

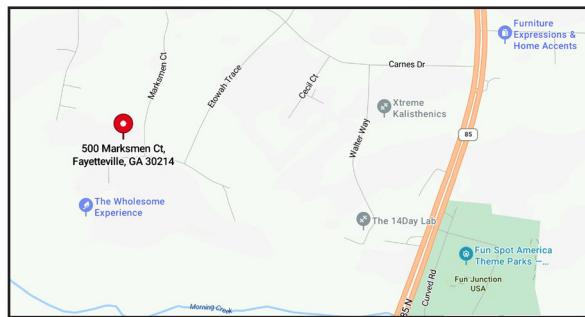
INVESTMENT SALE: 12,000 SF Fully Leased Freestanding with Outside Storage Space

Available for Sale



500 Marksman Court • Fayetteville, Georgia

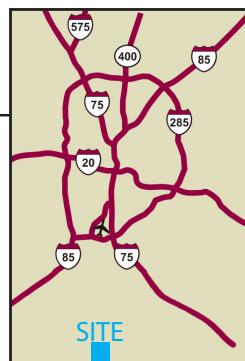
- 2.52 Acre Site
- 12,000 SF Total
- 1,700 SF Office
- 1,700 SF Mezzanine Storage (not included in total)
- Entry/Reception
- 5 Offices
- Breakroom
- Data Closet
- 2 Restrooms
- 3 Docks
- 20 x 16 Drive in Door
- Sprinklered
- 20' Clear Span
- 1 Acre fenced and paved outside storage
- 25 parking spaces



PLEASE CONTACT:

Mel Stowers
404/626-5966
mstowers@stowersco.com

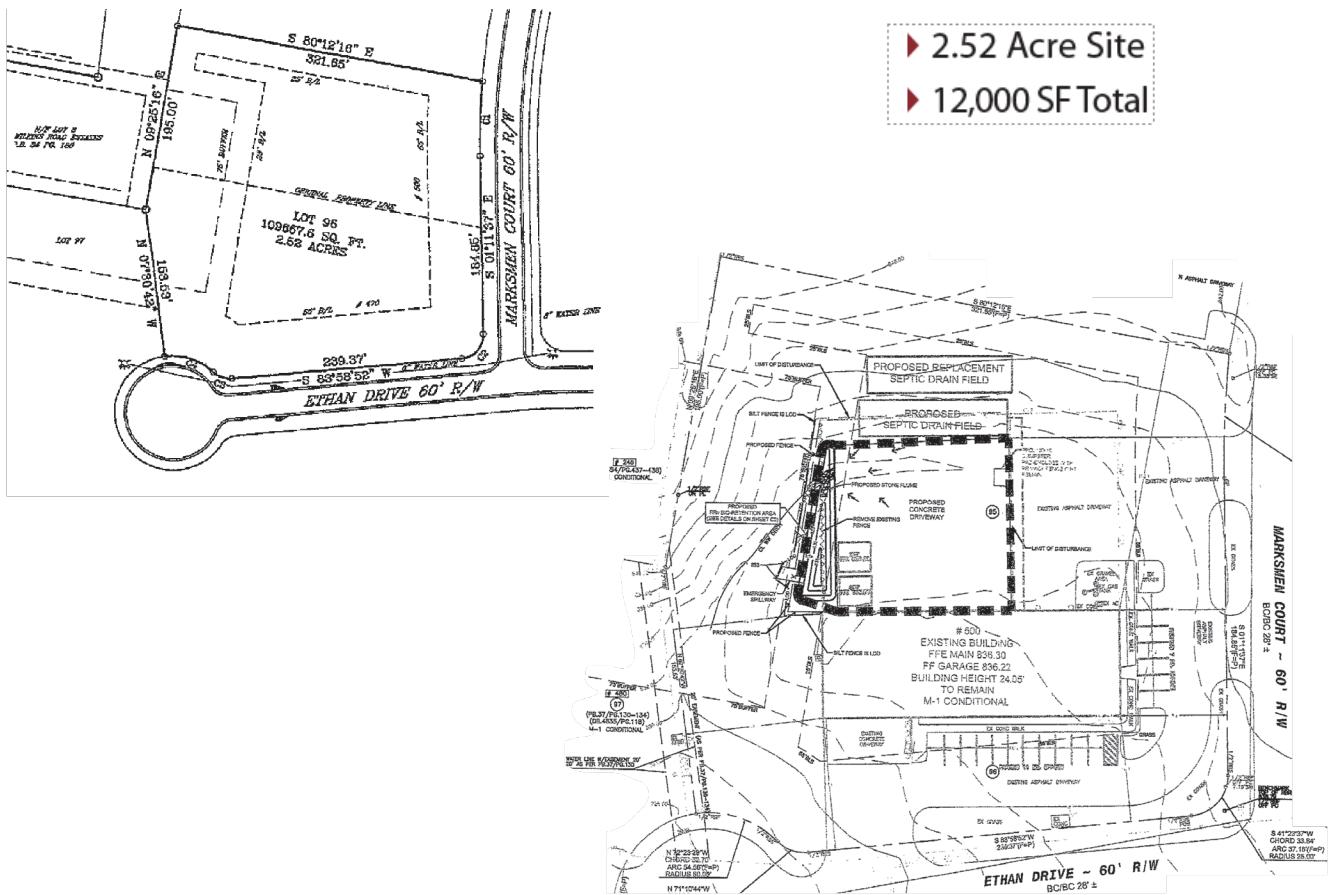
Ben Stowers
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brstowers@stowersco.com



Map not to scale

500 Marksman Court • Fayetteville, Georgia

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**Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.*

Stowers & Company

257 Lawrence St., NE, Unit 5236 • Marietta, GA 30061-2350 • 770-528-9422

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Dates	Monthly Base Rental	Yearly Base Rental
09/01/2025 - 08/31/2026	\$11,750.00	\$141,000.00
09/01/2026 - 08/31/2027	\$12,102.50	\$145,230.00
09/01/2027 - 08/31/2028	\$12,465.58	\$149,586.96
09/01/2028 - 08/31/2029	\$12,839.55	\$154,074.60
09/01/2029 - 08/31/2030	\$13,224.74	\$158,696.88
Total		\$748,588.44

- 5 Year Lease Term w/ Two (2) Five (5) Year Renewals with 4% annual increases
- Tenant is responsible for property taxes & insurance reimbursements
- Tenant is also responsible for all utilities, common area maintenance, and any security systems.
- National Credit Tenant with a Corporate Guaranty

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