FOR LEASE

Pads Fronting 2,000 ft 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.

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