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**FOR SALE**

*+/- 20,000 SF Free Standing Office / Flex Building in West Midtown*

**2170 Defoor Hills Rd NW  
Atlanta GA 30318**





**Dave Smith**  
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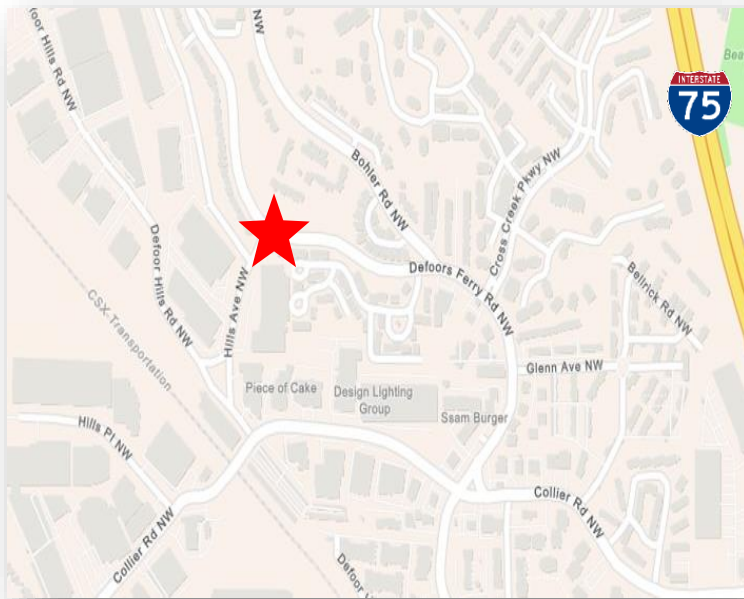
**Alan Joel**  
Principal  
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## EXECUTIVE SUMMARY

<b>PROPERTY ADDRESS</b>	2170 Defoor Hills Road NW Atlanta, GA 30318
<b>ZONING</b>	I-1 (Light Industrial)
<b>PARCEL NUMBERS</b>	17-0194-LL-083 7 17-0194-LL-084 5
<b>SUBMARKET</b>	West Midtown
<b>LOT SIZE</b>	1.52 & 0.48 Acres (2.00 Acres)
<b>PARKING</b>	68 Spaces (3.5/1,000 SF)
<b>HVAC</b>	100%
<b>2022 TAXES</b>	\$47,094.13 (\$2.35/SF)
<b>SALES PRICE</b>	\$5,500,000.00 (\$275.00/SF)
<b>STREET FRONTAGE</b>	100 feet along Defoor Hills Road
<b>TOPOGRAPHY</b>	Mostly level, gently sloping towards the southwest corner of property
<b>FLOOD PLAIN</b>	Not in 100-year flood plain

## EXECUTIVE SUMMARY

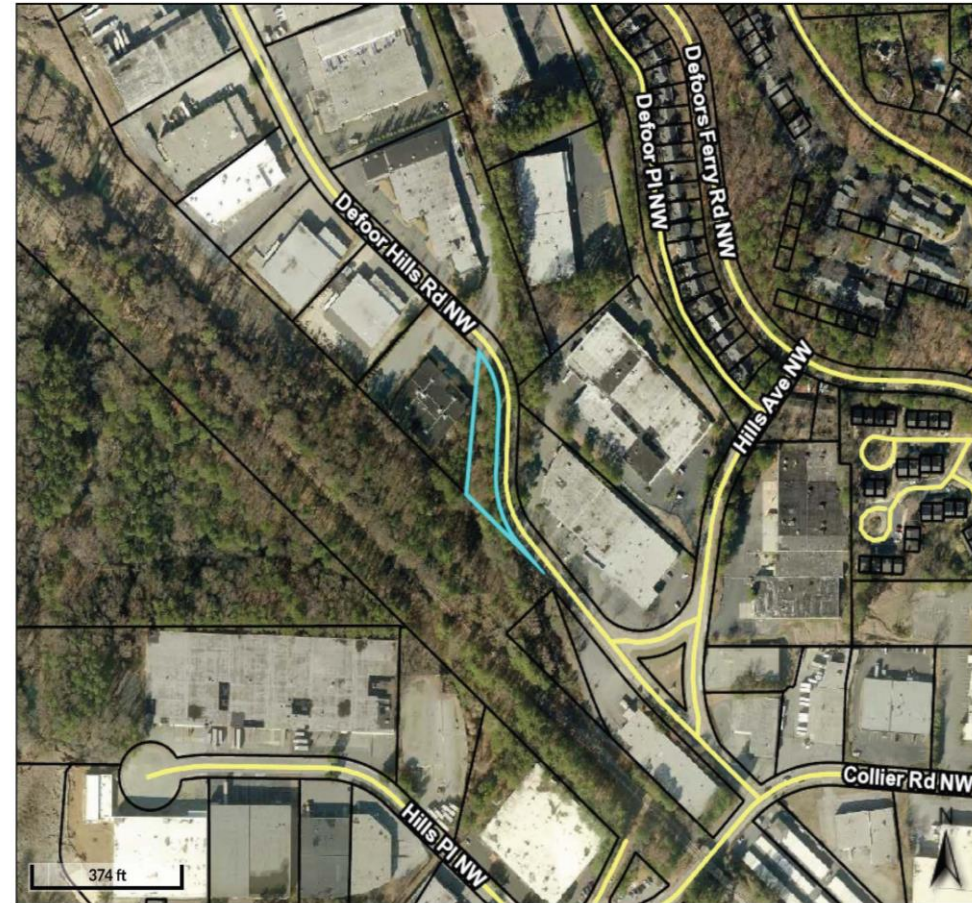
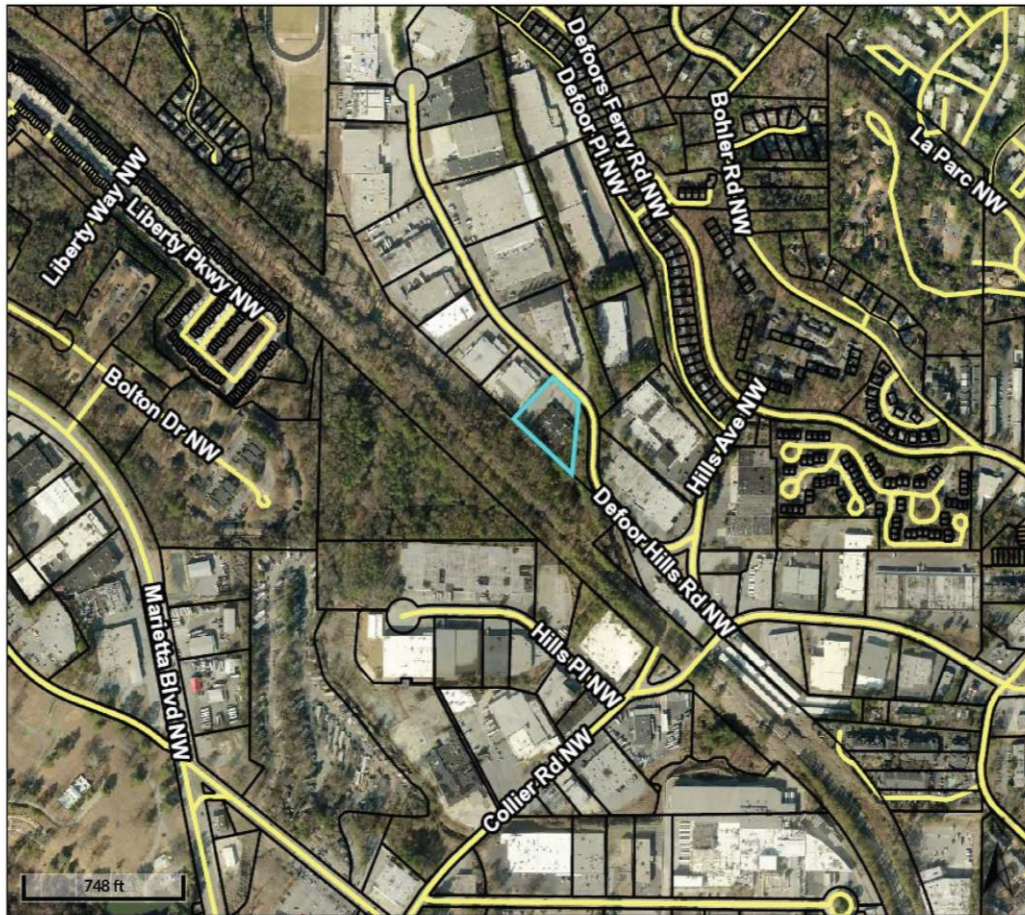
Joel & Granot Real Estate is pleased to present this 19,950 SF office / flex building located in West Midtown. The property is located along the west side of Defoor Hills just north of Hills Avenue in the city of Atlanta, Fulton County. The building is an excellent single-story brick and block building built in 1991. There is ample parking. Perfect for an owner/user occupant. The property is located in a highly accessible area of Atlanta that has been heavily developed into many commercial uses as well as multiple residential homes and apartments.



## PROPERTY SUMMARY

<b>Gross Building Area:</b>	19,950 SF
<b>Office Area:</b>	13,150 SF
<b>Conditioned Warehouse:</b>	6,800 SF
<b>Foundation:</b>	Reinforced concrete footings. Concrete floors
<b>Structural:</b>	Reinforced concrete columns and block
<b>Roofs:</b>	Flat, built-up. Gutters and downspouts
<b>Exteriors:</b>	Painted brick walls. Building front has brick ornamentation
<b>Fenestration:</b>	Entry doors are glass and windows are aluminum frame
<b>Interior Finish:</b>	Includes painted sheetrock walls, dropped acoustical tile ceiling and carpet floor in office areas. Tile flooring in break room and restrooms. Interior doors are solid wood. The building is fully sprinklered. The unfinished area exposed ceilings, concrete block walls and flooring
<b>Clear Heights:</b>	18' above the grid and in warehouse 10' finished ceiling height
<b>HVAC:</b>	<i>Eight (8) Roof mounted units</i>
<b>Plumbing:</b>	Copper or PVC supply lines, cast iron or PVC waste lines assumed. Laundry room available.
<b>Electrical:</b>	Adequate electrical service and typical complement of electrical service outlets/switches in each unit.

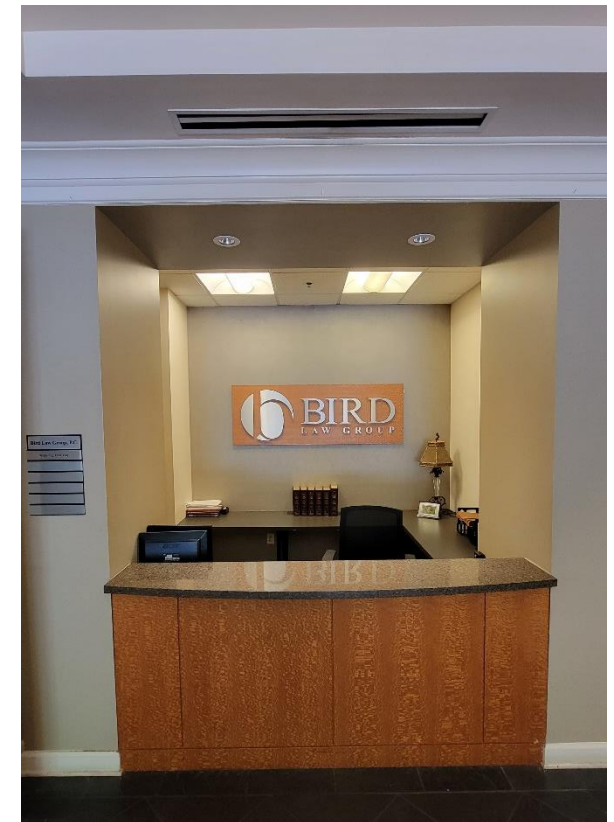
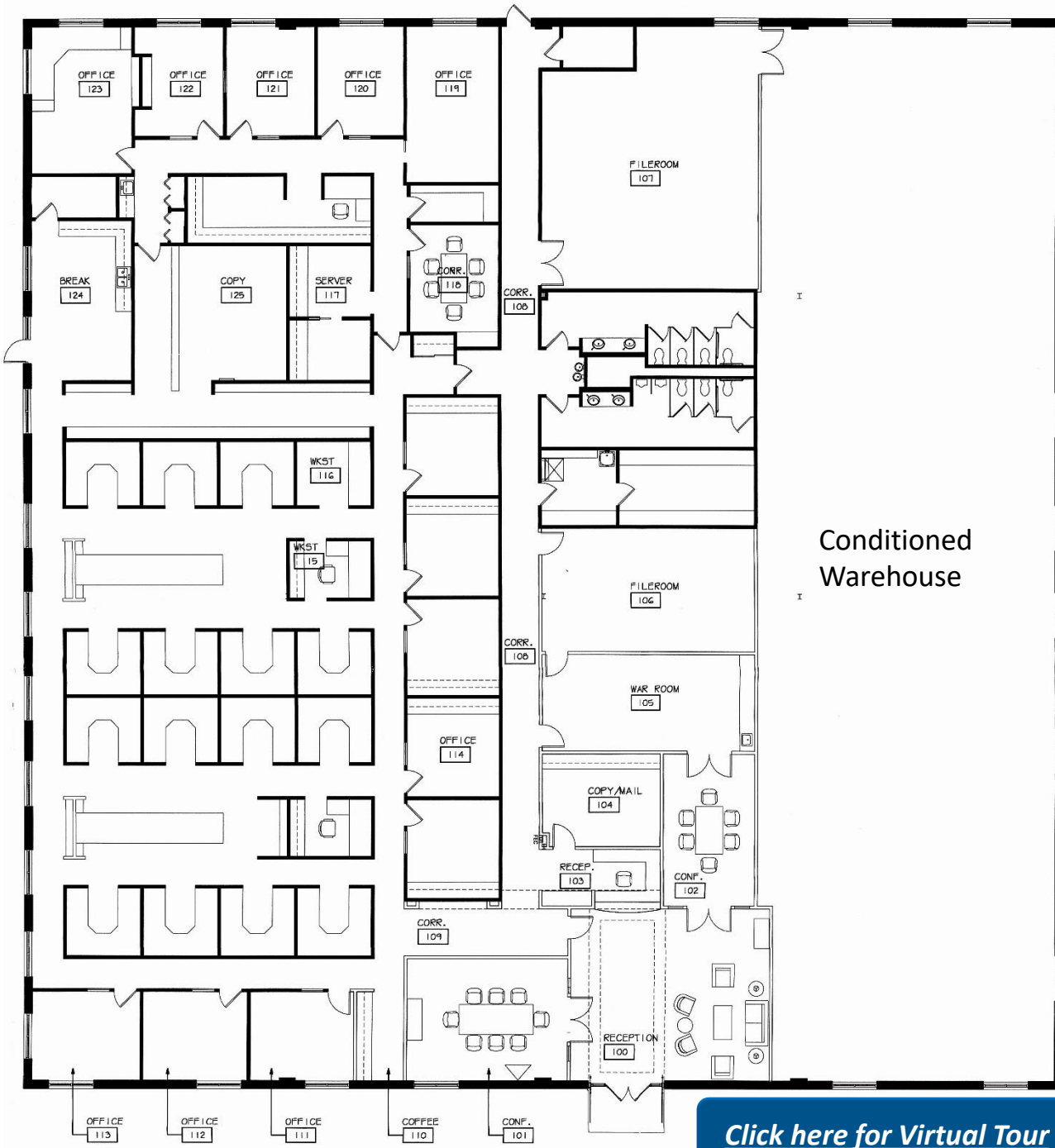




Parcel ID	17 0194 LL0837	Physical Address	2170 DEFOOR HILLS RD NW		Last 2 Sales	
Class Code	I3	Owner	BMS LAND HOLDINGS LLC		Date	Price
Taxing District	05		2170 DEFOOR HILLS DL		2/9/2005	0
Acres	1.521	Assessed Value	ATLANTA, GA 30318		6/2/1999	\$460000
						Reason
						Sale < = 10
						Unvalidate

Parcel ID	17 0194	Physical Address	DEFOOR HILLS RD NW		Last 2 Sales	
Class Code	LL0845	Owner	BMS LAND HOLDINGS LLC		Date	Price
Taxing District	05		2170 DEFOORS HILLS RD NW STE 200		2/9/2005	0
Acres	0.535	Assessed Value	ATLANTA, GA 30318		12/31/2004	\$1175000
						Reason
						Sale < = 10
						Unva
						Stam





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LIGHTING GROUP

**P&H** ATLANTA

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*Trinity Church*

**MWS**  
MURRAY  
WEYAND  
S.A.L.E.S

**MEWS**  
DEVELOPMENT







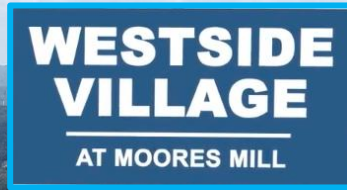
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**Subject Property**





Subject Property

## Chapter 16. - I-1 Light Industrial District Regulations

**Sec. 16-16.001. - Scope of provisions.**  
The regulations set forth in this chapter or set forth elsewhere in this part when referred to in this chapter, are the regulations in the I-1 Light Industrial District. (Code 1977, § 16-16.001)

**Sec. 16-16.002. - Statement of intent.**  
The intent of this chapter in establishing the I-1 Industrial District is as follows:  
(1) To provide locations for wholesaling, warehousing, storage, light manufacturing, processing, repair services, and sales lots, in addition to other retail and service establishments.  
(2) To create, expand or extend such districts only where there is adequate and direct access to major transportation facilities and where there is minimal conflict with residential districts.  
(3) To permit dwellings or lodging units as accessory to permitted principal uses.  
(4) To permit the conversion of industrial buildings which are 50 years of age or older to multi-family dwellings so as to promote the city's policy of permitting combined living and workspace in suitable locations.

[Click here to view the full list of Permitted Uses](#)

# DEMOGRAPHIC SUMMARY

2170 Defoor Hills Rd NW, Atlanta, Georgia, 30318

Ring of 3 miles

### KEY FACTS

91,021

Population

34.1

Median Age



43,433

Households

\$77,808

Median Disposable Income

### EDUCATION

4%

No High School Diploma



10%

High School Graduate



15%

Some College



71%

Bachelor's/Grad/Prof Degree

### INCOME



\$101,126

Median Household Income



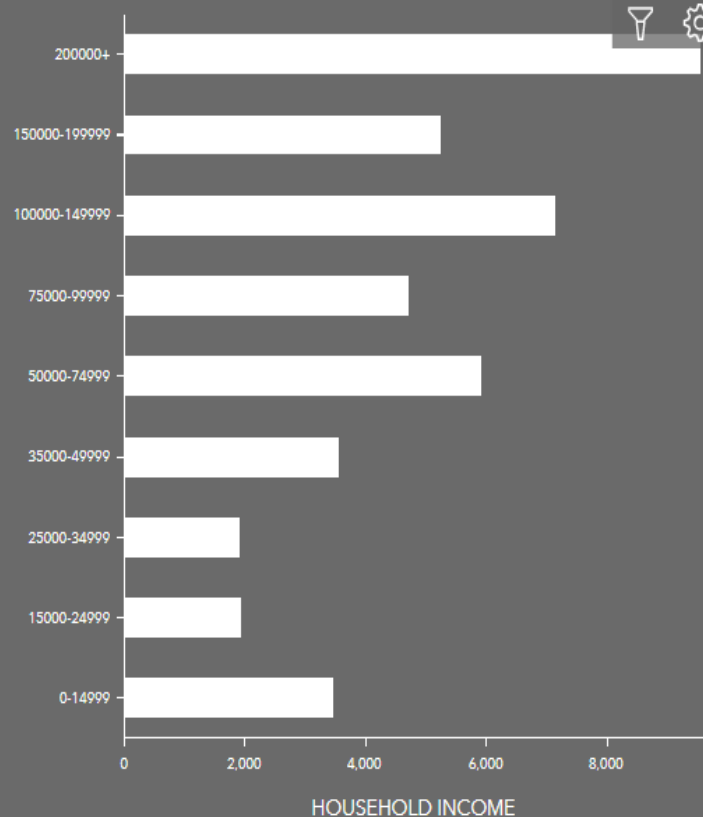
\$74,390

Per Capita Income



\$109,901

Median Net Worth



Source: Esri. The vintage of the data is 2022, 2027.



**Dave Smith**

Partner

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