



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



CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

◆ Point of Contact



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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. Over \$500,000 has been invested in recent renovations, including a new HVAC system (under warranty), new plumbing, electrical, and sprinkler systems, along with extensive interior and exterior upgrades. Improvements also include a new façade and resealed roof, full exterior repainting, an updated office build-out, new fencing, landscaping, curbing, and the addition of a double firewall and soundproofing to support automotive and collision uses. 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



Over \$500,000 Spent in Recent Renovations

Renovations Included New HVAC with a Warranty, New Plumbing, New Electrical, New Sprinkler System, Resealed Roof, Interior & Extensive Exterior Upgrades Including a New Façade, & More



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



 **Maxham Rd**
35,000+ VPD

TOTAL AREA

10,000 SF

TOTAL OFFICE AREA

1,400 SF

TOTAL WAREHOUSE AREA

7,800 SF

TOTAL LOT SIZE

0.83 AC

VACANT AREA

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)



 **\$500K+**
SPENT IN RECENT RENOVATIONS

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 Revenue¹					
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 Expenses²					
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

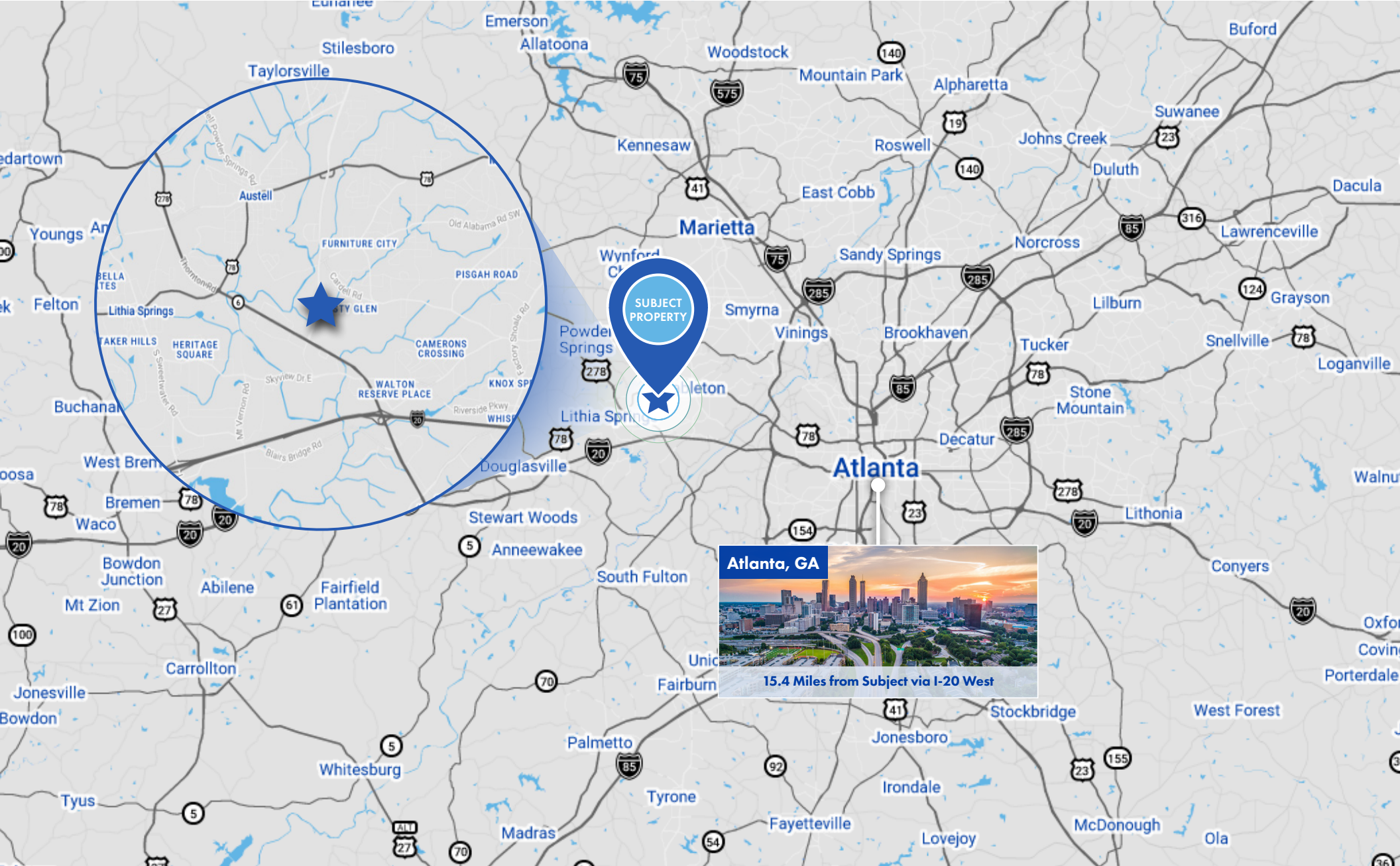
Location Overview



Aerial Map



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.



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



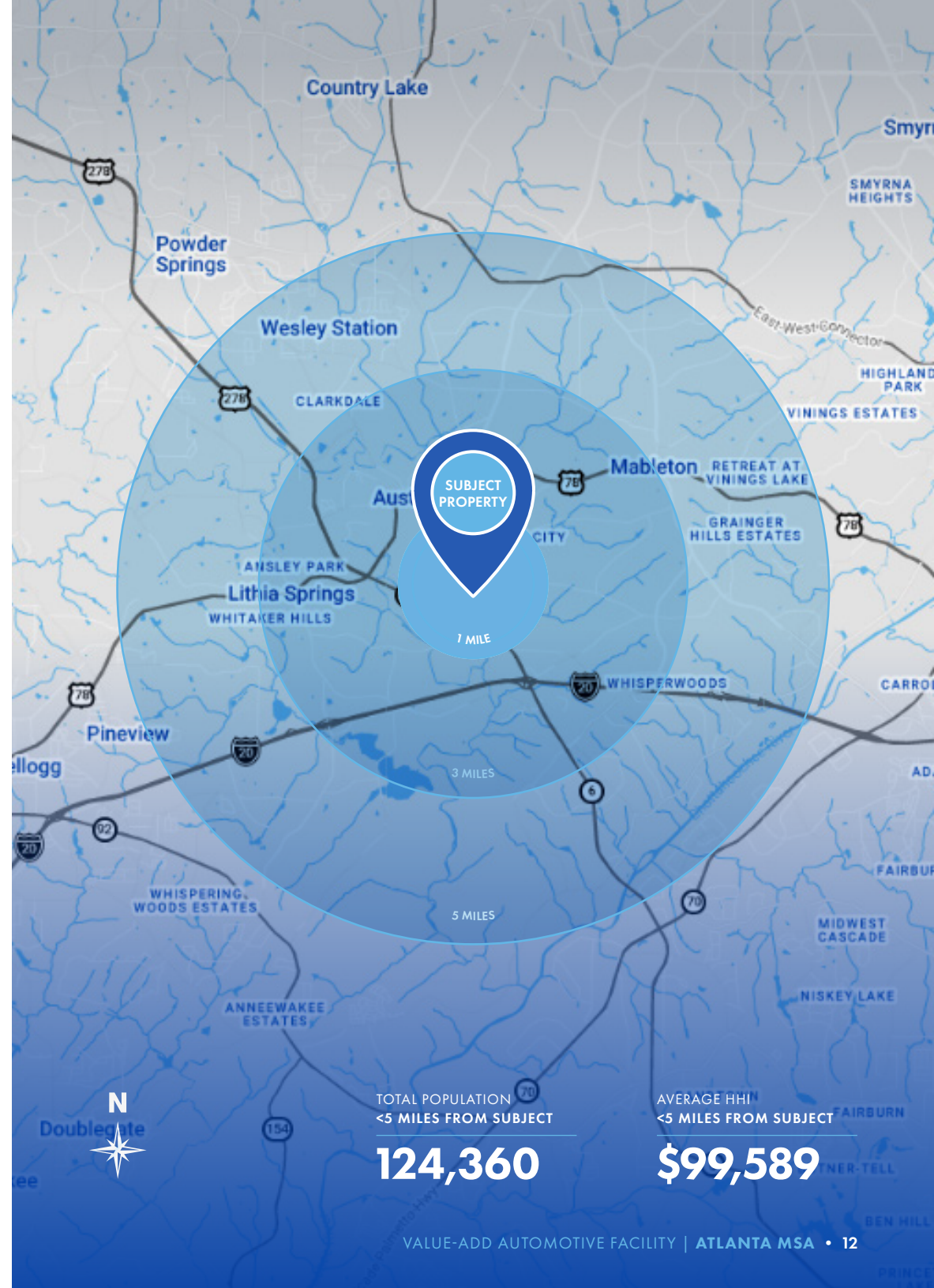
HOUSEHOLDS

	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



TOTAL POPULATION
<5 MILES FROM SUBJECT

124,360

AVERAGE HHI
<5 MILES FROM SUBJECT

\$99,589



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