

INVESTMENT OFFERING

5925 CABOT PKWY

SINGLE-TENANT INDUSTRIAL FLEX / R&D FACILITY

PRICING: Inquire**2025 NOI:** \$1,150,160.04**LEASE EXPIRATION:** 6/30/2037**SQUARE FOOTAGE:** 94,444 SF**YEAR BUILT // RENOVATED:** 1999 // 2022**HVAC:** 100%**PARKING:** 4+/1000**LOADING:** Dock-high & drive-in

INVESTMENT

- » Single-Tenant NNN Lease
- » Credit Tenant in high growth industry
- » 12 years remaining on lease term
- » 2.5% annual escalations

LOCATION

- » Situated on 8.02 AC in desirable, master-planned industrial park setting
- » Approx 2 miles from GA-400
- » Close proximity to Halcyon and accompanying retail developments
- » Located in the N Fulton / S Forsyth Ind Submarket - ranked #1 in GA for: Fastest Growing County, Highest Concentration of Tech Talent, and the Public School System

