

INDUSTRIAL WAREHOUSE

4470 COMMERCE DR SW | ATLANTA, GA 30336

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:



BILL PEDERSEN
BROKER OF RECORD
License No. 80041 (GA)



INVESTMENT OVERVIEW

- **PRIME INDUSTRIAL LOCATION** – Strategically positioned with immediate access to I-20, I-285, and SR-70 (Fulton Industrial Blvd), providing seamless connectivity to major transportation routes and key distribution hubs in the Atlanta MSA.
- **STABLE INCOME WITH UPSIDE POTENTIAL** – Trapeze is currently occupying $\pm 17,500$ SF of the property, generating immediate rental income while offering strong value-add potential through lease restructuring or market rent adjustments.
- **FLEXIBLE INVESTMENT OR OWNER-USER OPPORTUNITY** – The property includes $\pm 7,316$ SF of vacant space, allowing an investor to either occupy the space while benefiting from rental income or lease it out for additional revenue.
- **STRONG LOCAL WORKFORCE & ECONOMIC GROWTH** – Located in the Fulton Industrial submarket, one of Atlanta's top industrial hubs, the property benefits from a large skilled labor pool and over 500,000 residents within a 10-mile radius. With steady job growth, major employers nearby, and proximity to Hartsfield-Jackson International Airport, the area continues to be a prime location for industrial and logistics operations.



PROPERTY SUMMARY



\$1,700,000
LIST PRICE



\$68.50
PRICE/SF



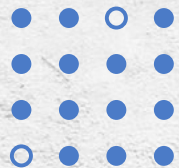
9.53%
CURRENT CAP RATE



12.98%
PROFORMA CAP RATE

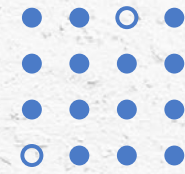
Tenant	Trapeze
Website	https://trapezeclubs.com/
Parcel	14F0051 LL0343
MSA	Atlanta
Total Building Square Feet	±24,816 SF
Acres	±1.20 AC
Lot Square Feet	52,272 SF
Building/Lot Coverage	47.47%
Construction	Masonry
Zoning	M1 (Light Industrial)
County	Fulton
Dock Doors	2
Clear Height	18'-20'

Lease Term Remaining	±5 Years
Lease Commencement	COE
Lease Expiration	5 Years @ COE
Annual Increases	3% Annual
Options	One, 5-Year
Rent/SF	\$9.26
Monthly Rent	\$13,504.17
Annual Rent	\$162,050
Lease Type	Modified NNN

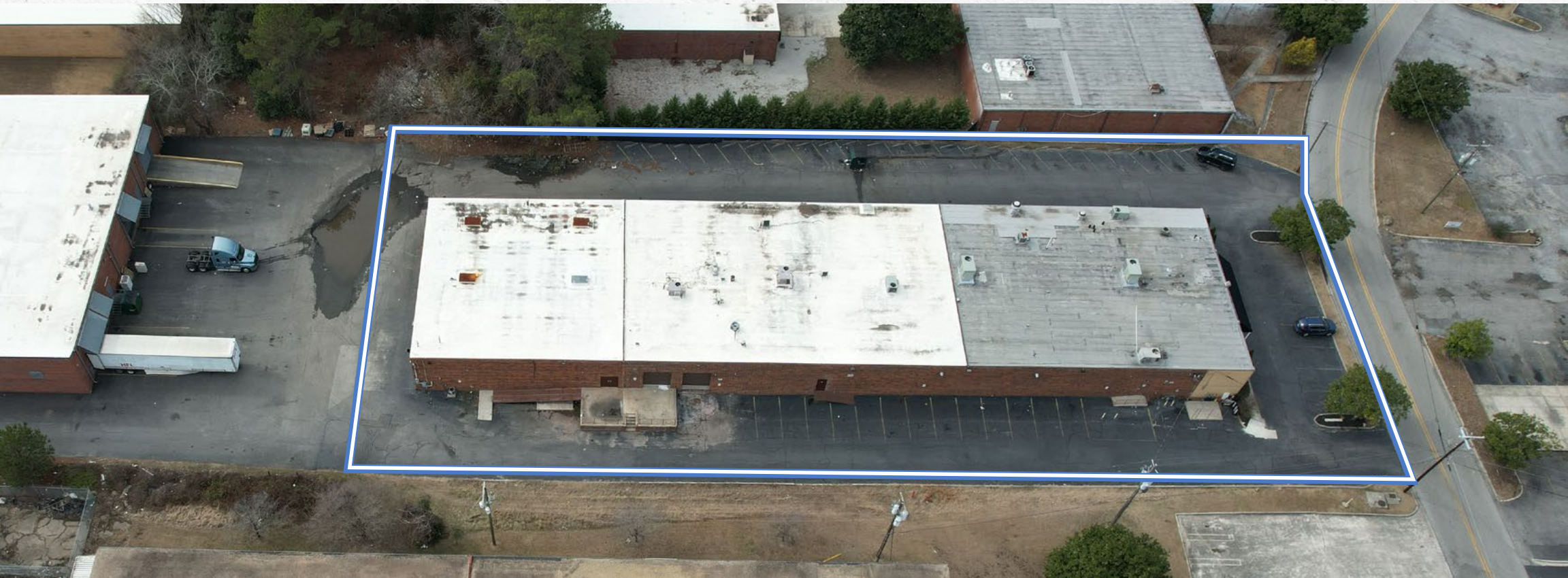


5 Year Leaseback on 70% of the GLA Upon Close

RENT ROLL



Tenant	SF	Rent/SF	Monthly Rent	Annual Rent	Rental Increases	Lease Type
Trapeze	17,500	\$9.26	\$13,504.17	\$162,050.00	3.5% Annually	NNN
Vacant	7,316	-	-	-	-	-





GIBSON
CONSTRUCTION COMPANY

IRON MOUNTAIN



**FULTON COUNTY AIRPORT -
BROWN FIELD (FTY)**

SUNBELT
MARKETING

YANCEY CAT

FLINT
AG & TURF DIVISION

U-HAUL

± 39,600 VPD

Six Flags
OVER GEORGIA

± 184,000 VPD

PELTON SHEPHERD
TRUSTED WHEN TEMPERATURE MATTERS

bp

nexus
CIRCULAR



Chevron

BRONNER BROS.
INTERNATIONAL BEAUTY SHOW



American Recycling
Holdings

SUBJECT PROPERTY



Atkore



KNIGHT
TRANSPORTATION

WF
Worldwide Foam
A Jacobs & Thompson Company

RS Research
Solutions

FULTON INDUSTRIAL BLVD SW

PENSKE
Truck Rental

BEVEL KING
DOORS

ATLANTA, GA

DEMOGRAPHIC HIGHLIGHTS WITHIN 3 MILES OF THE PRIMARY TRADE AREA



47,526

TOTAL POPULATION



\$76,300

AVG HH INCOME



\$56,900

MED HH INCOME



18,644

HOUSEHOLDS



5,765

BACHELOR'S DEGREES



37.0

MEDIAN AGE

Atlanta is the most-visited destination in the state of Georgia. Atlanta offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Atlanta is also home to five professional sports teams: Atlanta Hawks, Atlanta Falcons, Atlanta United FC, Atlanta Braves, and Atlanta Thrashers. Over 50 million people visit Atlanta annually.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2030 Population Projection	49,023	135,000	760,581
2025 Population	47,526	131,540	733,918
HOUSEHOLD	3-MILE	5-MILE	10-MILE
2030 Household Projection	19,400	53,433	322,484
2025 Households	18,644	51,790	309,063
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$76,300	\$88,800	\$109,000

GLOBAL HEADQUARTERS



AT&T



ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. **The metro area has the ninth largest population in the country with over 6.14 million residents.** As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. Being a trade and transportation hub of the southeast, the city's economy is driven by the service, communications, retail trade, manufacturing, finance, and insurance industries.

The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$399.13 billion. The area is home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS. Atlanta has a total of **16 Fortune 500 companies.** Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

The economy of Atlanta employs about 257,000 people. The largest industries include Professional, Scientific, & Technical Services, Educational Services, and Health Care & Social Assistance. The highest paying industries are Information (\$88,911), Finance & Insurance (\$81,761), and Professional, Scientific, & Technical Services (\$80,082). The state's top domestic production includes Motorized vehicles (\$68.9B), Mixed Freight (\$63.5B), and Electronics (\$51.2B). Georgia's most common trade partners are Florida, Tennessee, and North Carolina.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4470 Commerce Dr SW, Atlanta, GA 30336** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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