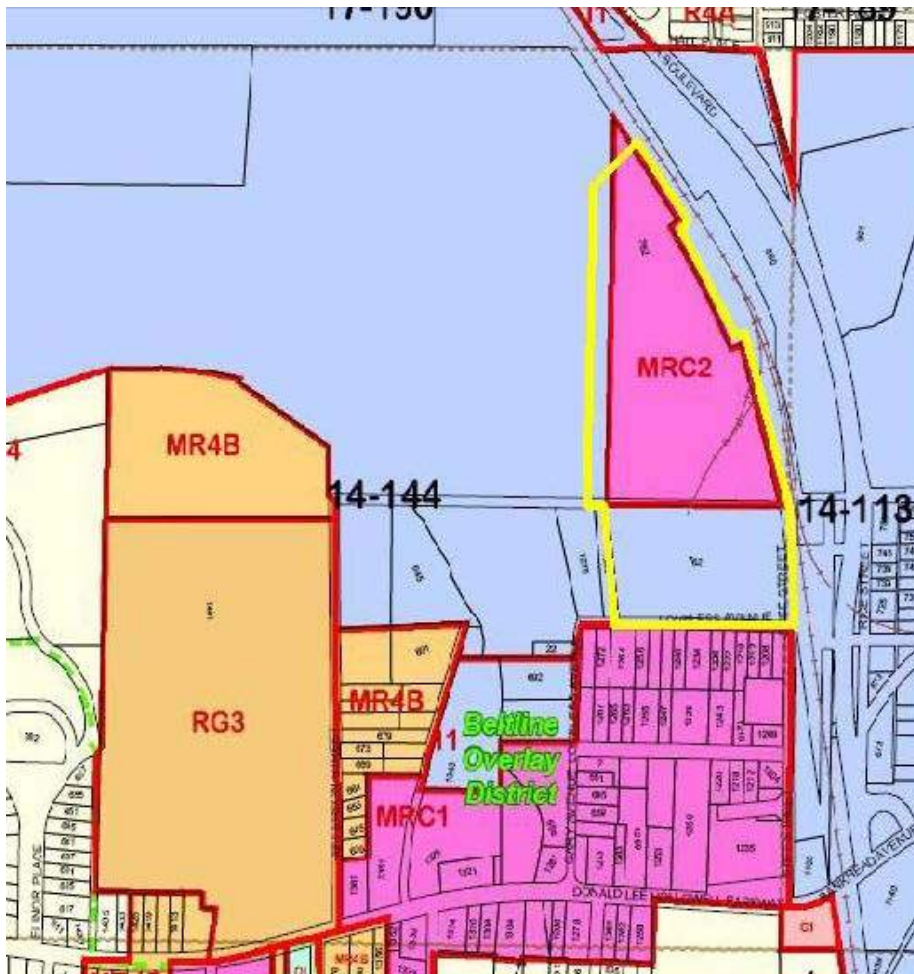


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## ZONING ORDINANCE CITY OF ATLANTA, GEORGIA OFFICIAL ZONING MAP

SHEET 37 OF 129 SHEETS

ORDINANCE Z-78-5

LAND LOTS 143, 144, 145, 146

14 DISTRICT

FULTON COUNTY

### CERTIFICATION

THIS SHEET 37 OF 129 SHEETS, IS HEREBY CERTIFIED AS INCLUDED IN THE OFFICIAL ZONING MAPS, ON FILE IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, BUREAU OF PLANNING, AND FORMING A PART OF THE CITY OF ATLANTA ZONING ORDINANCE ADOPTED BY CITY COUNCIL ON DECEMBER 15, 1980 AND APPROVED BY THE MAYOR ON DECEMBER 19, 1980, AS AMENDED.

DIRECTOR, BUREAU OF PLANNING  
CITY OF ATLANTA, GEORGIA

DATE

MUNICIPAL CLERK, CMC  
CITY OF ATLANTA, GA

DATE

### Zoning Classifications

	Special Use Permits		Live-Work
	LBS/HBS		QOL Multi-Family
	OVERLAY DISTRICTS		QOL Mixed Use
	SPI-19		Neighborhood Commercial; NC 10SA1; NC
	All Others		Office Institutional

Zoning

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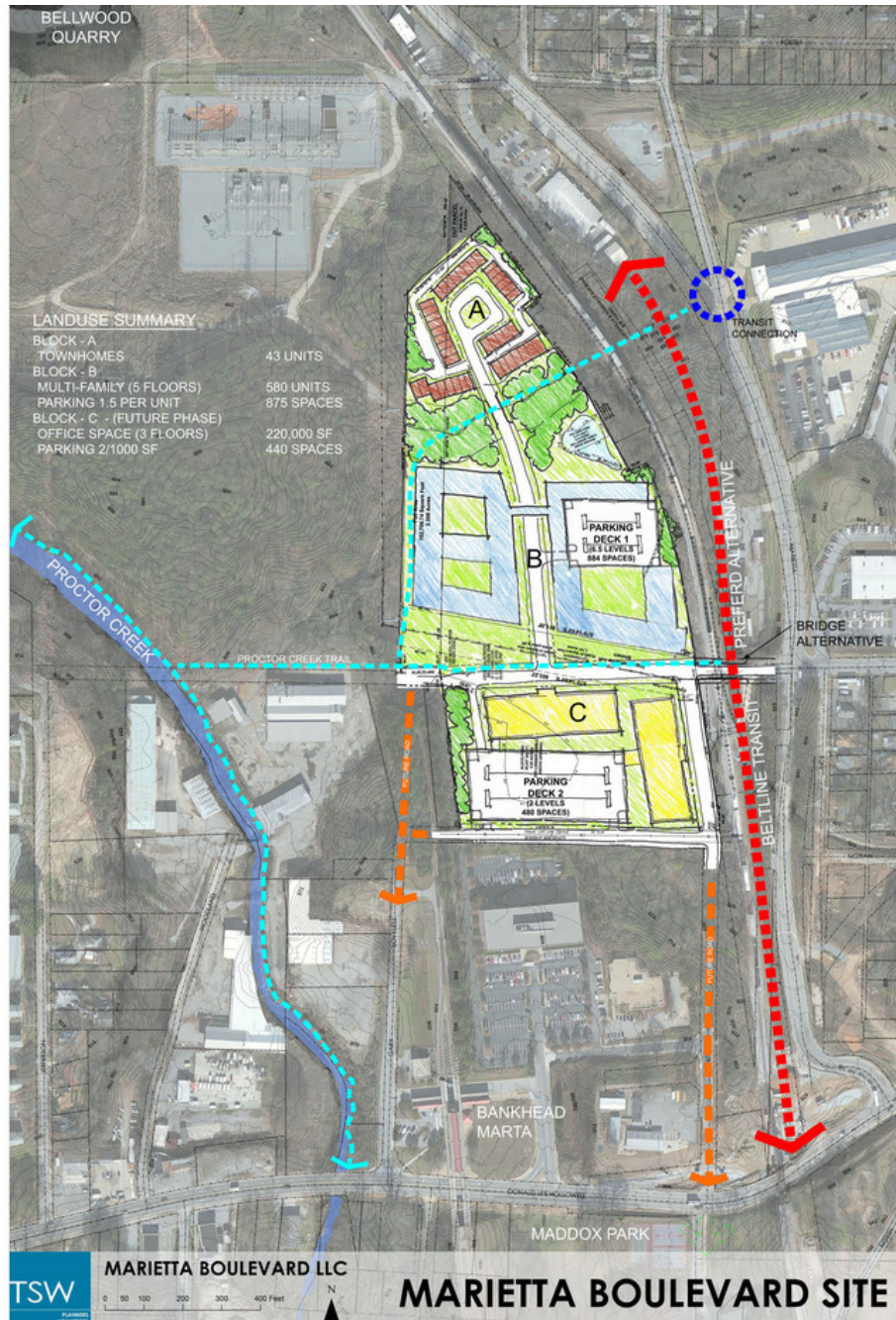


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Site Plan

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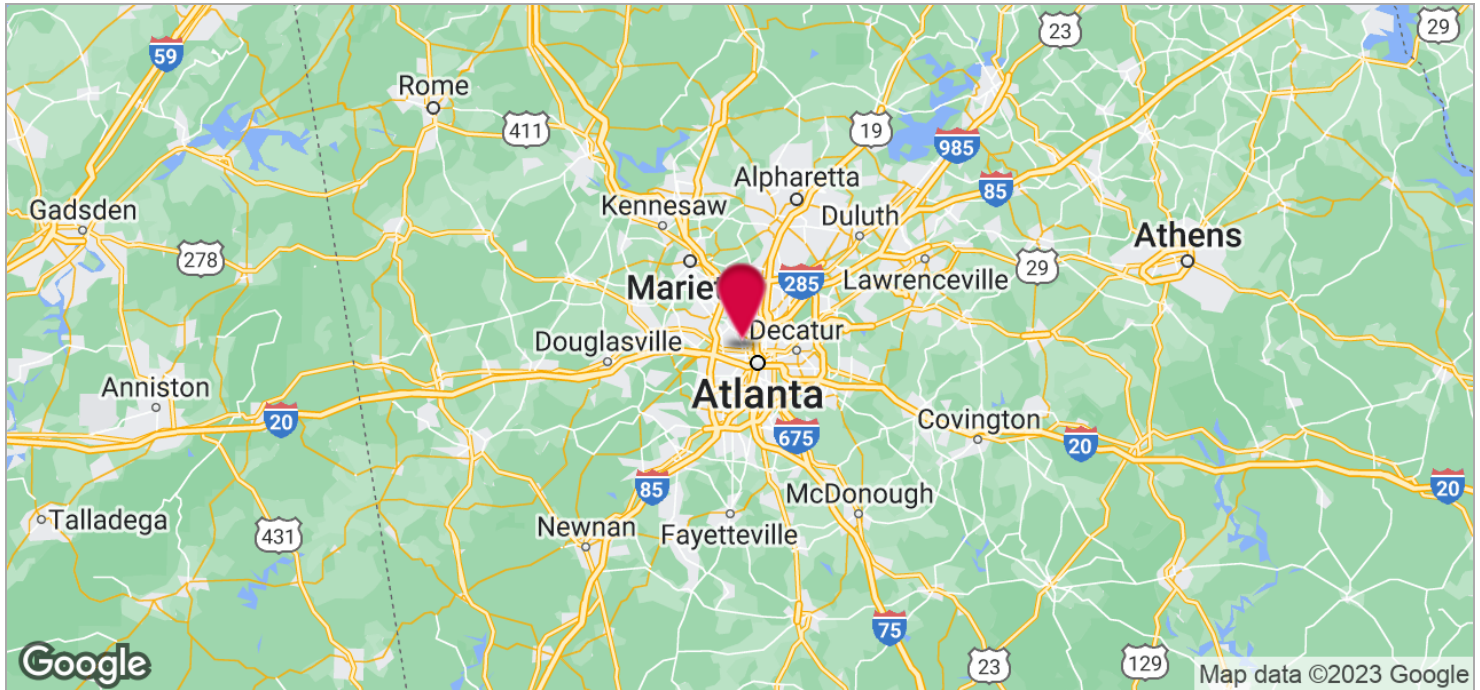


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