



Offering Memorandum

TWO-TENANT FLEX / INDUSTRIAL OPPORTUNITY | 12,500 SF



TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	3
----------------------------------	---

THE OFFERING	4
HIGHLIGHTS	5
PROPERTY INFORMATION	6
PHOTOS	7
SURVEY	10

AREA OVERVIEW	11
IN THE AREA	12
DEMOGRAPHICS & TRAFFIC COUNTS	13
ABOUT THE AREA	14

BROKER PROFILE	17
TEAM PROFILE	18

Andy Lundsberg
Partner
ALundsberg@BullRealty.com
404-876-1640 x107

Michael Wess
Commercial Real Estate Advisor
MWess@BullRealty.com
404-876-1640 x150

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



Exclusively listed by Bull Realty, Inc.

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

THE OFFERING



HIGHLIGHTS



- 12,500 SF, two-tenant flex building in Alpharetta available for sale
- Successful natural stone business occupies larger space through July 2022
- 5,000 SF available for occupancy November 1st, 2019
- 5,000 SF floorplan includes large open work/storage space & offices
- Ideal owner-user or investment opportunity
- 1-acre parcel with 20 parking spaces
- 18' clear ceiling height
- Current gross rents \$78,225 (\$6.26/SF)
- 800 Amps @ 480/277 volts
- Flexible M-1 zoning allows for many uses (info here: <http://ow.ly/AkJN30o2bVvk>)



PROPERTY INFORMATION

ADDRESS	9360 Industrial Trace Alpharetta, GA 30004
COUNTY	Forsyth
BUILDING SIZE	±12,500
SITE SIZE	±1 Acres
YEAR BUILT	1991
ZONING	M-1
CONSTRUCTION	Steel & metal
# UNITS	2
# DOCK HIGH DOORS	2
# DRIVE-IN BAYS	2
CEILING HEIGHT	18'
SEWER/ SEPTIC	Septic Tank
POWER	800 amps @ 480/277 Volts
SALES PRICE	\$929,900







7,500 SF suite



7,500 SF suite



7,500 SF suite



7,500 SF suite



5,000 SF suite



5,000 SF suite

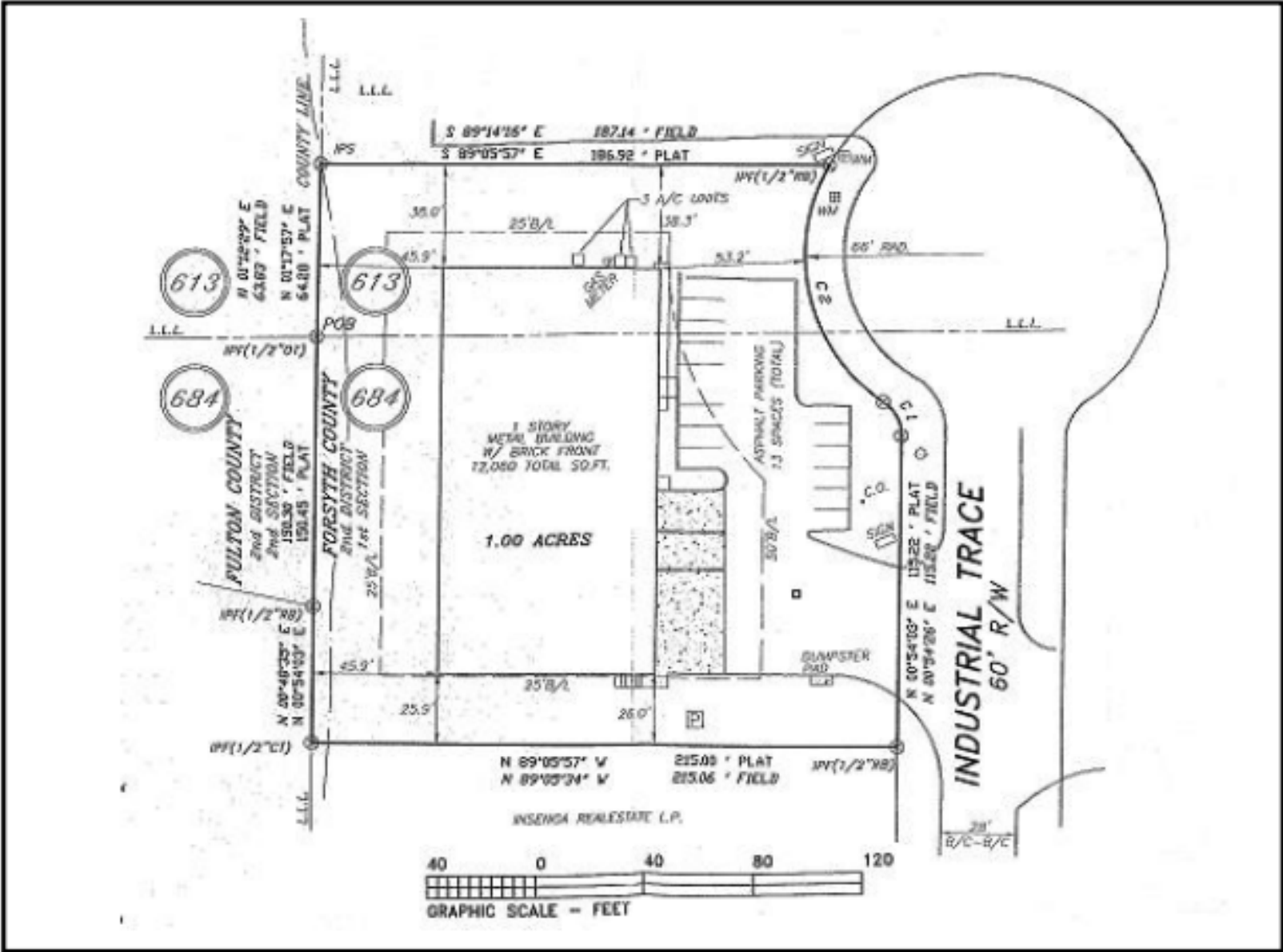


5,000 SF suite



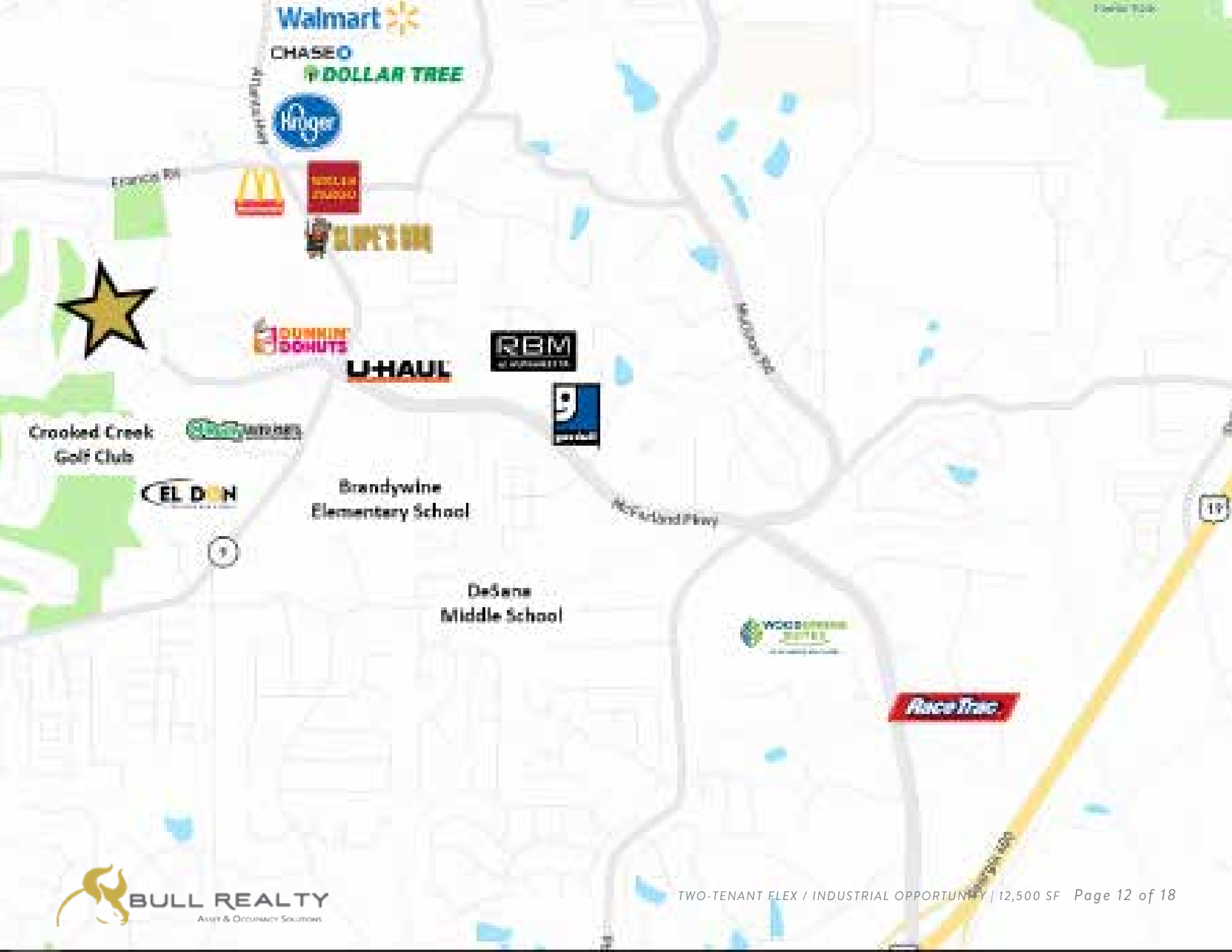
5,000 SF suite

SURVEY



ABOUT THE AREA





DEMOGRAPHICS & TRAFFIC COUNTS (2018 ESRI)

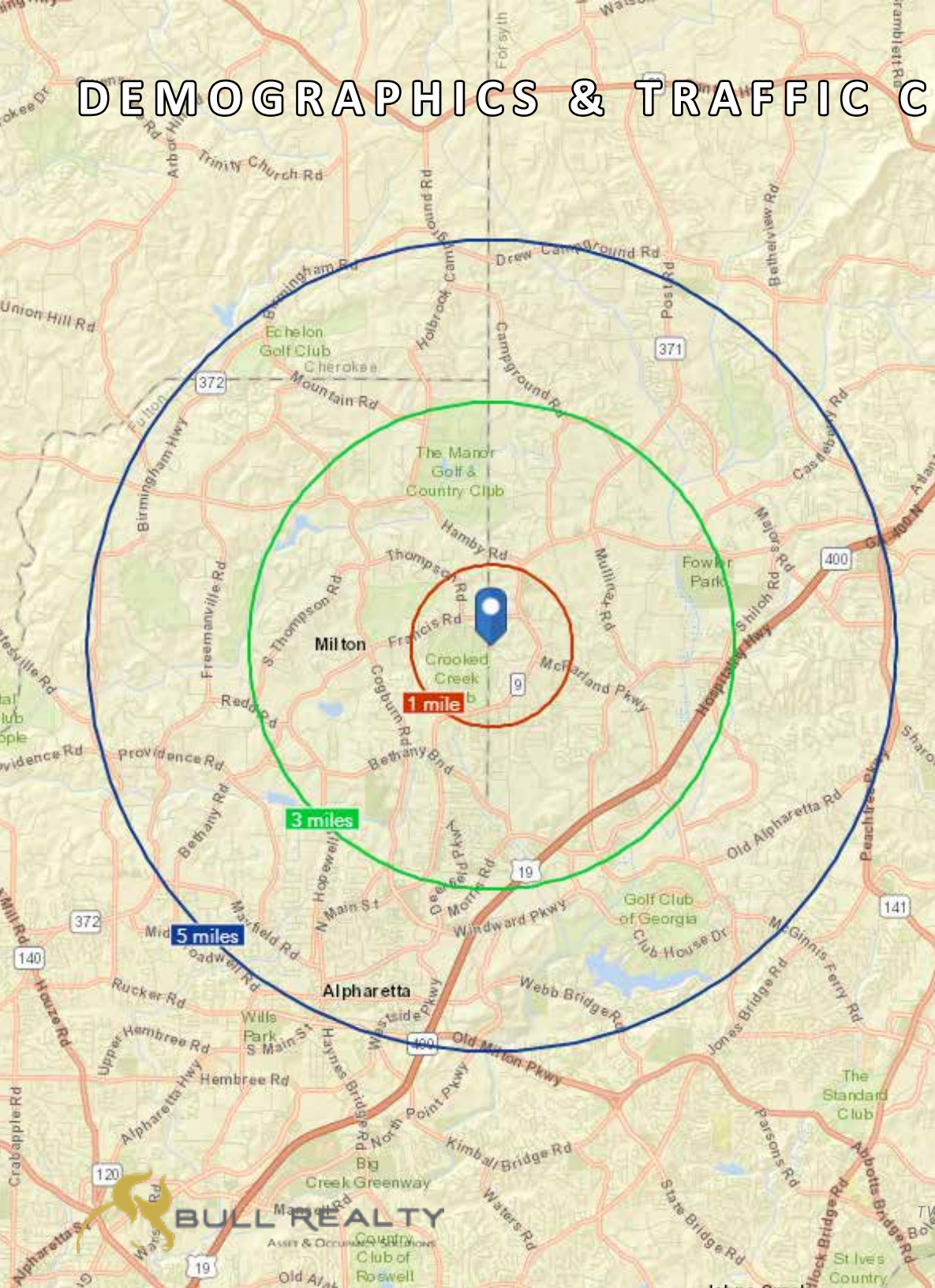
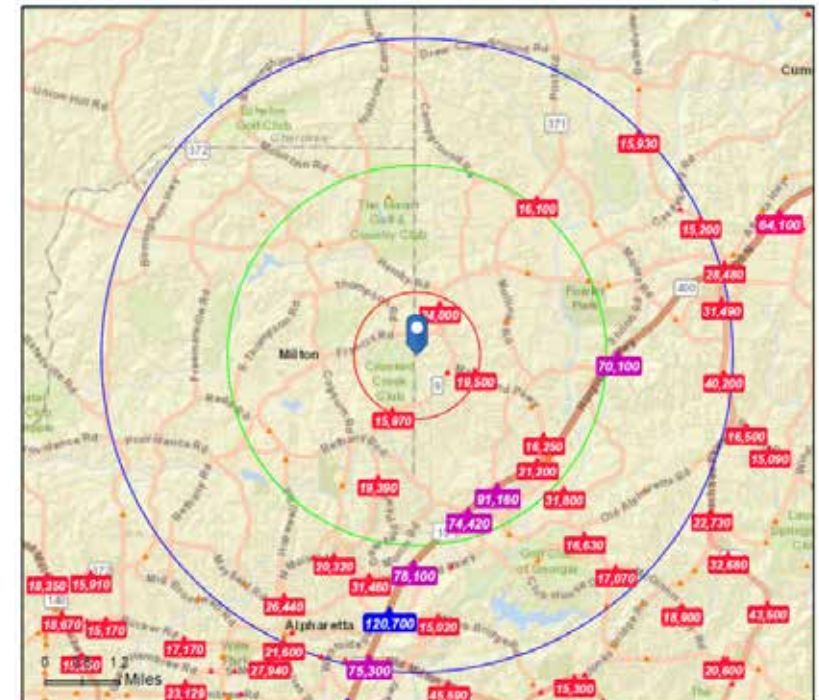
	1 MILE	3 MILES	5 MILES
POPULATION	5,210	43,149	112,476
HOUSEHOLDS	1,468	15,616	39,606
AVG. HH INCOME	\$159,995	\$129,481	\$140,235
ANNUAL POP. GROWTH (2018-2023)	3.19%	3.01%	2.9%



Traffic Count Map

9340 Industrial Tree, Alpharetta, Georgia, 30004
Rings: 1, 3, 5 mile radii

Prepared by Esri
License: 18-11042
Copyright: © 2009





ALPHARETTA

Whether you're new to Alpharetta or a lifelong resident, there's just so much to discover in this beautiful and vibrant Southern city. Alpharetta truly has it all. A unique blend of excellent schools, incredible job opportunities, great shopping and cultural events and abundant green space. It's no wonder Alpharetta is one of the hottest markets in both commercial and residential real estate. Through all of its progress, the city has kept its down-to-earth character, which may be why people who live here usually stay here and why there's always something new and exciting happening.

In the heart of Alpharetta, Avalon is more than just a place to shop, see a movie and eat. It's the place to be. This upscale destination feels more like a town hang-out, with streetlights, sidewalks, fountains and a central park space that can house musicians or convert to a picturesque skating

rink during the holiday season. It's home to residents, rental houses and a full-service hotel (coming in Phase II). Avalon is a hub of local culture and activity that delivers the luxury of the modern South.

North Point Mall is the area's premier shopping center with over 1.3 million square feet of retail space. Inside you'll find all the most popular retail and dining options. Just outside the mall, you'll also find two movie theater complexes, an ice and roller skating facility and a wide range of restaurants.

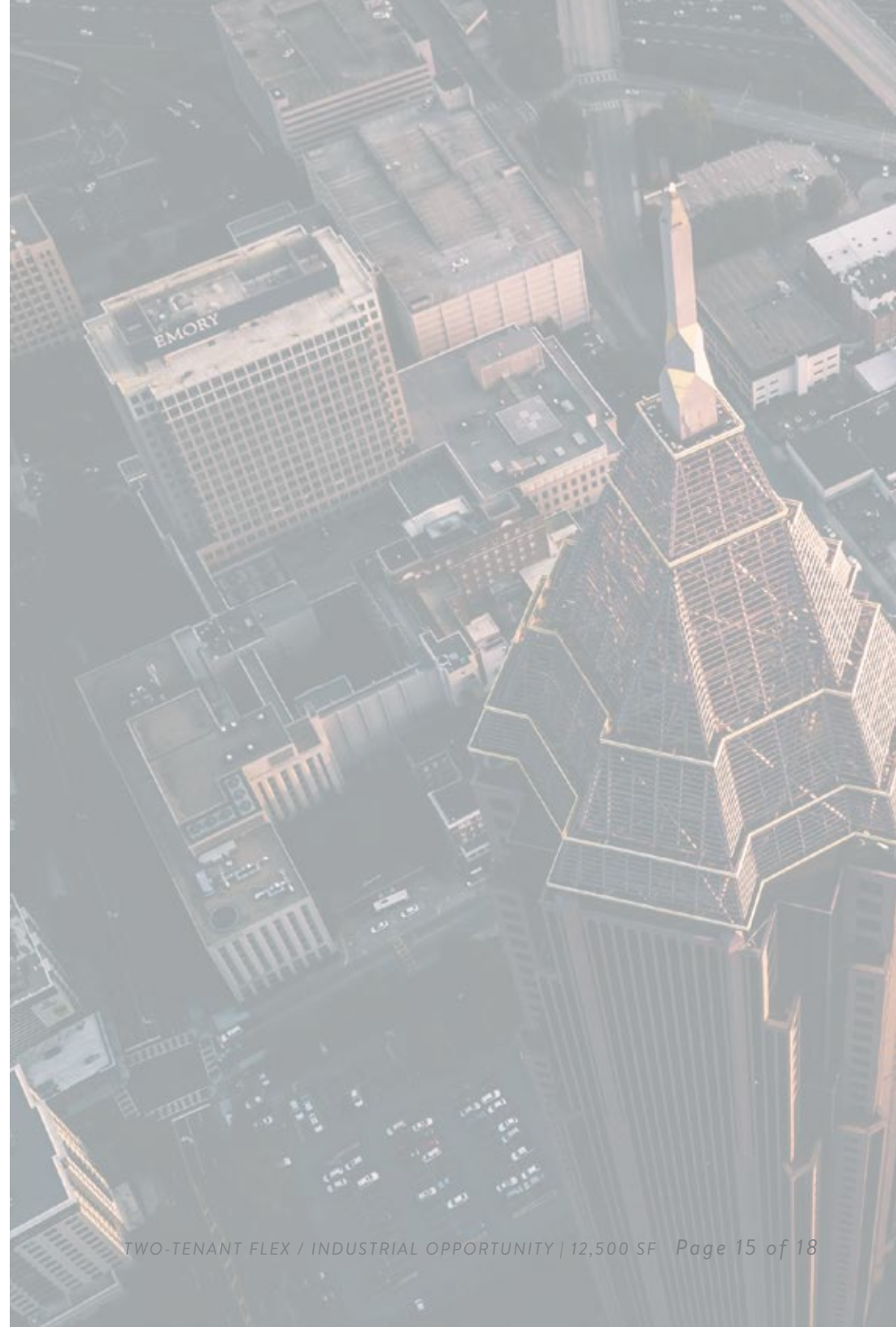
Set on 45 acres of wooded land in Alpharetta, Ameris Bank Amphitheatre provides a unique setting for music lovers. It's a beautiful, park-like atmosphere for concertgoers to enjoy music surrounded by large heritage trees, plants and flowers. It seats 7,000 under a distinctive fan-shaped roof and another 5,000 on the lawn, under the stars.

ATLANTA

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy too.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.



ATLANTA

TOP EMPLOYERS



EDUCATION



DEMOGRAPHICS (2018 ESRI)

	1 MILE	3 MILES	5 MILES
POPULATION	18,756	177,875	336,344
HOUSEHOLDS	8,005	79,805	150,152
AVG. HH INCOME	\$63,090	\$79,628	\$85,965
ANNUAL POP. GROWTH (2018-2023)	1.99%	1.81%	1.56%

MAJOR ATTRACTIONS



BROKER PROFILE



ANDY LUNDSBERG

Partner
ALundsberg@BullRealty.com
404-876-1640 x 107

Andy Lundsberg joined Bull Realty with over 10 years of sales, marketing and real estate experience. Within Bull Realty, he specializes in the acquisition and disposition of multifamily and boutique retail/office type properties in-town Atlanta. Andy is recognized as the top producer at Bull Realty with over \$50 million in sales in 2017, and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:

National Association of Realtors-Georgia
Atlanta Commercial Board of Realtors
Young Council of Realtors (YCR)
Million Dollar Club



MICHAEL WESS

Commercial Real Estate Advisor
MWess@BullRealty.com
404-876-1640 x 150

Michael Wess joined Bull Realty having experience with the consulting and sales of various types of commercial real estate, specializing in the acquisition and disposition of retail properties. Michael understands the necessity of producing individualized plans of action for his clients, and he consistently works in collaboration with them in order to execute these plans and achieve their financial objectives.

Michael's expertise in the real estate industry includes experience as a property manager, property tax consultant and financial analyst for a multifamily developer. He earned his Georgia Real Estate License and the Certified Commercial Broker (CCB) certification. He is also an active member of the Atlanta Commercial Board of Realtors.

Michael graduated from the Terry College of Business at the University of Georgia earning three degrees in Finance, Real Estate and International Business. Michael also earned a minor in Spanish while participating on the rugby team and various philanthropic organizations. In his free time Michael enjoys traveling, hiking and camping.

TEAM PROFILE



ANDY LUNDSBERG
Partner
ALundsberg@BullRealty.com
404-876-1640 x 107



MICHAEL WESS
Commercial Real Estate Advisor
MWess@BullRealty.com
404-876-1640 x 150



Aubri Lienemann
Marketing



Randee Comstock
Marketing



Scott Jackson
Analyst