



OFFERING MEMORANDUM

PRIME I-75 FREESTANDING INDUSTRIAL FLEX BUILDING | $\pm 13,130$ SF

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Exclusively listed by Bull Realty, Inc.

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PROPERTY INFORMATION



EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

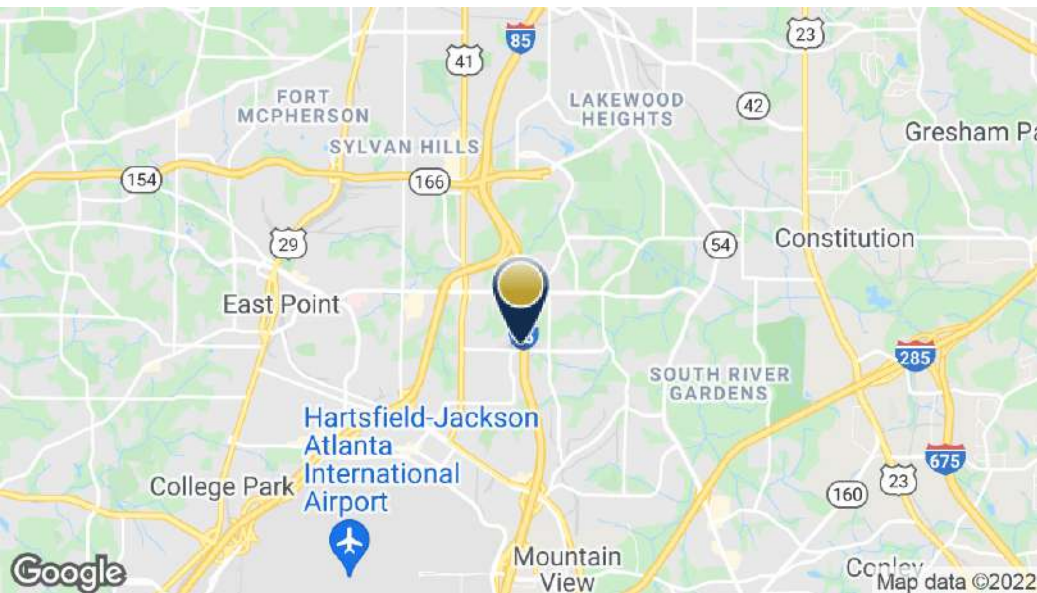
This ±13,130 SF industrial, warehouse/flex building is located in the city of Hapeville which is located less than 4 miles north of Hartsfield-Jackson Atlanta International Airport. It is visible from Interstate-75, which has high traffic counts of 159,000 vehicles per day. The property is also known as 3000 Commerce Way.

The property has three-phase power, one roll-up door with a drive-in garage, a dock inside the garage and several of ramp accessible walk-up doors. It sits on a ±1.03 acre parcel that is accessible off Commerce Way at Mount Zion Road.

With access to I-75 half a mile from the property, downtown Atlanta is within seven miles north giving access to the Mercedes-Benz Stadium, Georgia Aquarium, CNN Center, Georgia World Congress Center, State Farm Arena and more.

PROPERTY HIGHLIGHTS

- ±13,130 SF industrial, warehouse/flex building
- Visible from I-75 with a high traffic count of 159,000 vehicles per day
- Situated on ±1.03 acres
- Includes three-phase power, one roll-up door with drive-in garage, a dock inside the garage and several of ramp accessible walk-up doors
- Equipment and furniture are not included



Price | \$1,969,500



±13,130 SF

PROPERTY INFORMATION

BUILDING

Property Address:	280 Mount Zion Road Hapeville, GA 30354
County:	Fulton
Year Built:	1964
Number of Buildings:	1
Total Building Size:	±13,130 SF
Office Space:	±1,100 SF

SITE

Site Size:	±1.03 Acres
Parcel ID:	14 0067 LL1133
Zoning:	I-1 (Light Industrial - City of Hapeville)
Parking Spaces:	69

TRANSPORTATION

Highways:	Less than 1 mile from I-75
Airport:	4 Miles from Hartsfield-Jackson Atlanta International Airport

FINANCIAL

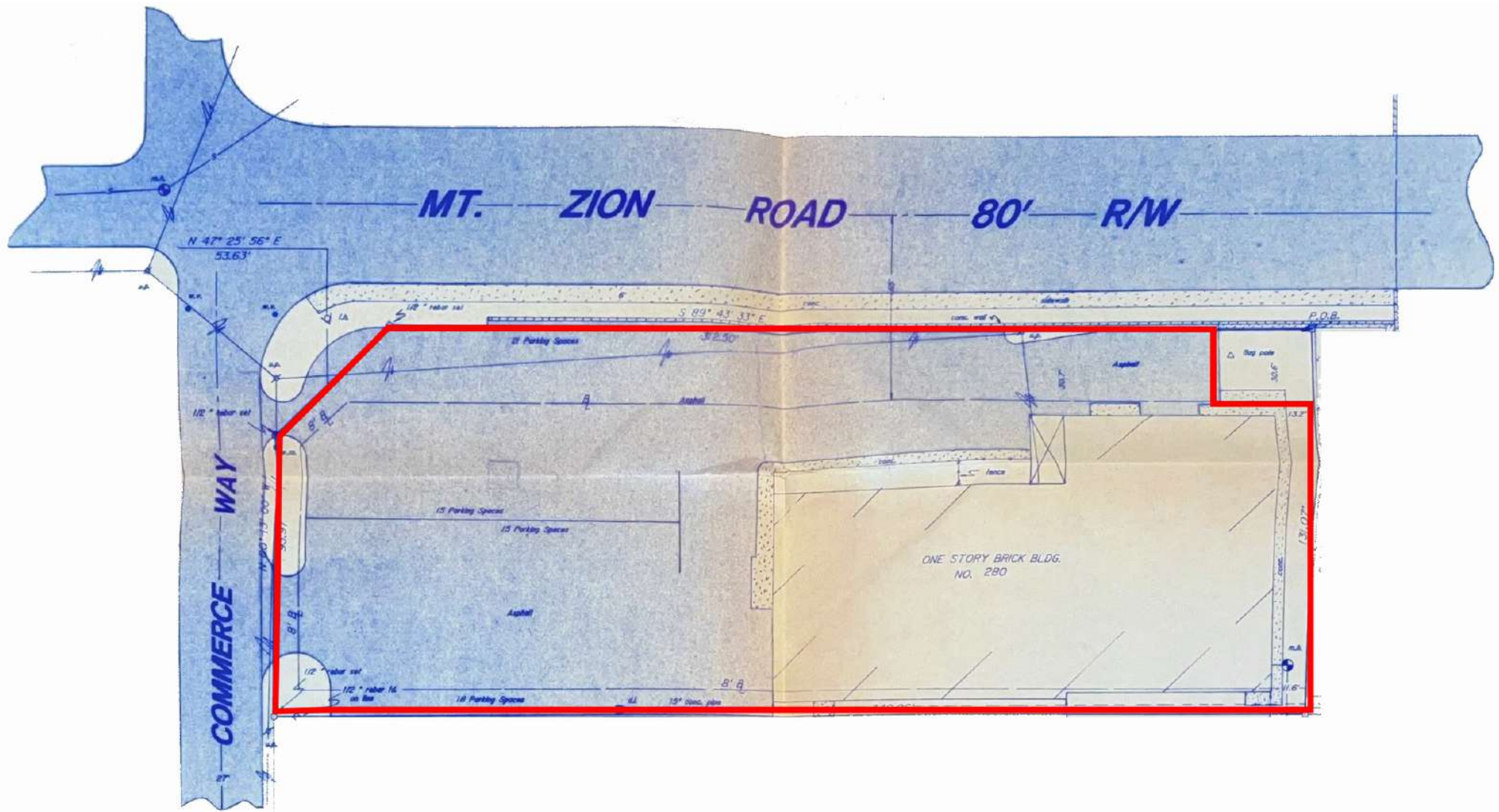
Price/SF:	\$150.00
Sale Price:	\$1,969,500

CONSTRUCTION

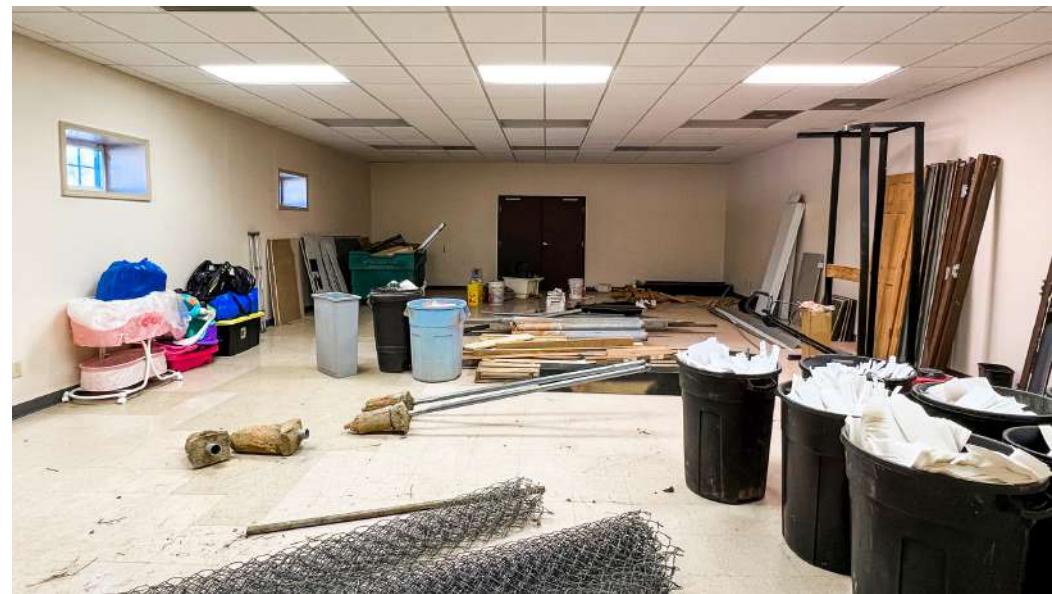
Foundation:	Concrete
Roof:	Metal
Exterior:	Brick over cinder block
Ceiling Height:	10'
Dock-High Doors:	1
Grade-Level Doors:	1
Drive in Bays:	1
Utilities Available:	All available



SURVEY



PHOTOS



PHOTOS



AREA OVERVIEW



ABOUT THE AREA

HAPEVILLE, GEORGIA

Hapeville is centrally located south of Downtown Atlanta between I-75 and I-85 immediately adjacent to Hartsfield-Jackson Atlanta International Airport. It is home to the original Dwarf House Chick-fil-A, Wells Fargo Processing Center, and numerous hotels that service the travelers through the Airport. Hapeville is also a designated Main Street City with a historic downtown featuring a Historic Depot Museum, the Historic Christ Church & Carriage House, the Hoyt Smith Conference Center and numerous downtown storefront facades. At Hapeville's center is a lively downtown park, and a unique public art program, including recently commissioned murals and a flurry of butterflies.

Notably, the former Ford Motor Company site was recently redeveloped by Jacoby Development, and Porsche Cars established its North American headquarters at the "Aerotropolis-Atlanta" site.

* Source: <https://www.hapeville.org/>

THE MARKET

- Hapeville is home to the original Chick-fil-A Dwarf House
- Downtown Hapeville is a designated Main Street City
- The city is adjacent to Hartsfield-Jackson Atlanta International Airport
- The city is seeing major investment from Porsche, new hospitality construction and the Airport City development



IN THE AREA



HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

Hartsfield-Jackson has been one of the world's busiest airport since 1998, both in passengers and number of flights, by accommodating 95 million passengers and 950,119 flights. In addition to hosting Delta's corporate headquarters, Hartsfield-Jackson is also the home of Delta's Technical Operations Center. The airport has international service to every major continent.



PORSCHE EXPERIENCE CENTER

The Porsche Experience Center in Atlanta is a bold and dynamic experience that reflects the authenticity of Porsche products and services as well as the company's character. The 26.4-acre site includes Porsche heritage displays, a test track, historic vehicle restoration, conference and meeting space, a restaurant, café and Human Performance Center.



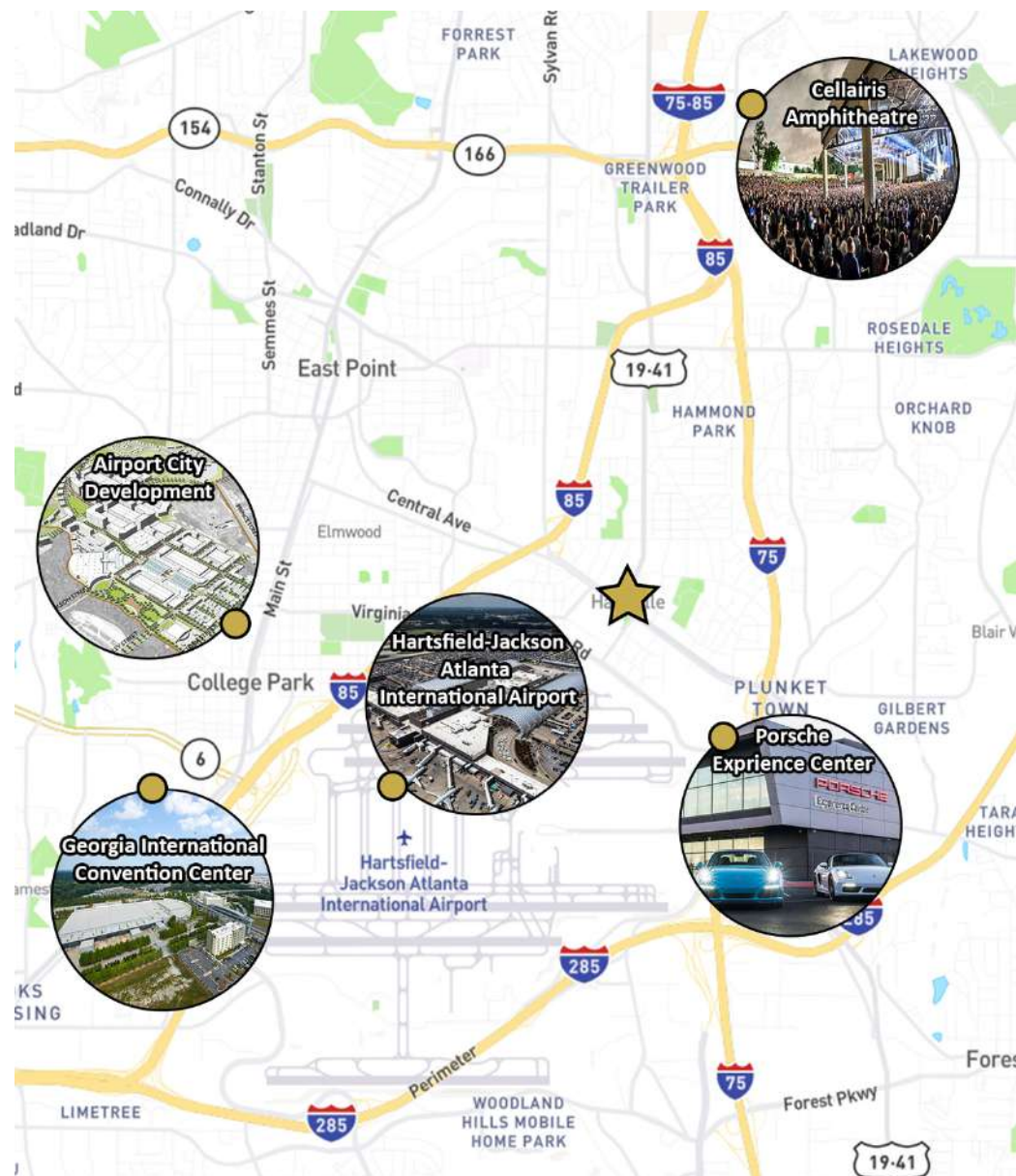
AIRPORT CITY DEVELOPMENT

The new plan by Sizemore Group of Atlanta calls for nearly 5 million SF of class-A office space, including corporate headquarters; as many as six hotels; and 758,000 SF of retail, including multiple restaurants and a premium outlet mall. The 420-acre site is just west of the airport.

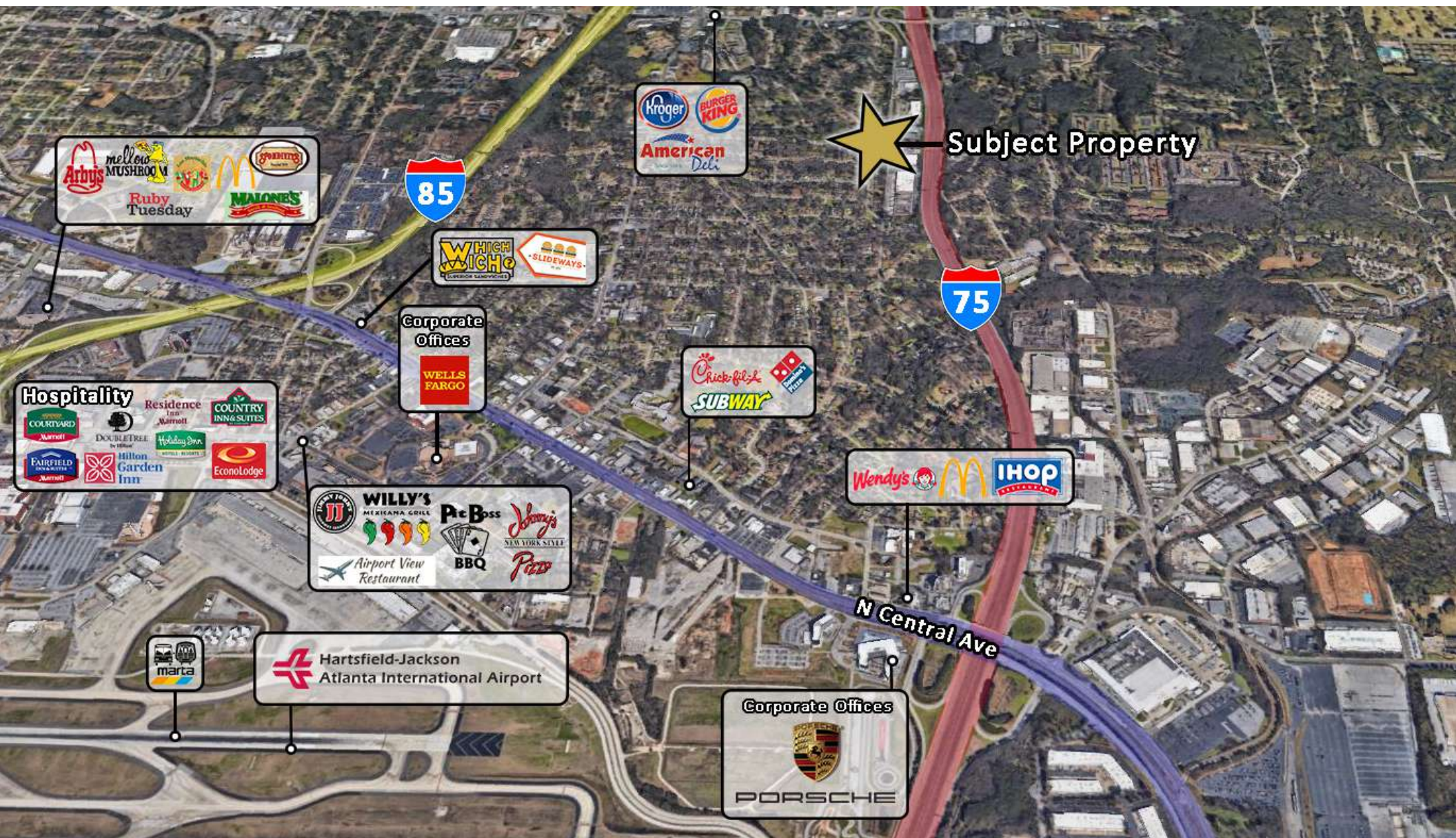


GEORGIA INTERNATIONAL CONVENTION CENTER

The Georgia International Convention Center, or GICC, opened in April 2009, is the second-largest convention center in Georgia, after the Georgia World Congress Center. It is the world's only convention center directly connected to a major airport.



IN THE AREA MAP



ATLANTA

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

HOME TO FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. 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.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

WORLD-CLASS EDUCATION

Atlanta houses several of the top higher education institutions in the United States including Georgia Institute of Technology, Emory University, Georgia State University and Kennesaw State University.

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world's busiest airport, making the city a hub for business and tourism travelers alike.



#1 Top Traveled Airport in the World



\$270 Billion GDP in Metro-Atlanta



17 Fortune 500 HQ in Atlanta



Top U.S. Metro with #1 Lowest Cost of Doing Business

Georgia Tech's Technology Square is a R&D incubator for over 100 companies and is “one of the incubators changing the world.” - Forbes 2010 & 2013



#4 Metro Area for Largest Increase in Population, 2015-2016 -U.S. Census Bureau Population Division

ATLANTA TOP EMPLOYERS

TOP EMPLOYERS



DELTA



mailchimp



EDUCATION



Georgia Institute
of Technology



SCAD



Spelman College



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

MAJOR ATTRACTIONS



Atlanta
BeltLine

TRUIST  PARK

CONTACT INFORMATION



BROKER PROFILE



JARED DALEY

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PROFESSIONAL BACKGROUND

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.



MEGAN DALEY

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PROFESSIONAL BACKGROUND

Megan Daley has joined a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan joins experienced agent Jared Daley to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team offer deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.

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.