

677

NORTH
PRICE
ROAD



Prime Infill Industrial Opportunity - For Sale or Lease - 23,901 SF

SUGAR HILL, GA



INDUSTRY
REAL ESTATE PARTNERS

IndustryRealEstatePartners.com

INVESTMENT ADVISORS

CHIP SIPPLE

Founding Principal
csipple@industry-rep.com
C: (912) 695-2233

STEPHEN POND

Founding Principal
spond@industry-rep.com
C: (678) 230-8389

DISCLAIMER

This Offering Memorandum was prepared by Industry Real Estate Partners (IREP), and has been reviewed by the Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors, which therefore are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review 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 IREP or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller and IREP expressly reserve the right, at their 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. 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 Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. IREP is not authorized to make any representations or agreements on behalf of the Seller.

This Offering Memorandum is the property of IREP, and may be used only by parties approved by IREP. The Property is privately offered, and by accepting

this Offering Memorandum, the party in possession hereof agrees (i) to return it to IREP, 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 prior written authorization of IREP and the Seller.

THE TERMS AND CONDITIONS SET FORTH ABOVE APPLY TO THIS OFFERING MEMORANDUM IN ITS ENTIRETY.



5901-B Peachtree Dunwoody Road NE
Suite 400
Atlanta, GA 30328
P: 770-458-2051





1

EXECUTIVE
SUMMARY

2

INVESTMENT
HIGHLIGHTS

3

LOCATION
OVERVIEW





mti°

4

575-200

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Industry Real Estate Partners, LLC ('Industry' or IREP) is pleased to offer the opportunity to acquire or lease 677 N Price Road (the 'Property') in Sugar Hill, GA - which consists of an existing 23,901 SF industrial building. The building sits on a 2.159-acre site that is fenced and secured. The Property was built in 2007 and has been well maintained since construction. The site also includes an existing graveled lay down yard with future expansion area as well.

The Property is currently 100% occupied through October 2024 to MTI Baths who will be vacating at the end of their lease term in October 2024. The Property has recently undergone some major capital improvements including new site improvements, complete building exterior painting, and improved landscaping. The Property provides an owner/user or investor future upside for an excellent standalone industrial building in a phenomenal location.





PROPERTY OVERVIEW

ADDRESS	677 N Price Road, Sugar Hill, GA 30518
SIZE	23,901 SF
PROPERTY TYPE	Industrial Warehouse / Outside Storage
OFFICE AREA	3,750 SF (15.7%)
WAREHOUSE AREA	20,151 SF (84.3%)
AVAILABLE FOR LEASE	23,901 SF (available November 2024)
YEAR BUILT	2007
YEAR RENOVATED	2024
PARKING SPACES:	32 spaces total
REGULAR SPACES	31 spaces
HANDICAP SPACES	1 space
PARKING RATIO PER 1,000 SF	1.34 per 1,000 SF
DOOR OVERVIEW	Two (2) 12 x 12 doors
DOCK POSITIONS	Two (2) dock positions
RAMP POSITIONS	One (1) ramp position
CLEAR HEIGHT	20' in warehouse
TOTAL SITE	2.159 Acres
GRAVELED LAY DOWN YARD / PARKING AREA	Approx. 0.35 acres existing (expandable to over 0.50 acres)
ZONING	LM- Light Manufacturing
POWER	800 amp service and distribute amongst two (2) 225-amp sub panels
TAX PARCEL ID	7-256-156
CITY	Sugar Hill
COUNTY	Gwinnett

2



mti°

4

675-200

OFFICE
EMPLOYEES
PARKING
AREA

OFFICE
EMPLOYEES
PARKING
AREA

OFFICE
EMPLOYEES
PARKING
AREA

OFFICE
EMPLOYEES
PARKING
AREA

INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

MAJOR RECENT CAPITAL IMPROVEMENTS COMPLETED – LIMITING FUTURE CAPITAL NEEDED

- Building built in 2007 and renovated in 2024 – been institutionally maintained and recently renovated
- Ownership has recently completed significant capital improvements to the Property which limit future capital items needed

Recent capital repairs include:



SITE ENHANCEMENTS
(May 2024)



FULL EXTERIOR
BUILDING PAINTING
(May 2024)



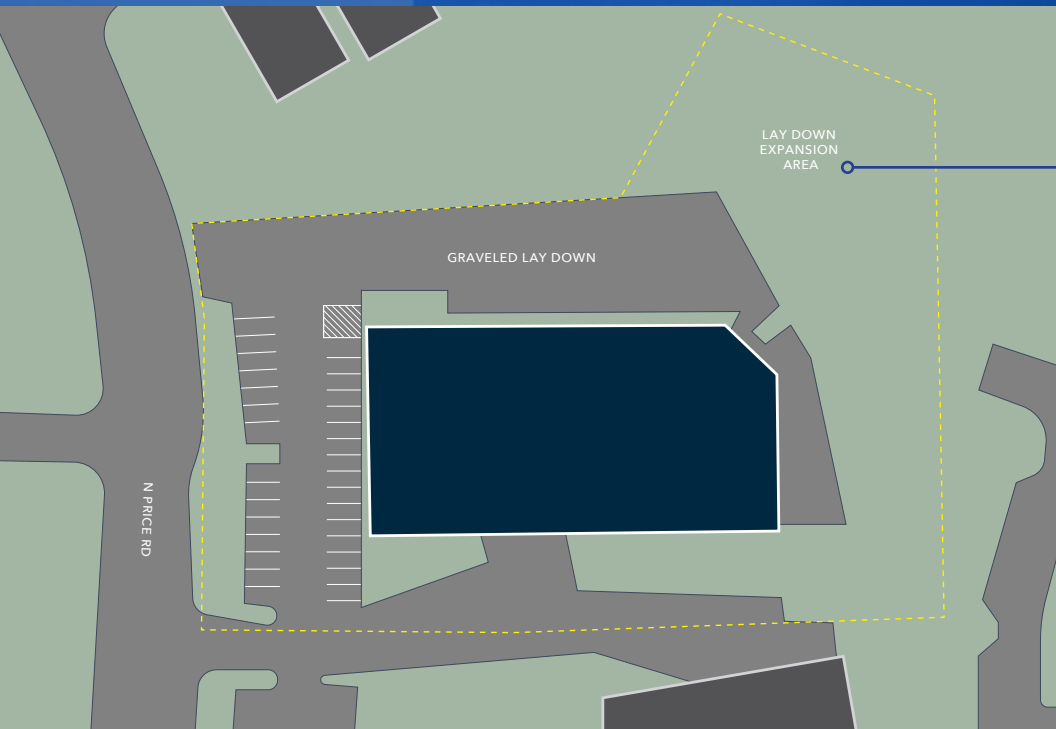
IMPROVED AND UPGRADED
LANDSCAPING
(May 2024)

- Highly south after - Infill, light industrial product type
 - Two (2) Dock-high positions
 - One (1) ramp position
 - Two (2) – 12 x 12 doors
 - Approximately 15.7% office finish
 - LED lights in warehouse
 - Outside storage laydown yard with expansion potential
 - Fenced, gated access
 - Signage opportunity for future tenant/users direct on North Price Road



RARE, MULTI-FACTED INVESTMENT STRATEGY

- In-place tenancy through October 2024 with MTI Baths, allows for short-term income in-place for future investor or owner/user prior to their expiration
- Below market in-place rents allows for mark-to-market strategy for investors on re-lease of Property
- Once tenant vacates, opportunity for future owner/user to occupy free standing building
- The Property is well positioned for industrial, logistics, distribution and manufacturing uses
- Existing zoning: LM (light manufacturing) allows for multi-faceted uses and opportunities
- Existing outside graveled laydown yard (approx. 0.35 acres) allows for potential increase in rental revenue for investors on re-lease. Also, future users with outside storage needs have existing outside storage laydown options in-place.
- Laydown yard could also be expanded to increase laydown area and outside storage on the larger site. Total potential are is +/- 0.50 acres of laydown area.
- The Property is the only 15,000 – 30,000 SF building currently for sale in Sugar Hill or Suwannee



Gravel Lay Down Yard

SOUGHT AFTER LIGHT INDUSTRIAL PRODUCT – INFILL, SUBURBAN LOCATION

- Due to the Property's stellar infill location in Sugar Hill, GA (within Atlanta's greater Northeast submarket), it represents an incredible opportunity for a new investor or owner/user
- Due to the scarcity of land in more infill locations like Sugar Hill and Suwanee, this limits new construction activity for comparable properties
- Over the last five years, the infill portion of the Northeast submarket, has maintained extremely low vacancy rates and seen robust rent growth rates
- In fact, smaller (15,000 – 30,000 SF), infill industrial and flex product located in Sugar Hill and Suwanee boasts outstanding fundamentals



1.5% vacancy rate



+5.6% YoY rent growth rate

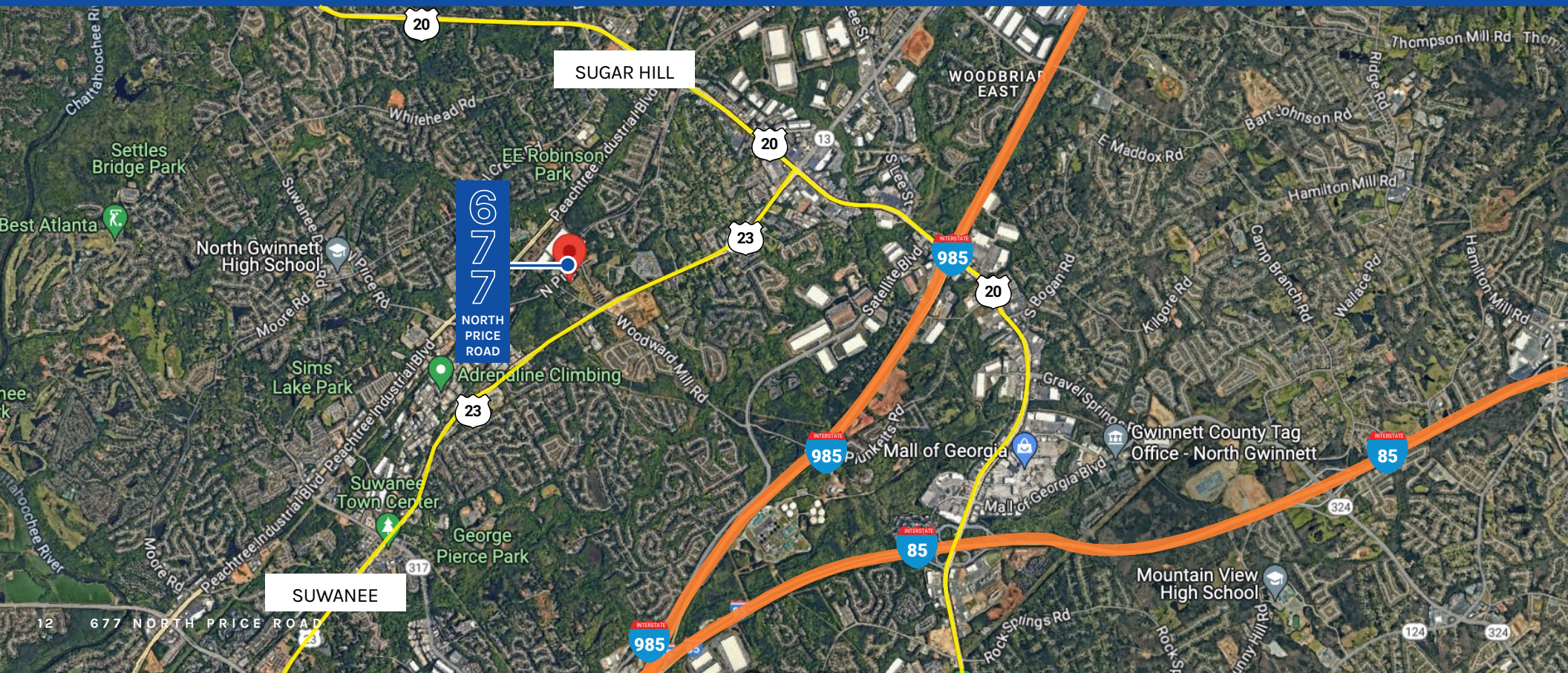


Average Asking rate \$13.00 / SF



0 SF Under Construction

*Source: Costar



IRREPLACEABLE LOCATION AND ACCESS

- The Property has exceptional proximity and access to Atlanta's major logistical thoroughfares



This allows for greater connectivity to the Atlanta area and its surrounding neighborhoods:

Multiple access points via Beaver Run Rd. and Steve Reynolds Blvd

0.30 MILES

Buford Highway

0.95 MILES

Peachtree Industrial Blvd

2.75 MILES



2.82 MILES



3





mta

4

175-200

NO PARKING
←

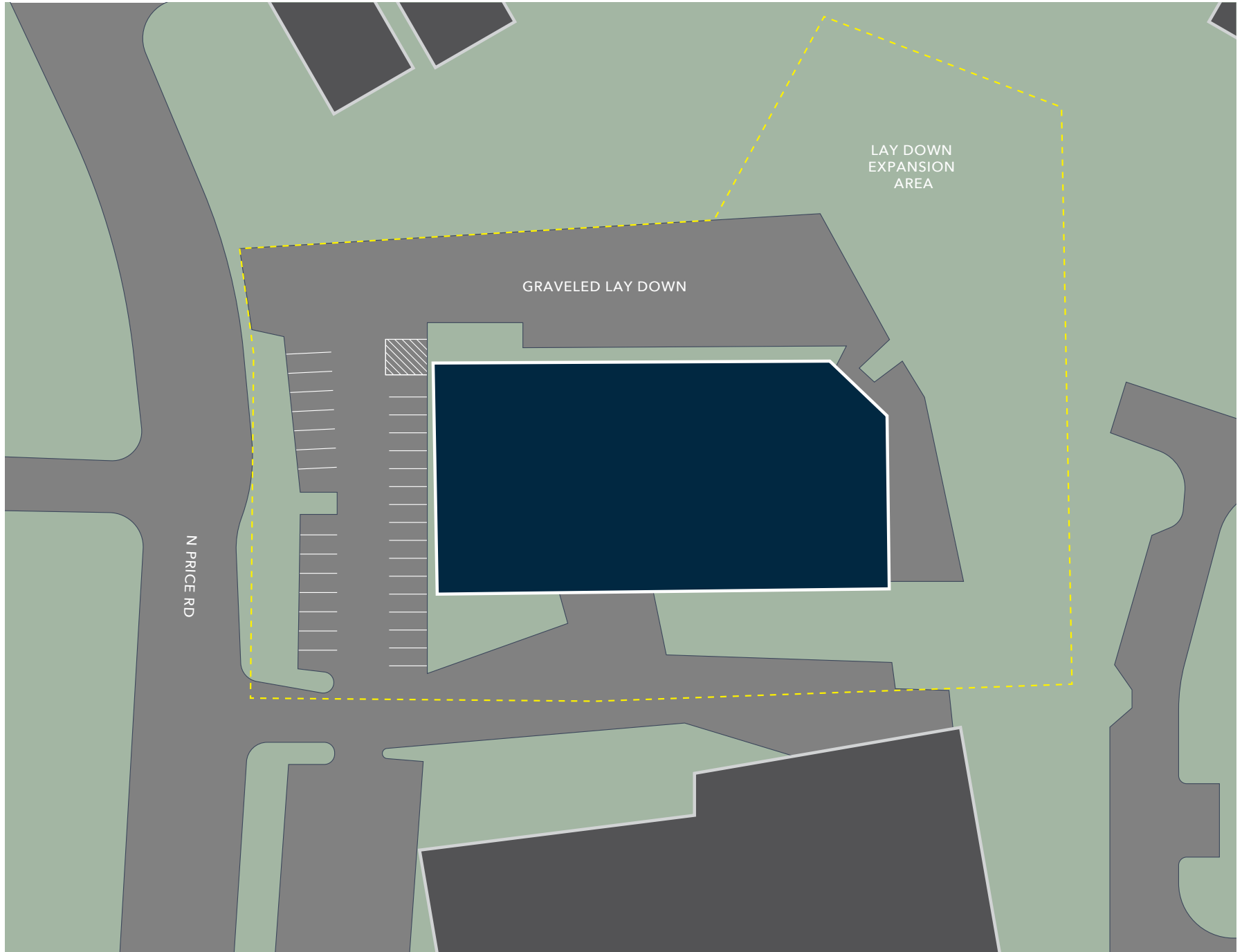
PROPERTY OVERVIEW

PROPERTY OVERVIEW

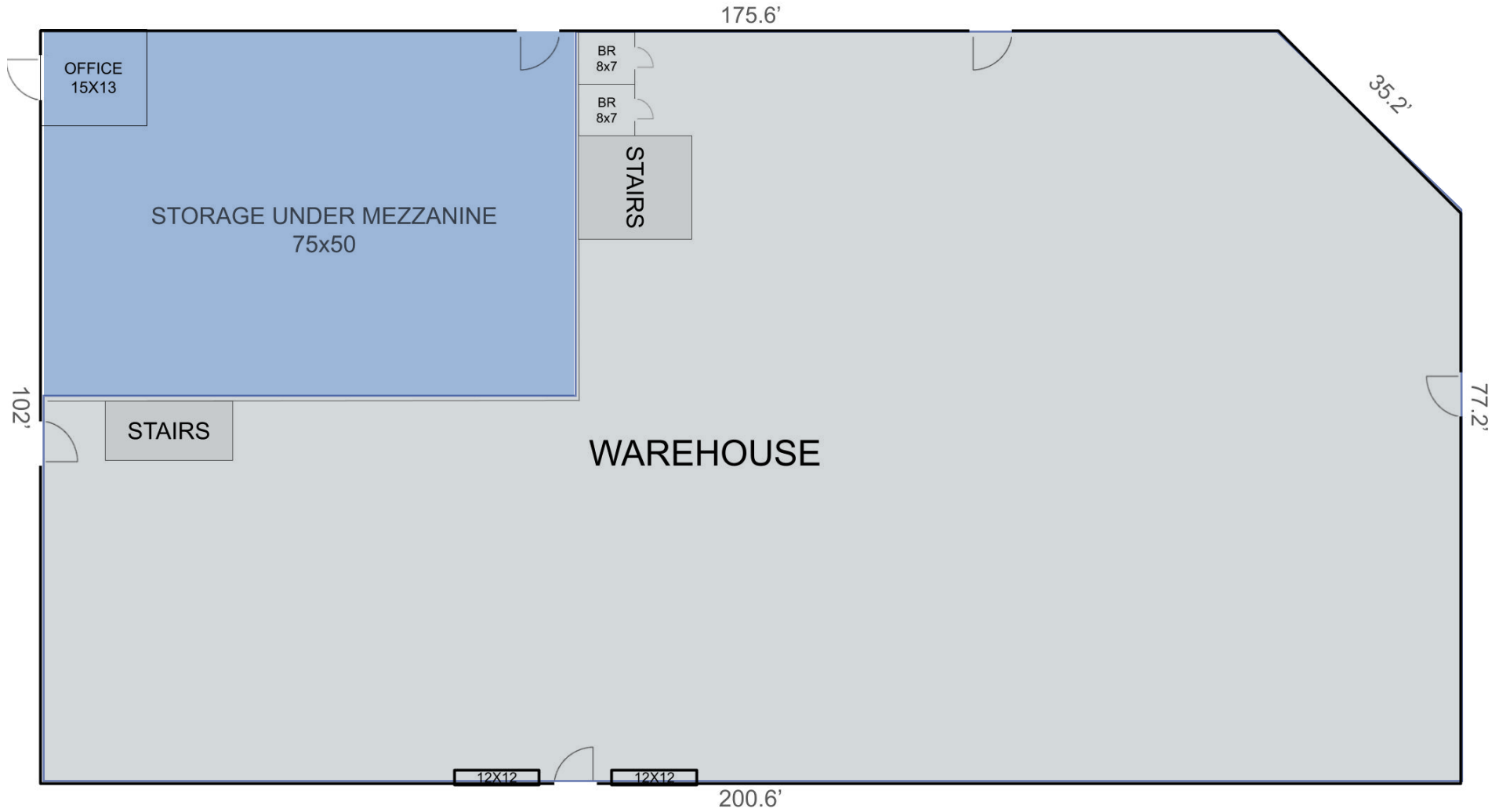
ADDRESS	677 N Price Road, Sugar Hill, GA 30518	DOOR OVERVIEW	Two (2) 12 x 12 doors
SIZE	23,901 SF	DOCK POSITIONS	Two (2) dock positions
PROPERTY TYPE	Industrial Warehouse / Outside Storage	RAMP POSITIONS	One (1) ramp position
OFFICE AREA	3,750 SF (15.7%)	CLEAR HEIGHT	20' in warehouse
WAREHOUSE AREA	20,151 SF (84.3%)	TOTAL SITE	2.159 Acres
AVAILABLE FOR LEASE	23,901 SF (available November 2024)	GRAVELED LAY DOWN YARD / PARKING AREA	Approx. 0.35 acres existing (expandable to over 0.50 acres)
YEAR BUILT	2007	ZONING	LM- Light Manufacturing
YEAR RENOVATED	2024	POWER	800 amp service and distribute amongst two (2) 225-amp sub panels
PARKING SPACES	32 spaces total	TAX PARCEL ID	7-256-156
REGULAR SPACES	31 spaces	CITY	Sugar Hill
HANDICAP SPACES	1 space	COUNTY	Gwinnett
PARKING RATIO PER 1,000 SF	1.34 per 1,000 SF		



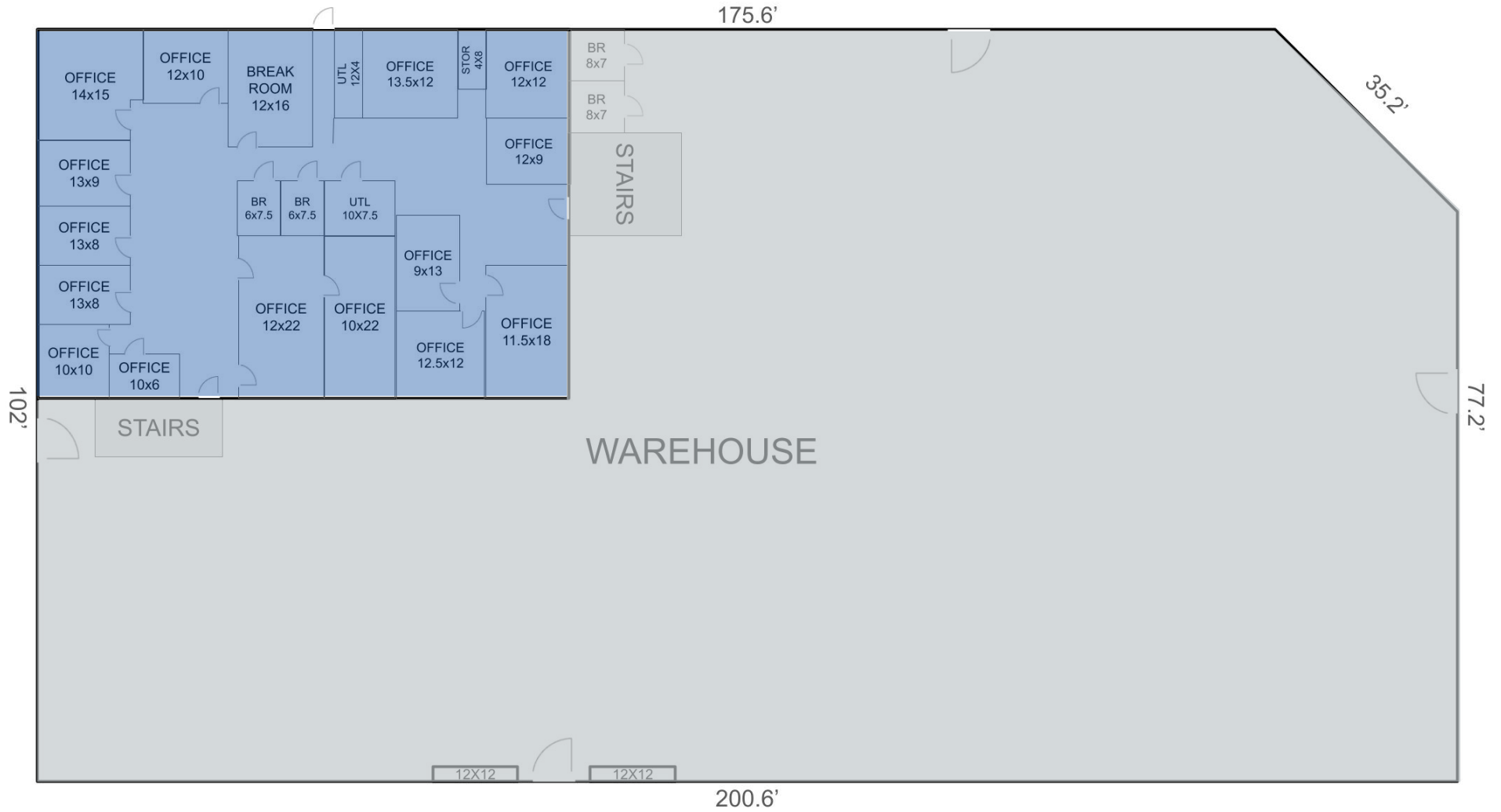
SITE PLAN



FLOOR PLAN

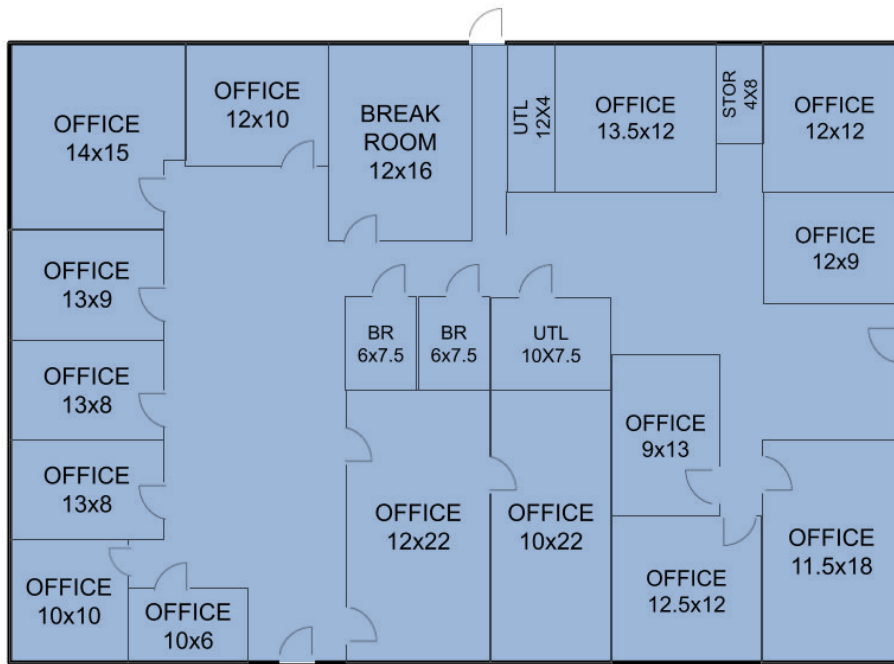


FLOOR PLAN



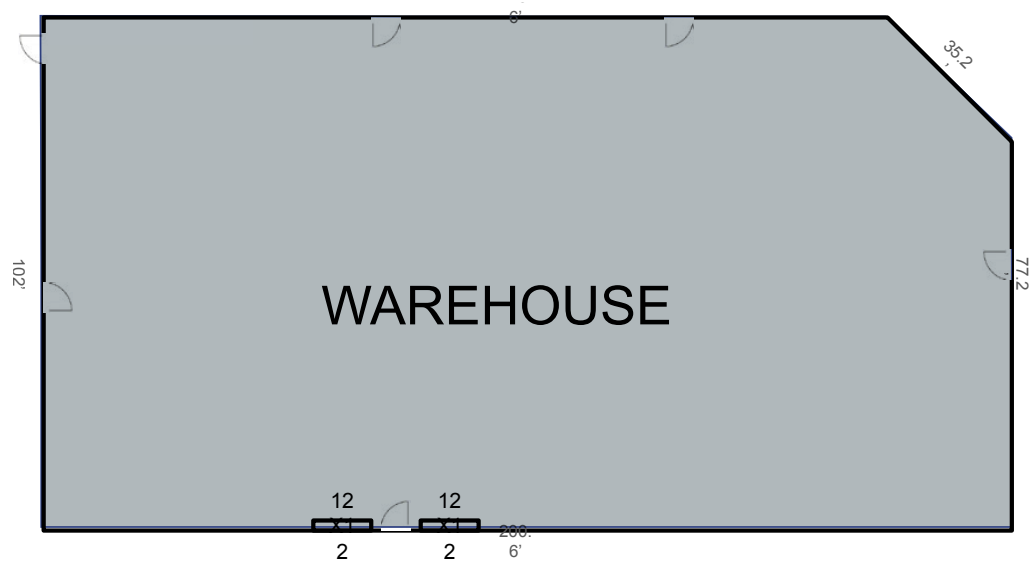
FLOOR PLAN

50'



MEZZANINE OFFICE
3,750 SF

75'





mti°

4

OFFICE
HOURS
9:00 AM - 5:00 PM

OFFICE
HOURS
9:00 AM - 5:00 PM

OFFICE
HOURS
9:00 AM - 5:00 PM

6

7

7

NORTH
PRICE
ROAD

INVESTMENT ADVISORS

CHIP SIPPLE

Founding Principal
csipple@industry-rep.com
C: (912) 695-2233

STEPHEN POND

Founding Principal
spond@industry-rep.com
C: (678) 230-8389



INDUSTRY
REAL ESTATE PARTNERS

5901-B Peachtree Dunwoody Road NE
Suite 400
Atlanta, GA 30328
P: 770-458-2051

OFFICE LINE: 770.458.2051

IndustryRealEstatePartners.com

