



OFFERING MEMORANDUM

FREESTANDING WAREHOUSE/FLEX BUILDING NEAR I-985 | \pm 10,000 SF

Darrell Chapman
Partner, Bull Realty
DChapman@BullRealty.com
404-876-1640 x114

Bob Tankesley, MBA, CPA
V.P. The Industrial Group
Bob@BullRealty.com
404-876-1640 x148

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



Exclusively listed by Bull Realty, Inc.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY INFORMATION	4
FLOOR PLANS	5
AERIAL MAP	6
IN THE AREA	7
ABOUT THE AREA	8
BROKER PROFILE	9
CONFIDENTIALITY AGREEMENT	10
DISCLAIMER	11

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Bull Realty is pleased to present this highly-desirable, $\pm 10,000$ SF warehouse/office/flex building located in an established industrial park in Gainesville, GA. The property includes $\pm 2,000$ SF of office space, four 10' x 10' drive-in doors, two drive-in bays and ceiling heights of 16'-19'. The property is situated on ± 1.29 acres and features 50+ surface parking spaces.

Recently renovated, the property is currently operating as an auto restoration/performance/customs shop. The property is also conveniently located approximately 1 mile from I-985. Nearby industrial/distribution centers include Ace Hardware Distribution Center, Moon Sheet Metal Fabrication, The Rock Yard and many more.

PROPERTY HIGHLIGHTS

- Warehouse/flex building with office space located in a highly-desirable, established industrial park
- 10,000 SF industrial building includes: 2,000 SF of office space, four 10' x 10' drive-in doors, two 12' x 14' drive-in bays
- Situated on a ± 1.29 -acre site that includes a large parking lot with 50+ surface spaces
- Business for sale (priced separately)
- HI zoning- Heavy Industrial
- 80% warehouse space and 20% office space
- 16' - 18' clears
- Three-phase power, 600amps worth with two 200amp boxes and one 150 amp box
- Includes a loading dock area
- Metal construction with brick facade
- Easy access to I-985 and Candler Road/Highway 60

 **Price | \$1,200,000**  **$\pm 10,000$ SF**

PROPERTY INFORMATION

BUILDING

Property Address:	2317 Danbury Lane, Gainesville, GA 30507
County:	Hall
Year Built:	2005
Number of Buildings:	1
Total Building Size:	± 10,000 SF
Office Space:	± 2,000 SF

SITE

Site Size:	± 1.29 Acres
Parcel ID:	15-00032-00-096
Zoning:	HI (Heavy Industrial)
Parking Spaces:	50

TRANSPORTATION

Highways:	I-985
Airport:	Lee Gilmer Memorial Airport

FINANCIAL

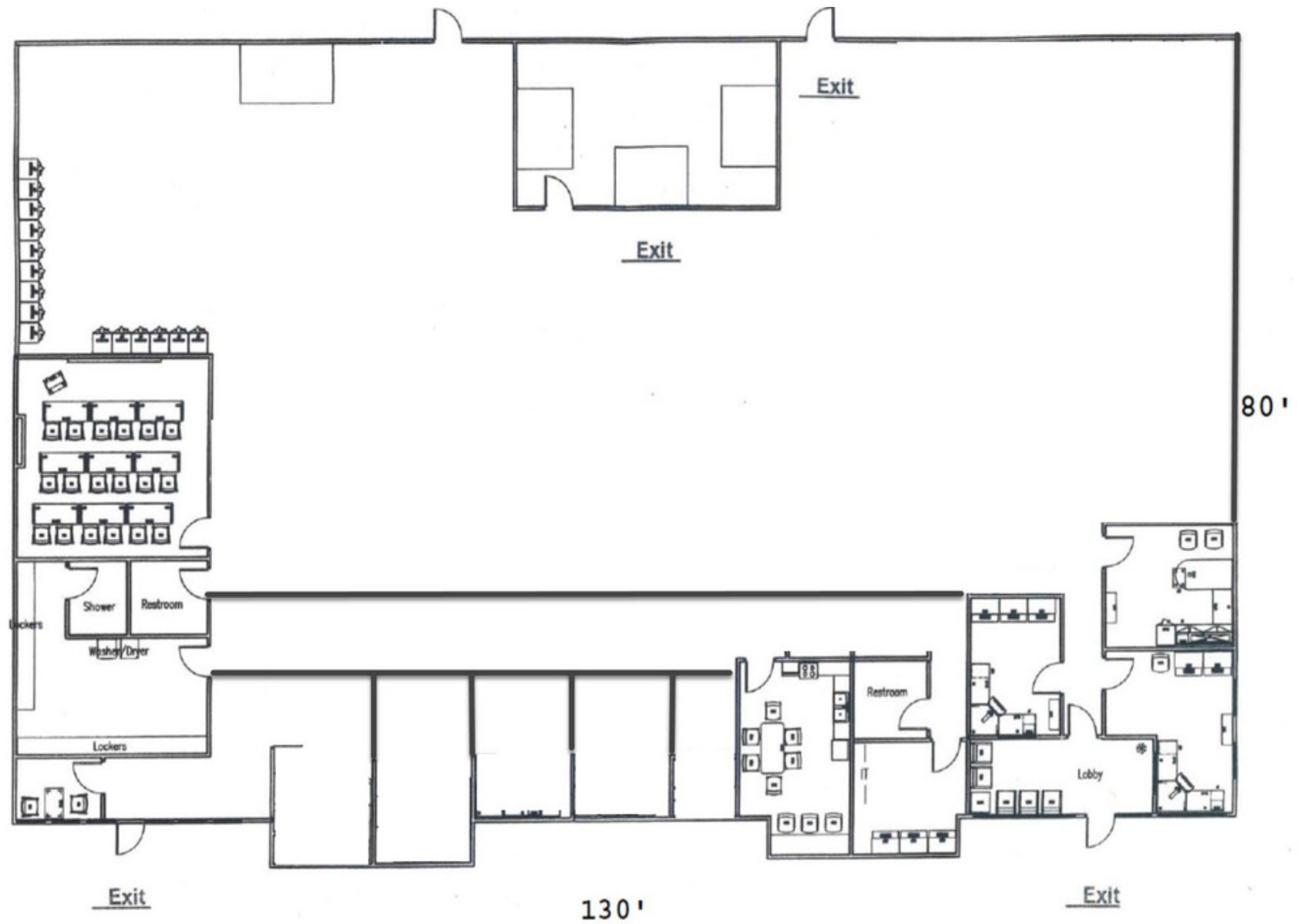
Price/SF:	\$120.00
Sale Price:	\$1,200,000

CONSTRUCTION

Roof:	Metal
Exterior:	Metal/Masonry
Ceiling Height:	16'-19'
Drive-in Doors:	4
Drive-in Bays:	2
Utilities Available:	All



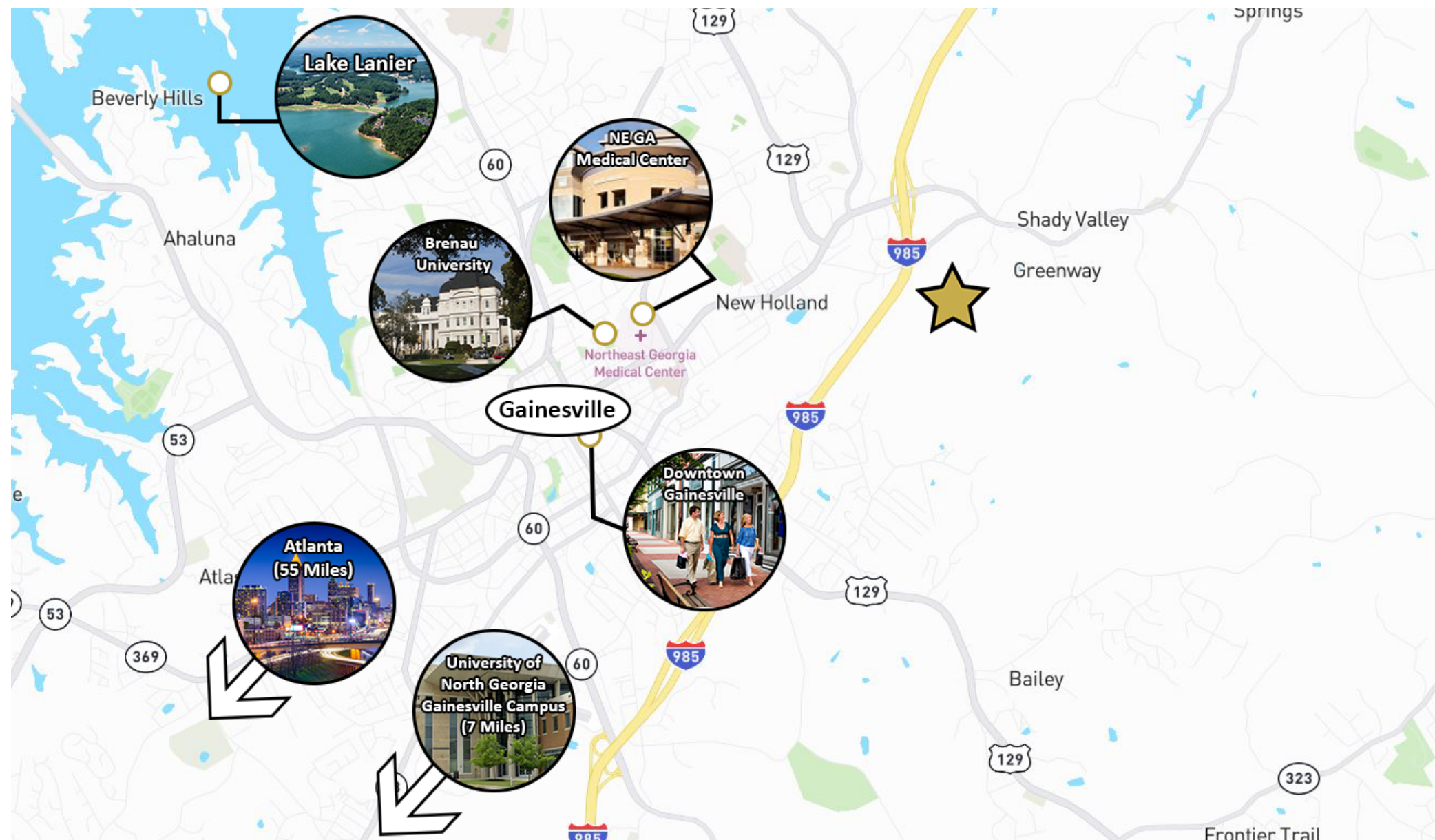
FLOOR PLAN



AERIAL MAP



IN THE AREA



ABOUT THE AREA

GAINESVILLE, GA

Known as the Queen City of the Mountains and the Poultry Capital, Gainesville's most recent designation as "Hospitality Capital of the World" came when Gainesville hosted the 1996 Olympic rowing/kayaking events. 38,000-acre Lake Sidney Lanier offers many recreational opportunities, including canoe and kayak rentals at the Olympic Venue. Road Atlanta, a world-renowned road racing course is recognized for hosting the Petit LeMans each year.

Downtown Gainesville is filled with a myriad of shops and restaurants, and marks the beginning of a to-scale model of the solar system. The woodland refuge and museum at Elachee Nature Science Center are located adjacent to the Chicopee Woods Nature Preserve and Chicopee Woods Agricultural Center. The arts abound at The Arts Council, located in the transformed CSX railroad depot and at the Quinlan Visual Arts Center, located on Historic Green Street. Other must-sees are Interactive Neighborhood for Kids and the Northeast Georgia History Center.

* Source: <https://www.exploregeorgia.org/city/gainesville>



DEMOGRAPHICS (5-MILE)

POPULATION



158,986

MEDIAN INCOME



\$64,081

MEDIAN AGE



33.5

EMPLOYMENT RATE



96.8%

MED. HOME PRICE



\$232,262

BROKER PROFILE



DARRELL CHAPMAN

Partner, Bull Realty
404-876-1640 x114
DChapman@BullRealty.com

PROFESSIONAL BACKGROUND

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful marine dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.



BOB TANKESLEY, MBA, CPA

V.P. The Industrial Group
404-876-1640 x148
Bob@BullRealty.com
GA License #299800

PROFESSIONAL BACKGROUND

Bob has been involved in real estate since 2005. He is a Certified Public Accountant (nonpracticing) and is pursuing the CCIM designation.

After graduating from UNC Asheville, Bob earned an MBA in Finance from Appalachian State University. He worked in finance for a division of a Fortune 500 company, then as an auditor for a Big Four accounting firm, and then as a tax specialist for a regional accounting firm. Bob started his own CPA firm in 2001 and practiced as a CPA/advisor for 13 years focused on the needs of entrepreneurs and business owners. He has been working as a Mergers & Acquisitions specialist since 2013, serving lower middle market companies with revenues up to \$35M annually.

Bob is a co-founder and board member of the Atlanta Chapter of Exit Planning Exchange and a member of Woodmont Golf & Country Club in Canton. Bob and his wife and 5 children live in Cherokee County and are members of First Baptist Church Woodstock. Bob enjoys playing golf, hiking and spending time with his family.

We asked Bob why he moved his practice to Bull Realty and this was his response:

"I moved to Bull Realty to benefit my clients with the firm's expertise in every form and phase of commercial real estate. From 'best in the business' property marketing to the 'best in class' databases of properties and prospective purchasers and tenants, their proven regional and national reach and connections, plus, the camaraderie and cooperation of the firm's brokers and staff is a win-win for both business and clients."

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker"). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as **2317 Danbury Lane Gainesville, GA 30507**. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

Darrell Chapman
404-876-1640 x114
DChapman@BullRealty.com

Bob Tankesley, MBA, CPA
404-876-1640 x148
GA License #299800
Bob@BullRealty.com
Fax:

**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**



DISCLAIMER

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, suitability 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 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 on 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 Owner/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 Broker. 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. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.



Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

DARRELL CHAPMAN

Partner, Bull Realty
DChapman@BullRealty.com
404-876-1640 x114

BOB TANQUESLEY, MBA, CPA

V.P. The Industrial Group
Bob@BullRealty.com
404-876-1640 x148

**Please do not visit site without an appointment.
Please do not disturb management or tenants.**