

FOR LEASE



Pads Fronting 2,000 SF of Atlanta BeltLine Trail

5.07 +/- Acres | Fulton County, GA | OFFERING MEMORANDUM



ADDRESS

352 University Ave
Atlanta, GA 30310

LOCATION

From Downtown Atlanta, head South on Interstate 75/85. Continue south for about two miles, then take Exit 244 for University Avenue SW. At the exit, turn right onto University Avenue and proceed west for approximately half a mile. Pittsburgh Yards will be on your left.

PROPERTY SUMMARY

Available for ground lease are five pad sites stubbed for utilities and sewer with a stormwater detention vault, feature bike racks, EV stations, lighted parking, are zoned for mixed and light industrial use, and include a 225-foot height variance.

Pittsburgh Yards is Located 1/2 mile from HWY 85/75/20, serviced by two MARTA stations, and fronting the Atlanta BeltLine Trail. The Sites are in a Federal Opportunity Zone, offer incentives such as temporary deferral of taxable income on capital gains reinvested into an Opportunity Fund, step-up in basis for reinvested gains, and permanent exclusion from taxable income on gains if the investment is held for at least 10 years.

nationalland.com/listing/pads-fronting-2000-sf-of-atlanta-beltline-trail



National Land Realty
2250 North Druid Hills Road
Ste 234
Atlanta, GA 30329
Nationalland.com



R.S. Bell
Office: 470-735-7126
Cell: 470-665-3544
Fax: 864-331-1610
Rbell@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.