



FOR SALE

MULTI-TENANT INVESTMENT PORTFOLIO

400 COMMERCE BLVD. BOGART, GA 30622



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

400 Commerce Boulevard presents the opportunity to acquire a fully leased, multi-tenant industrial investment property located within the Commerce Boulevard industrial corridor in Athens, Georgia. The Property consists of three industrial buildings totaling ~36,000 sf situated on 2.57 acres with ample parking, functional loading access, and flexible small-bay configurations attractive to a wide range of industrial and service-oriented tenants.

The Property is 100% leased to a tenant roster that includes government-backed tenancy through the U.S. Environmental Protection Agency (EPA/GSA) providing stable in-place cash flow with scheduled rental increases and renewal options. Recent capital improvements include a new roof coating system with a 10-year no-leak warranty, and exterior painting, reducing near-term capital expenditure exposure for future ownership.

Strategically positioned just off Atlanta Highway with immediate access to Highway 316, Highway 78, and Loop 10, the property benefits from excellent regional connectivity throughout Northeast Georgia and the greater Atlanta metropolitan area.

400 Commerce Blvd. is a dependable, income-producing asset with demonstrated operational stability with a proven history of stable occupancy and tenant retention.

INVESTMENT SUMMARY

Sale Price: \$3,755,000

Cap Rate: 7.75%

NOI: \$290,970.56

PROPERTY HIGHLIGHTS

- **Buildings:** 3 Buildings
- **Total SF:** 36,000 SF
- **Lot size:** 2.57 acres
- **Zoned:** E-I
- **Built:** 1974 / 1983
- **Renovated:** 2025



GALLERY



PLAT



SITE PLAN



PROFIT/LOSS

Monthly (Actual) / Yearly Actual		
Gross Income	\$30,746.79	\$368,961.48
Expenses		
Electricity	\$749.44	\$8,993.22
Gas	\$92.58	\$1,110.92
janitor	\$300.00	\$3,600.00
Water	\$190.64	\$2,287.73
R&M	\$1,000.00	\$12,000.00
Insurance	\$453.99	\$5,447.92
HVAC R&M	\$423.07	\$5,076.87
Garbage	\$238.71	\$2,864.52
RE Taxes	\$2,980.34	\$35,764.04
Inspections	\$70.48	\$845.70
Total Operating Expenses	\$6,499.24	\$77,990.92
NOI	\$24,247.55	\$290,970.56
Cap Rate		7.75%

RENT ROLL

TENANT	UNIT	SF	LEASE START	LEASE END	CURRENT RENT	ADDITIONAL RENT/TICAM	UTILITIES	OPTIONS REMAINING	INCREASES
Level 5 Performance	Building 1 Suite E	6,000	11/1/2025	10/31/2028	\$1,450.00	TI increases over base year	Tenant	(2) 3-year options	1st Option: \$1523/mo 2nd Option: \$1,599/mo
Flame Creation	Building 3 Suite A	3,750	3/1/2026	2/28/2028	\$3,550.00	TI increases over base year	Tenant	(2) 2-year options	1st Option: \$3,750/mo; 2nd Option: \$4,000/mo
Leaf Filter North	Building 1 Suite D	12,000	3/1/2026	2/28/2029	\$8,340.00	NO	Tenant	(1) 5 year	3% annual increases
Live Oak Martial Arts	Building 3 Suite C	2,250	1/1/2020	12/31/2021	\$850.00	TI increases over base year	Tenant	NONE	\$850/month during renewal option
EPA	Bldg 2	12,000	2/1/2020	1/31/2036	\$16,556.79	Opex/Tax escalations annually	Included	NONE Termination rights after first term	Opex/Tax adjustments
			TOTAL MONTHLY RENTS		\$30,746.79				

LOCAL AREA

The Commerce Boulevard / Cleveland Road / Ben Burton Road corridor represents one of the **most established and active small-bay industrial submarkets in the Athens area**, thanks to its strategic positioning to **Highway 316, Loop 10, and Highway 78**. It is home to a **diverse concentration of industrial**, warehouse, contractor, manufacturing, and service-oriented businesses. The larger market area is characterized by a strong concentration of retail development by national retailers, regional service providers, and established operators.

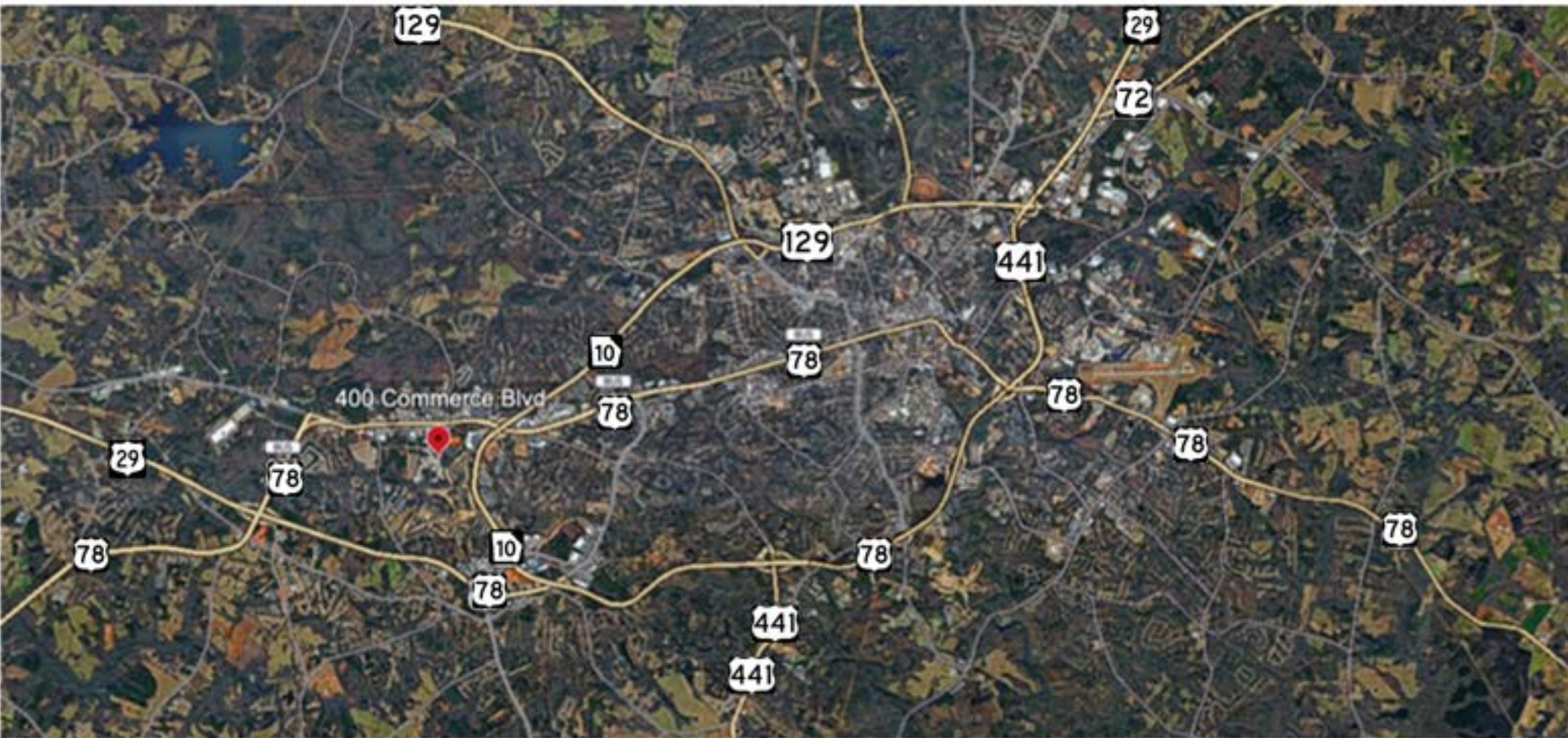
Continued demand, limited availability of functional small-bay warehouse space, strong population growth, and expanding industrial migration from Metro Atlanta into Northeast Georgia support the **long-term appeal** of this location. Nearby properties have recently been marketed for redevelopment, warehouse expansion, and multi-tenant industrial investment opportunities, reflecting **rising property values and growing investor focus** on the corridor as the primary industrial growth area in Athens.



REGIONAL INFO

The Highway 316 corridor is a major commercial and industrial growth route **connecting Athens to Metro Atlanta**, supported by continued residential expansion, employment growth, and **significant state infrastructure investment**. Ongoing Georgia DOT improvements along Highway 316, including the construction of grade-separated interchanges and flyover overpasses designed to eliminate traffic lights and improve freight mobility, continue to enhance travel efficiency between Athens and the Atlanta metro area. These infrastructure improvements are expected to **further strengthen regional connectivity**, reduce transportation times, and support continued industrial development and investor interest throughout the corridor.

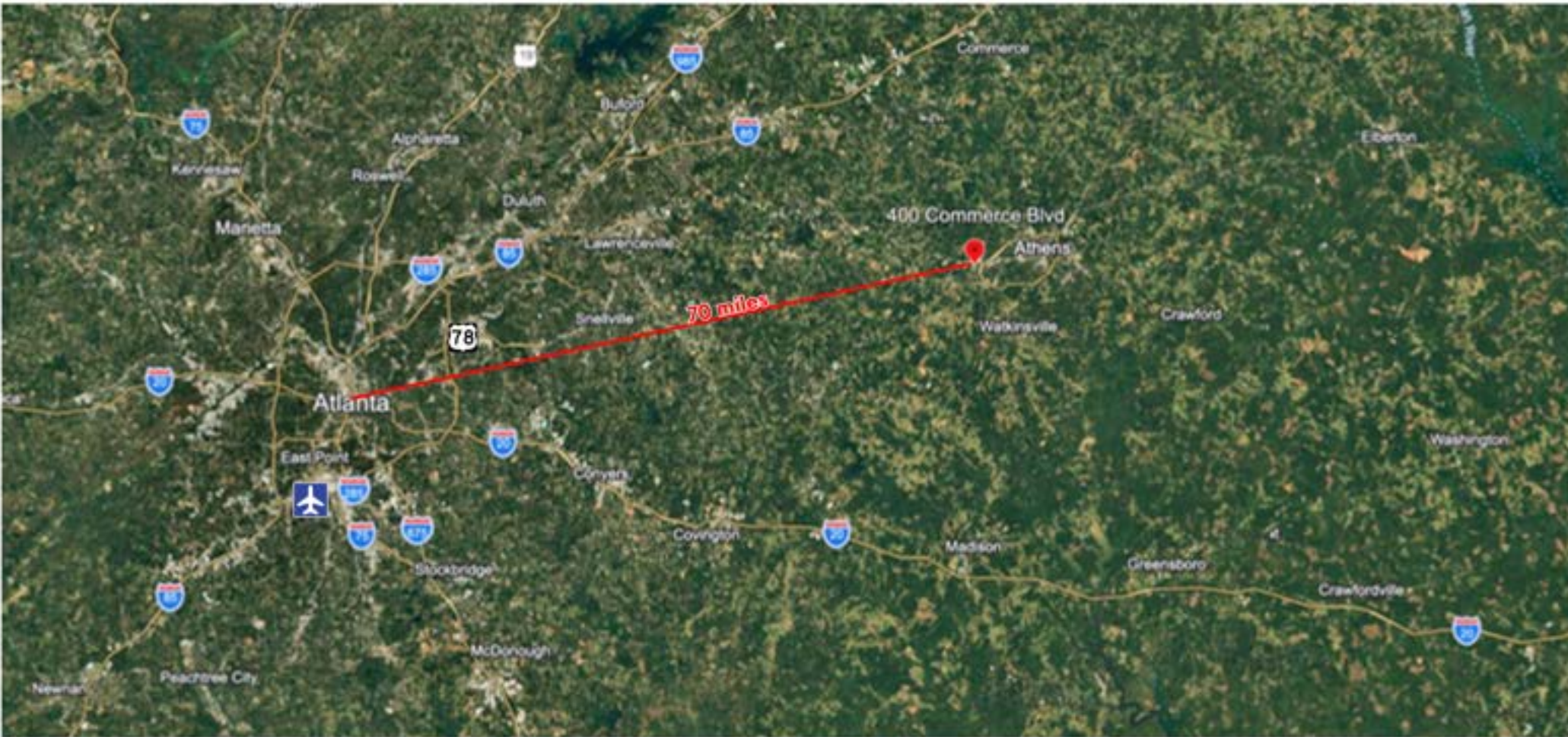
Together, Gwinnett, Barrow, Oconee, and Athens-Clarke Counties form one of the **Southeast's fastest-growing regional corridors**, attracting increasing attention from industrial users, developers, and private capital seeking long-term growth opportunities outside of core Atlanta markets.



TRADE AREA

Atlanta, GA, is poised to become the **6th largest metropolitan statistical area (MSA)** in the United States and is widely considered the undisputed **economic and logistical capital of the Southeast**, the Atlanta Metropolitan Area. The region's economic vitality is anchored by **Hartsfield-Jackson Atlanta International Airport**, which is consistently ranked as the world's busiest airport and a premier global gateway for commercial freight and corporate travel.

Atlanta offers **unparalleled highway access** directly into neighboring southeastern states via **I-85, I-20, and I-75**, all of which carry **high-volume freight** and regional commerce in and around the Atlanta metropolitan area. This extensive surface transportation grid is further optimized by the strategic placement of the **Gainesville Inland Port** northeast of the metro area. Operating with direct intermodal rail links to the deepwater **Port of Savannah**, this inland hub ensures that global cargo bypasses traditional coastal bottlenecks and streams smoothly through the **Atlanta logistics network** into the broader domestic market.



DEMOGRAPHIC SUMMARY

Within a 10-mile radius, the area supports a population of more than **189,000 residents** and a working-age population that exceeds 126,000, with **continued projected growth through 2030**. The surrounding market has a strong labor pool with significant concentrations in skilled trades, manufacturing, transportation, warehousing, construction, and service industries, thanks in part to **Athens Technical College** and their commitment to workforce training and supporting employers throughout the area. The regional business environment (industrial) is anchored by several major industrial employers, including **Caterpillar, Carrier Transicold, ABB, the United States Postal Service, Boehringer Ingelheim, and YKK USA**.

Area Key Facts | 400 Commerce Blvd, Athens, Georgia, 30606 | Ring of 10 miles

Key Facts

189,162

Population

31.5

Median Age

2.4

Average Household Size

126,693

2025 Working-Age Population



1.2% ↑

Pop Growth Rate is 141.7% higher than United States



1.3% ↑

Housing Units Growth Rate is 52% higher than United States.

Business Environment



2.5%

2025 Manufacturing Businesses (SIC 17)



1.5%

2025 Transportation/Warehouse Bus (NAICS 40)



6.7%

2025 Construction Businesses (NAICS 15)



16.4%

Services



16.9%

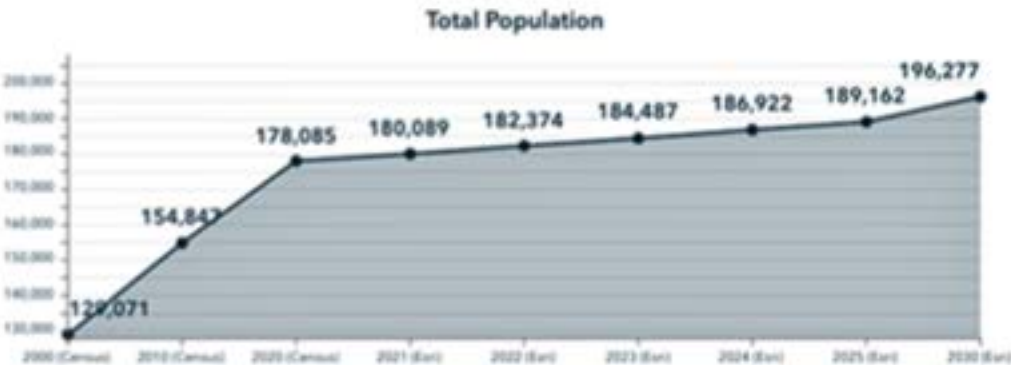
Trades/United Labor



66.7%

Office Based

Laborforce Profile



Source: This infographic contains data provided by Esri (2025, 2030), Esri Data Axle (2025), U.S. Census (2000, 2010, 2020). Note: Business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has

Area Businesses w/Most Employees

Manufacturing, Transportation, Warehouse/Industrial

Company/Business Name	Business Category	Employee Count	Sales Volume
Caterpillar	Branch	1,800	2,291,591,000
Carrier Transicold	Branch	540	585,879,000
ABB Inc	Branch	450	110,929,000
United States Postal Service	Branch	420	
University of Georgia Center For Continuing Education and Hotel	Branch	300	24,852,000
Boehringer Ingelheim	Branch	260	144,531,000
Noramco Inc	Branch	200	111,178,000
YKK USA Inc	Branch	200	22,144,000
Overhead Door Company of Northeast Georgia	Branch	200	61,261,000
Landmark Properties	Headquarters	180	

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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