ATLANTA MSA | 10,000 SF BUILDING ON 0.83 AC | FENCED YARD | HEAVY COMMERCIAL ZONING

OFFERING MEMORANDUM

VALUE-ADD AUTOMOTIVE FACILITY

200 Maxham Rd | AUSTELL, **GEORGIA** 30168

Northmarq

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SECTION ONE

Executive Summary

Investment Overview

$2,400,000
PRICE

$14.75/SF NNN
ASKING LEASE RATE

TOTAL AREA	**10,000 SF**
PRICE/SF	**$240.00**
LOT SIZE	**0.83 AC**
YEAR BUILT	**1994**
SF AVAILABLE	**9,200 SF**
OCCUPANCY	**8%**
TOTAL UNITS	**Two (2)**
ZONING	**C-H | Heavy Commercial**
DRIVE-IN DOORS	**Two (2)**

200 Maxham Rd | Austell, GA

Northmarq is pleased to present to qualified investors the opportunity to lease or acquire the fee simple interest in the value-add automotive facility located at 200 Maxham Road in Austell, Georgia. The subject property totals 10,000 square feet on 0.83 acres and features a large fenced yard with ample parking. Currently 8% occupied, the property offers significant value-add opportunity through lease-up of the vacant space or is ideal for an owner-user. The vacant suite is fully built out for automotive or collision use and includes substantial in-place FF&E, including vehicle lifts, paint and body infrastructure, mechanical systems, welding equipment, and specialized shop equipment, allowing for immediate operational use with minimal additional capital investment. Located along Maxham Road (35,000+ vehicles per day) in Austell, the property sits within an established industrial and service corridor approximately 15 miles west of downtown Atlanta with convenient access to Interstate 20.

INVESTMENT HIGHLIGHTS

Prime Investment Opportunity | For Sale or Lease
Value-Add Automotive Flex Asset in the Atlanta MSA | Significant Upside Opportunity through Leasing the Vacant Unit Accounting for 92% of the GLA

Substantial Automotive FF&E & Specialized Infrastructure
Vacant Suite Fully Built Out for Automotive or Collision Use | Includes Vehicle Lifts, Paint & Body Infrastructure, Mechanical Systems, Welding Equipment, & Shop Equipment

In-Place NNN Lease with Built-In Rental Growth
Instant Cash Title Loans, LLC Occupying the 800 SF Retail Suite | NNN Lease with 15% Escalations at Each of the Two (2) Five-Year Renewal Options

Large Fenced Lot with Ample Parking
10,000 SF Automotive Facility on 0.83 Acres | C-H Heavy Commercial Zoning | Two Drive-In Doors | Secured Yard with Over 50 Spaces

High-Growth Industrial & Service Submarket
Austell & Lithia Springs Emerging as a Major Industrial Hub with Nearby Operators Including Amazon and Numerous Automotive, Logistics, and Industrial Users

Strategic Location within Established Industrial Corridor
Located Along Maxham Road (35,000+ VPD) in Austell, GA | Approximately 15 Miles West of Downtown Atlanta & In Close Proximity to Interstate 20

Property Overview

FF&E *Summary*

SHOP EQUIPMENT & CORE INFRASTRUCTURE

- 7 rotary vehicle lifts + additional lift systems
- Frame machine and structural repair equipment
- Garmat heated downdraft paint booth (Chinook II) with mixing room
- Paint match camera system and fire-retardant booth system
- 10HP 3-phase compressor with air dryer and filtration system
- 180-gallon oil storage tank and oil drainage unit

TIRE, BRAKE & MECHANICAL EQUIPMENT

- Hunter Road Force tire and wheel balancer
- Hunter and Kwik-Way tire machines
- Ammco 4000 automatic brake lathe
- Engine lift, engine stand, transmission jack
- Hydraulic shop press, shop grinders, battery charger

WELDING & FABRICATION

- Neopulse aluminum welder
- Titanium MIG welder
- Plastic welding system
- Buffing motor and fabrication tools

MISCELLANEOUS EQUIPMENT & TOOLS

- Substantial paint inventory and complete paint system accessories
- Extensive body repair tooling, stands, racks, and specialty automotive tools
- Hardware storage systems, clips, connectors, and shop supplies
- Integrated 8K camera system and whole-building monitored security
- Parts storage room, shelving systems, and break room appliances

TOTAL **AREA**	TOTAL **OFFICE AREA**	TOTAL **WAREHOUSE AREA**	TOTAL **LOT SIZE**	VACANT **AREA**
10,000 SF	1,400 SF	7,800 SF	0.83 AC	9,200 SF

SPACE AVAILABLE FOR LEASE

UNIT	**B**
TOTAL SF AVAILABLE	**9,200 SF**
ASKING RATE	**$14.75/SF NNN**
WAREHOUSE AREA | %	**7,800 SF | 86%**
OFFICE AREA | %	**1,400 SF | 14%**
DRIVE-IN DOORS	**Two (2)**

Financial Overview

RENT ROLL

TENANT	SUITE	AREA	% BLDG	COMM.	EXP.	RENT/SF	RENT/MO	ANNUAL BASE RENT	ANNUAL ESCALATIONS	LEASE FORM	OPTIONS
Instant Cash Title Loans, LLC[1]	A	800	8.0%	5/1/24	4/30/29	$45.00	$3,000	$36,000	15% at Each Option	NNN	Two, 5-Year
Vacant	B	9,200	92.0%								
TOTALS		**10,000 SF**					**$3,000**	**$36,000**			
OCCUPIED UNITS: 1		**UNOCCUPIED UNITS: 1**				**OCCUPIED GLA: 8.0%**			**UNOCCUPIED GLA: 92.0%**		

1 Personal guarantee. Landlord responsible for repairs and maintenance to the roof. Tenant pays 5% administrative fee on expense reimbursements.

PRO FORMA

	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
	Year-1	Year-2	Year-3	Year-4	Year-5
For the Years Ending	*Apr-2027*	*Apr-2028*	*Apr-2029*	*Apr-2030*	*Apr-2031*
Rental Revenue[1]					
Potential Base Rent	171,700	175,771	179,964	189,683	194,132
Absorption & Turnover Vacancy	-135,700	0	0	0	0
Scheduled Base Rent	**36,000**	**175,771**	**179,964**	**189,683**	**194,132**
Expense Recoveries	1,399	24,597	25,294	26,218	26,957
Effective Gross Revenue	**37,399**	**200,368**	**205,258**	**215,901**	**221,089**
Estimated Operating Expenses[2]					
Insurance	7,254	7,472	7,696	7,927	8,164
Real Estate Taxes	9,402	9,684	9,974	10,273	10,582
Management Fee (4%)	1,496	8,015	8,210	8,636	8,844
Capital Reserves ($0.15/SF)	1,500	1,545	1,591	1,639	1,688
Total Operating Expenses	**19,652**	**26,715**	**27,472**	**28,475**	**29,278**
Net Operating Income	**17,748**	**173,653**	**177,787**	**187,426**	**191,811**

1 Starting in Year 2, the Analysis assumes Unit B is leased out at $14.75/SF NNN for a 5-year term with 3% annual escalations.
2 Operating Expenses are based on Seller provided information.

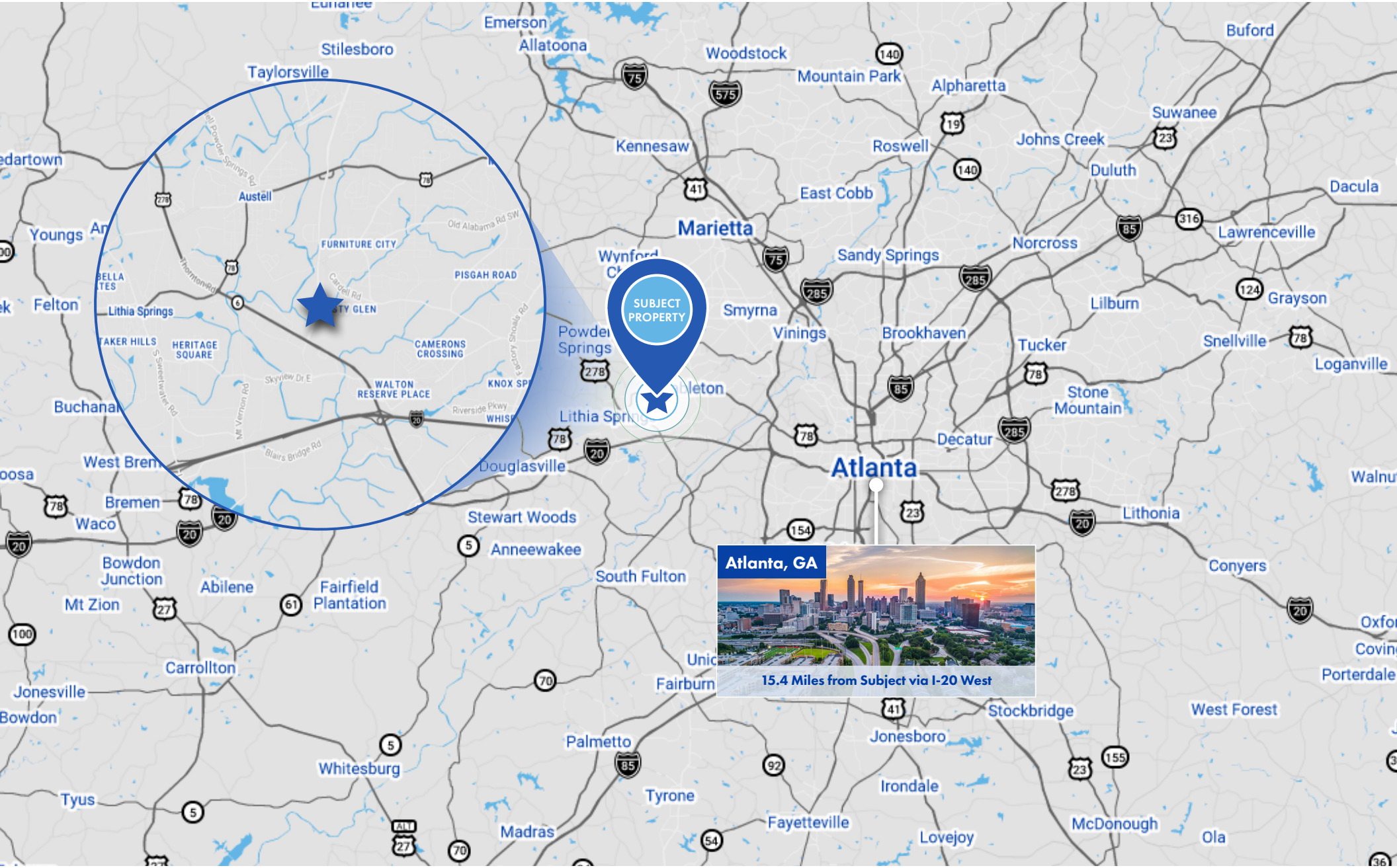
SECTION TWO

Location Overview

Aerial Map

Industrial Corridor
LC Metals
Eco-Clean
M & M Recycling
We Build To Ride
G&F Home Solutions
All About Wheels
DR Wrecker
Continental Battery
EG Industries
Roswell Auto Import
Redline Mechanical & Welding
Able Auto Painting
Urban Body Worxx Atlanta
Aftermarket Auto Parts, Inc.
West Metro Fustal
Atlanta Contract Glazing
Wami F & F Auto Sales
American Contractors Supply
SUBJECT PROPERTY
670 Thornton
Apartments | 340+ Units
Birch Landing
Apartments | 515+ Units
Maxham Rd
35,000+ VPD
Reserve at Sweetwater Creek
Apartments | 155+ Units
Crestmark
Apartments | 330+ Units
Sweetwater Creek
Apartments | 240+ Units
Interstate 20
119,000+ VPD
Manchester Place
Apartments | 305+ Units
Landings at Sweetwater Creek
Apartments | 270+ Units
Wesley Trevento
Apartments | 465+ Units
Wesley Hampstead
Apartments | 370+ Units
Thornton Rd
47,700+ VPD
Atlanta, GA
15.4 Miles from Subject via I-20 West
N
Ford
CHEVROLET
CARMAX
AutoNation
NISSAN
Kroger
TIRES PLUS
TOTAL CAR CARE
ups
HYUNDAI
HOME CHEF
XPO
TAYLOR
DD
ZAXBYS
Parts Authority
CURBELL
PLASTICS
WAC LIGHTING
Valmet
TRACTION
Trulite
Hertz
Safelite
AutoGlass
KettenWulf
DAIKIN
Copart
GA
GREAT AMERICAN INC
Streetside
CLASSICS
SIX
SAF
ABF
Freight
A.L.P.
ConMED
WERNER
ENTERPRISES
GREEN BAY PACKAGING
FR8
zoetis
Staples
amazon

Regional Map



Location Overview

Atlanta MSA

Atlanta is the largest city in Georgia and the county seat of Fulton County, with portions extending into DeKalb County. It is the eighth largest metropolitan area in the United States, with a 2023 metro population exceeding 6.2 million residents. Atlanta has consistently ranked among the fastest growing large metros in the nation, driven by strong in-migration and economic expansion. Known as the business capital of the Southeast, Atlanta is home to 16 Fortune 500 company headquarters and more than 30 Fortune 1000 companies, including The Coca-Cola Company, Delta Air Lines, The Home Depot, UPS, and Southern Company. The metro is also a hub for innovation, with strengths in fintech, film production, logistics, and advanced manufacturing.

Atlanta's central location makes it one of the nation's most important transportation and distribution centers. Three major interstate highways (Interstate 20, Interstate 75, and Interstate 85) converge in downtown Atlanta, creating a strategic nexus for regional and national commerce. The city is also globally connected through Hartsfield-Jackson Atlanta International Airport, the busiest airport in the world by passenger volume, with more than 100 million annual travelers and direct flights to over 150 U.S. destinations and 70 international cities. Nearly 80 percent of the U.S. population lives within a two-hour flight of Atlanta, making it a true gateway to both domestic and international markets. Atlanta's pro-business climate, diversified economy, and unmatched connectivity continue to solidify its position as one of the nation's leading metros for corporate growth, talent attraction, and real estate investment.

#1
MOST TRAVELED AIRPORT IN THE WORLD

#3
CITY FOR REAL ESTATE CONDITIONS

#2
METRO AREA FOR BUSINESS CLIMATE

#2
METRO AREA TECH HUB

#4
METRO AREA FOR STEM PROFESSIONALS

#2
MOVING DESTINATION IN THE NATION

#3
HIGHEST CONCENTRATION OF FORTUNE 500 HEADQUARTERS IN THE U.S.

#4
METRO AREA FOR LARGEST INCREASE IN POPULATION, *2010 – 2019*

Sources: Site Selection Group 2020 Tech City Ranking Report, Business Facilities 2020 Metro Rankings Report, WalletHub Best and Worst Metro Areas for STEM Professionals (2020), Penske Annual Top Moving Destinations List (2020)

Demographics

POPULATION

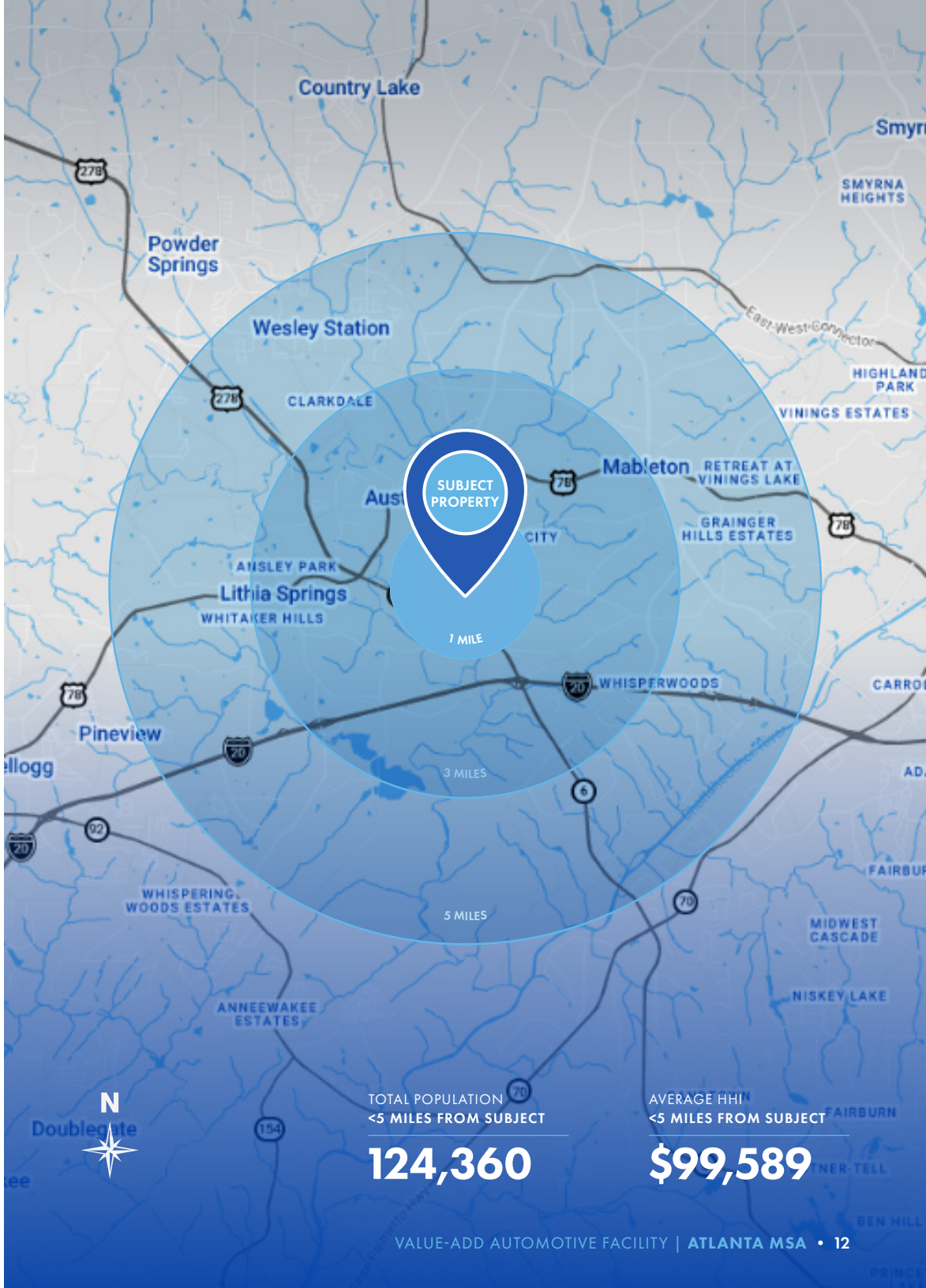
	1 MILE	3 MILES	5 MILES
2020 POPULATION	6,217	47,809	118,931
2025 POPULATION	6,220	49,402	124,360
2030 POPULATION	6,242	50,344	127,708

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020 HOUSEHOLDS	2,569	18,052	44,543
2025 HOUSEHOLDS	2,584	18,764	46,935
2030 HOUSEHOLDS	2,603	19,163	48,375

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025 AVERAGE HOUSEHOLD INCOME	$89,417	$93,912	$99,589
2030 AVERAGE HOUSEHOLD INCOME	$99,625	$105,735	$111,255



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Commercial Real Estate
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