

# Freestanding Warehouse Building **FOR SALE**

1466 Central Avenue  
East Point, GA 30344



# Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease 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 or tenants 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 or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property 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 or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's or tenant'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 Owner. 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. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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# Property Overview

Bull Realty is pleased to present 1466 Central Ave, a ±8,050 SF fully leased building to a local credit tenant with annual escalations available for sale. This well-maintained property has recently been upgraded and features four offices, bathrooms in both office and warehouse areas, and customizable warehouse space with four removable dividing walls.

With eight drive-in doors, a dock door with ramp access, 18-foot clear height, and fenced outdoor storage, the building is well-suited for a variety of uses. Located centrally in East Point, it offers immediate access to I-85/75 and is less than 5 miles from Hartsfield-Jackson Atlanta International Airport.

This property presents an attractive opportunity for investors seeking rental income from a stable tenant. A business could also purchase the building for future use, collecting rental income now and planning to occupy the space upon lease expiration.



**Virtual Tour**

Address	<b>1466 Central Avenue East Point, GA 30344</b>
Sale Price	<b>\$1,500,000</b>
NOI	<b>\$120,000</b>
Cap Rate	<b>8%</b>
Occupancy	<b>100%</b>
Total Bldg Size	<b>±8,050 SF total</b>
Site Size	<b>±0.43 Acres</b>
Zoning	<b>I1 <a href="#">click here for 30344 uses</a></b>

# Property Highlights

## Building

Address	1466 Central Avenue, East Point, GA 30344
Total Bldg Size	±8,050 SF total
Office / Warehouse	±2,200 SF / ±5,850 SF
Loading	8 Drive-in doors, 1 Loading dock w/ ramp
Clear Height	18'
Spacing	Column free
Power	3-phase power 200A/240V
Storage	Fenced/paved outside storage
Lighting	LED
Recent Improvements	<ul style="list-style-type: none"> <li>• Illuminate the warehouse with energy-efficient LED lights.</li> <li>• Elevate aesthetics with a durable epoxy coating in the warehouse.</li> <li>• Update offices with new carpeting and fresh paint.</li> <li>• Boost security and curb appeal with a new fence.</li> <li>• Strengthen the roof with a protective adhesive coating.</li> <li>• Enhance warehouse efficiency with repaired and replaced insulation.</li> </ul>

## Site

Site Size	±0.43 Acres
Parcel ID	14 013100090012
Zoning	I1 <a href="#">click here for permitted uses</a>
Parking	12 marked spaces in front, 10+ unmarked in back

## Financial

Sale Price	\$1,500,000
NOI	\$120,000
Cap Rate	8%
Lease Commencement	Oct 1st, 2024
Occupancy	100%





8 Drive-In Doors



Front Entrance & Parking



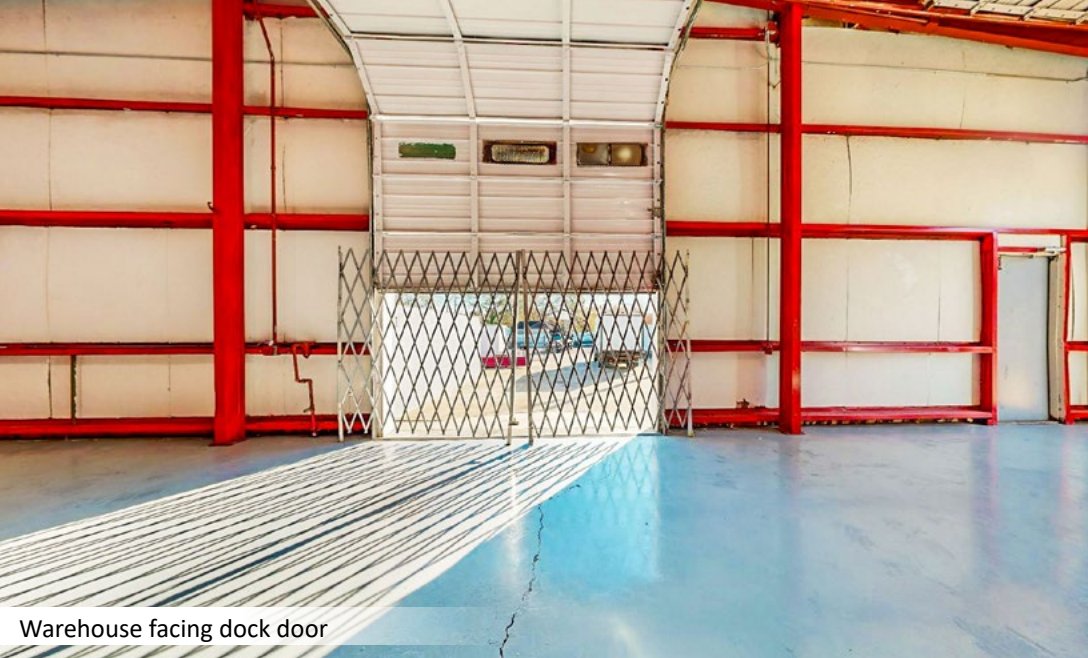
Side of Building



Rear View & Back Storage Room



Virtual Tour



Warehouse facing dock door



Warehouse Area



Rear Storage Room



Rear Storage Room



Virtual Tour



Office A



Office A



Office B



Office B



Virtual Tour





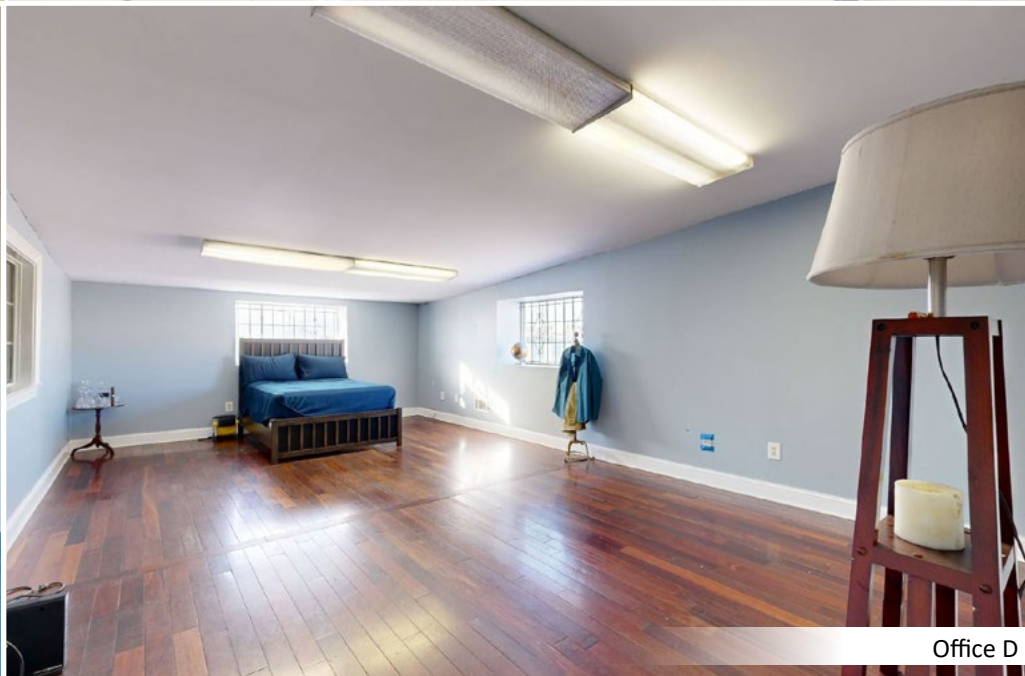
Office C



Office C



Office D



Office D



Virtual Tour



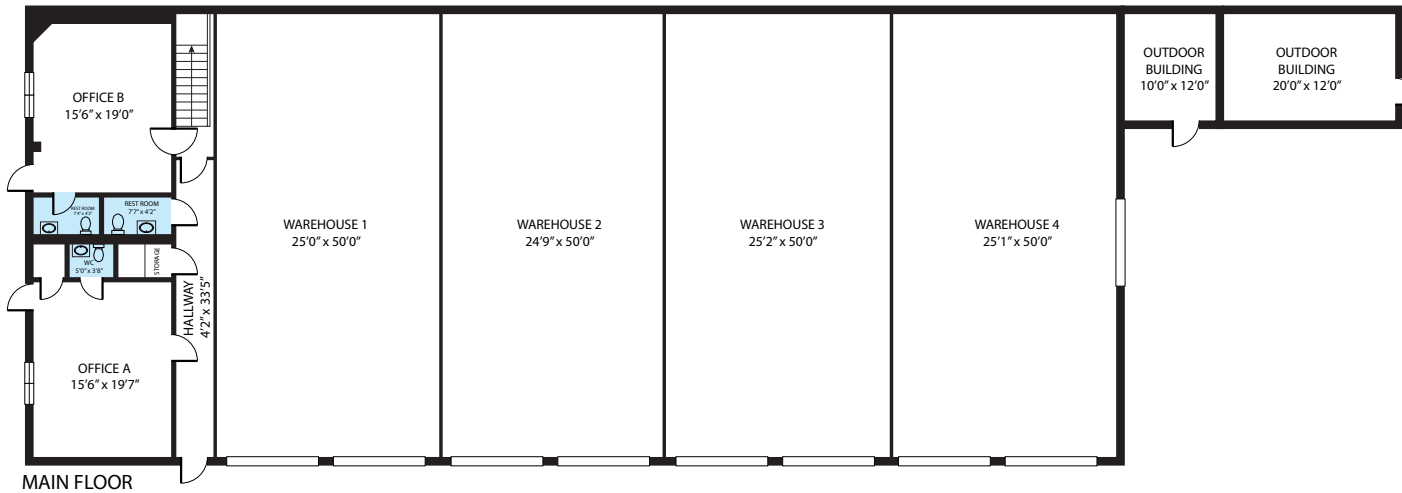
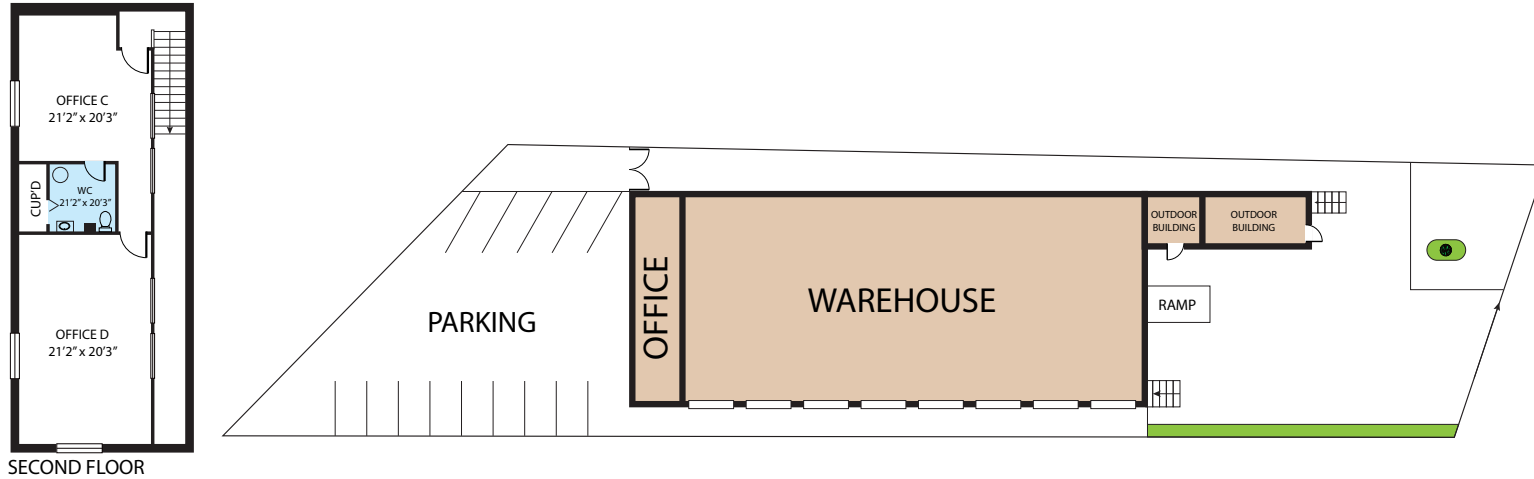




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# Floor Plan



Virtual Tour

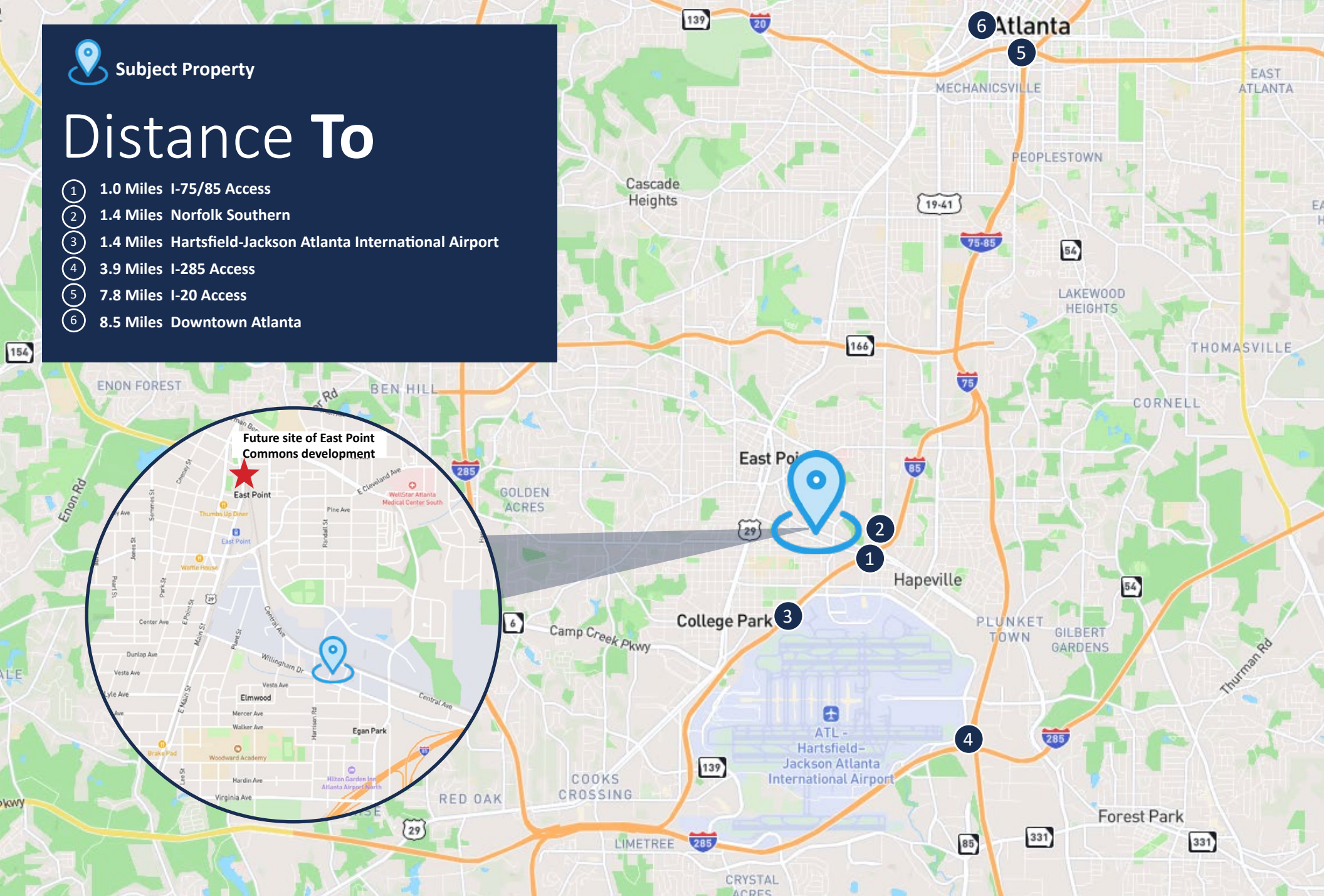
MAIN FLOOR : ±1,100 SQ.FT  
 SECOND FLOOR : ±1,100 SQ.FT  
 WAREHOUSE : ±5,500 SQ.FT  
 OUTDOOR BUILDINGS : ±350 SQ.FT  
 TOTAL AREA : ±8,050 SQ.FT

*Measurements may be approximate*

 Subject Property

# Distance To

- 1 1.0 Miles I-75/85 Access
- 2 1.4 Miles Norfolk Southern
- 3 1.4 Miles Hartsfield-Jackson Atlanta International Airport
- 4 3.9 Miles I-285 Access
- 5 7.8 Miles I-20 Access
- 6 8.5 Miles Downtown Atlanta



# East Point

The City of East Point was chartered in 1887 and is comprised of an ethnically diverse community. Between 2010 and 2014, the overall population grew 5.3%. With over 38,000 residents, and more than 17,000 households, it's the sixth largest city in Fulton County. The name "East Point" derives from the fact that this is the terminus of the Atlanta & West Point Railroad in the east; West Point Georgia, is the terminus where the rail line ends in the west. This settlement was founded as a railroad terminus in 1870, and quickly became an inviting place for industry to develop.

The City of East Point is a quaint and ethnically diverse urban community that offers the full amenities of in-town living. The City attracts everyone from young professionals to active adults, and boasts over 25 unique and affordable neighborhoods offering a variety of desirable features. The neighborhoods surrounding the downtown area have appealing historic character and are known for their walkability, tree-lined streets and charming bungalows, cottages, and Cape Cod style homes. Residents, businesses and visitors all enjoy the light traffic, easy access to the airport, highways and MARTA bus and rail transportation system, the Downtown District, which includes a unique historic district, the State's only Velodrome and Camp Creek Marketplace, a 425,000-square-foot retail destination.

# East Point Commons

## URBANIZE ATLANTA

### 'Transformative' East Point Commons project finally moves forward

November 3, 2023 Josh Green

<https://atlanta.urbanize.city/post/east-point-commons-project-groundbreaking-finally-moves-forward>

Two years after it was announced, a multi-pronged development expected to inject downtown East Point with hundreds of jobs, housing options, and commercial vibrancy has set a potential start date.

City of East Point officials on Wednesday approved a real estate purchase deal with Atlanta-based Mynd Match Development Group that green-lights the redevelopment of 9 acres in the 2700 block of Main Street into a mixed-use hub called The Commons.

As laid out in site plans, The Commons calls for roughly 79,000 square feet of commercial space in the form of offices, shops, and restaurants, all situated just north of East Point's historic downtown and MARTA hub.

On the residential side, 316 multifamily units and 23 single-family townhomes are in the works, alongside 11,440 square feet of amenity areas. Plans also call for 403 parking spaces for residents and visitors in two garages, with more parking at street level.

According to city officials, the land deal with Mynd Match allows for "transformative" development and "marks a significant milestone in East Point's ongoing efforts to enhance its economic vitality and quality of life," per a Thursday announcement.

A groundbreaking ceremony for The Commons has been set for Friday, Dec. 29 to "serve as a symbol of progress and a testament to the collaborative effort" between the city and development partners, according to city officials.

Initial redevelopment plans for the largely empty 9 acres were unveiled in late 2021, when project leaders predicted the TVS-designed venture would cost \$111 million.

The project's broader goal is to provide equitable housing, more services, and retail options while extending the city's walkable appeal northward toward downtown Atlanta, city officials have said.

East Point Mayor Deana Holiday Ingraham has predicted The Commons will become a placemaking cog for downtown that spurs further revitalization. Excell Lewis, Mynd Match's chairman and CEO, forecasted in 2022 the project will create 1,500 jobs, including work for local contractors during the building process.



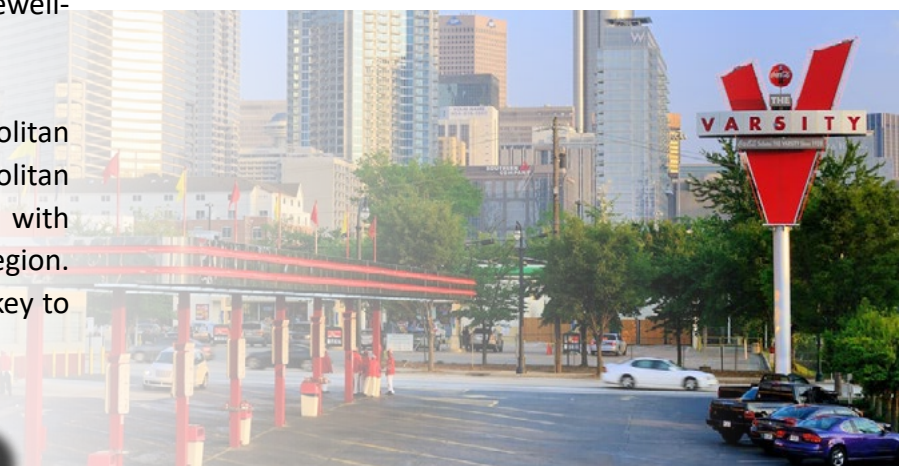


# Atlanta

Atlanta is home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.

Over 75% of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. The Metropolitan Atlanta Chamber of Commerce, corporate executives and relocation consultants, along with Mayor Keisha Lance Bottoms are committed to actively recruiting new companies to the region. Public and private partnerships with business, financial and non-profit communities are key to spurring quality job creation and investment throughout the city's neighborhoods.



## ATLANTA ACCOLADES



#1 Most-Traveled  
Airport in the world



16 Fortune 500  
HQ in Atlanta



\$270 Billion GDP  
in Metro-Atlanta



Top State for Doing  
Business (2021)

According to: *The Points Guy, Metro Atlanta Chamber, Statista and Georgia USA*

# — ATLANTA MARKET —

**9TH**

LARGEST U.S. METRO

**#4**

MARKETS WITH HIGHEST  
GROWTH RATES

ANTICIPATED BY PROPERTY MANAGERS (2022-2023)

**29**

FORTUNE 1000 COMPANIES  
(2021)

**1 Million**

RESIDENTS

**#3**

BEST CITIES FOR JOBS IN U.S.

**#4**

FASTEST GROWING  
U.S. METRO (2010-2019)

## COMMERCIAL DENSITY

**332M**

TOTAL SF OFFICE

**366M**

TOTAL SF RETAIL

**469K**

TOTAL MULTIFAMILY  
UNITS

## UNDER CONSTRUCTION

**5.5M**

SF OFFICE

**1.9M**

SF RETAIL

**22K**

MULTIFAMILY  
UNITS



**1,210,708**  
Daytime Population

**19.4%**

Gen X  
Population



**883,371**  
Total Employees

**30.8%**

Millennial  
Population



**52%**  
Bachelors Degree or  
Higher

**22.2%**

Gen Z  
Population

(Data based on 10 mile radius)

## MAJOR EMPLOYERS



KING & SPALDING



TRUIST



EMORY  
UNIVERSITY  
HOSPITAL  
MIDTOWN



# Broker Profile



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A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has more than five years of experience in sales, marketing, and negotiations. He has built a strong profile in commercial transactions and has a proven track record of identifying market opportunities to increase revenue, profitability, and market share. Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.

Outside of his professional endeavors, Shoumic enjoys spending time with family & friends, the great outdoors, sports, and mentoring local youth in his community.

# ABOUT BULL REALTY

## **MISSION:**

To provide a company of advisors known for integrity and the best disposition marketing in the nation

## **SERVICES:**

Disposition, acquisition, project leasing, tenant representation and consulting services

## **SECTORS OF FOCUS:**

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## **AMERICA'S COMMERCIAL REAL ESTATE SHOW:**

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## **JOIN OUR TEAM**

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

## **CONNECT WITH US:**

<https://www.bullrealty.com/>



**27**

**YEARS IN  
BUSINESS**



**ATL**

**HEADQUARTERED IN  
ATLANTA, GA**

**LICENSED IN  
8  
SOUTHEAST  
STATES**

