

1401 ELLSWORTH INDUSTRIAL

1401 Ellsworth Industrial Blvd NW
Atlanta, Georgia 30318

Ellsworth Industrial Blvd & Elaine Avenue



The site is located on a tract containing 1.47+/- acres that is irregular in shape, and fronts along the east side of Ellsworth Industrial Boulevard. The site is gently sloping and clear, generally at road grade, and has good access and exposure. All utilities are available to the site. The subject site is zoned "I-2", Heavy Industrial District, and is not in a flood-hazard area. It is currently improved with two office warehouse buildings containing 18,935 square feet built in 1957 as a warehouse (15,713 SF) and 1990 as office (3,222 SF). The buildings are block construction. Currently Build out as a Bakery, Department of Agriculture Approved.



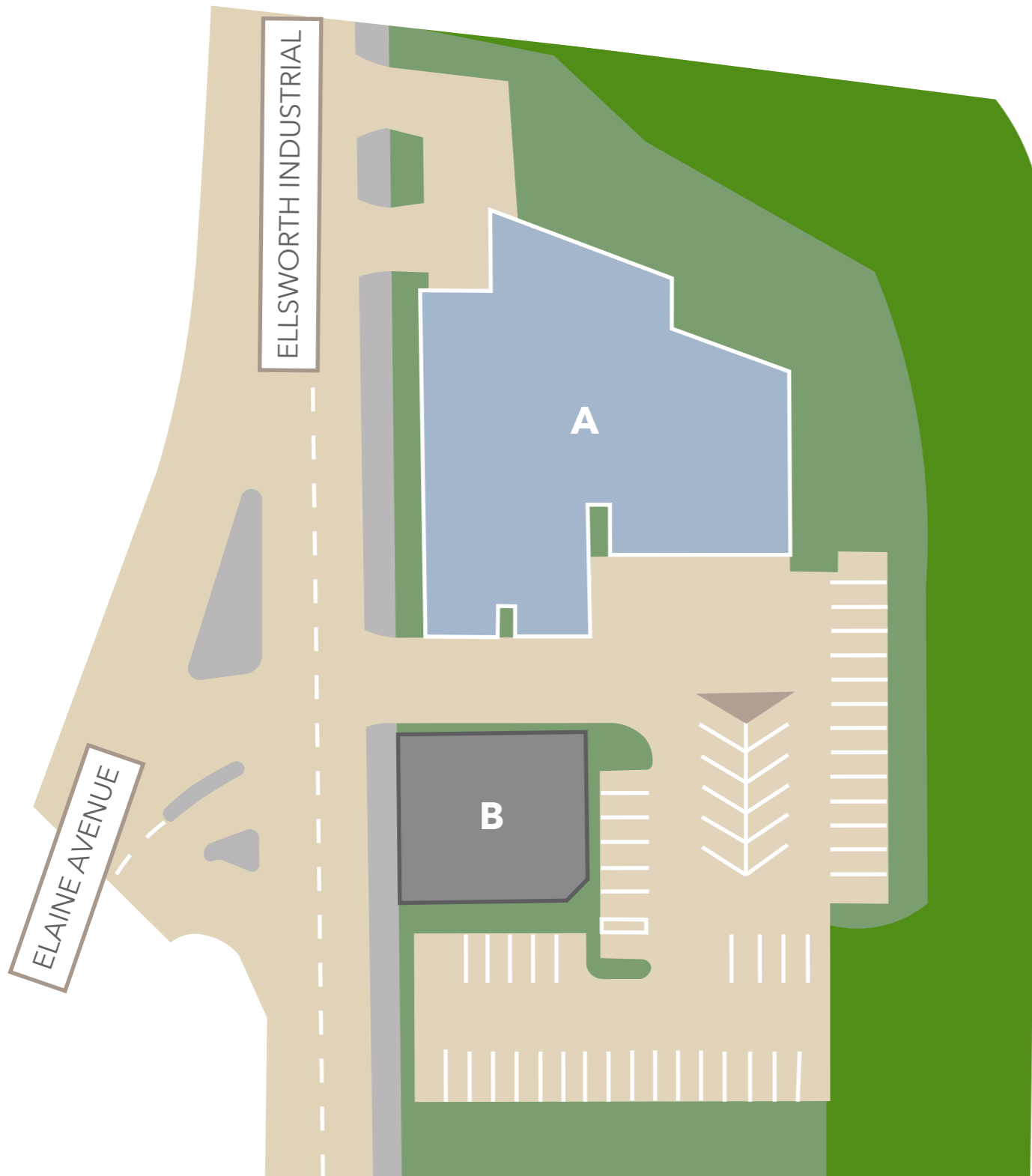
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Available

Suite	Tenant
A	AVAILABLE (15,713 sf)
B	Music Nation (3,222 sf)

ZONING: I-2 ; Beltline Overlay District

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DEMOGRAPHIC SNAPSHOT

2018

	1 mile	3 mile	5 mile
Population	5,625	128,525	324,452
Average HHI	\$80,463	\$90,351	\$89,549
Average Age	35.2	34.9	36
Total Households	1,861	55,324	147,506
Daytime Employees	8,761	144,481	359,813

TRAFFIC COUNT

2011



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MIDTOWN



Howell Mill Road

Future Beltline

Huff Road

AVAILABLE
1401 Ellsworth Industrial



Chattahoochee Ave

Ellsworth Industrial

COMPLEX
WEST MIDTOWN

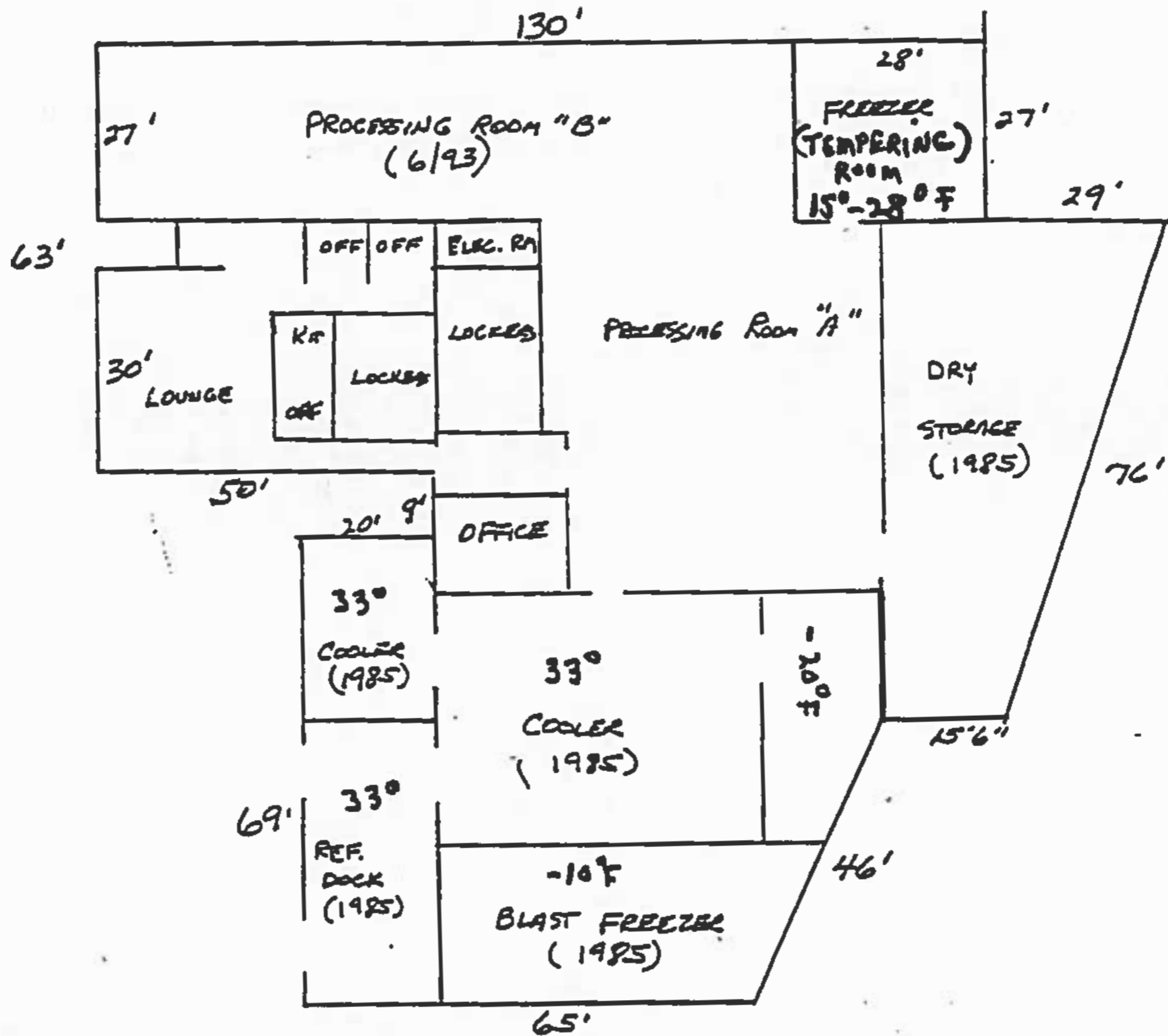
THE WORKS
UPPER WESTSIDE ATL



Marietta Blvd

Image Landsat / Copernicus

Google Earth



OFFICE / LOCKER / FREEZER PLANT