

\$5,400,000

Industrial/Corporate HQ

NNN 3 YEAR LEASE REMAINING - 7.5 CAP



OFFERING MEMORANDUM

KELLER WILLIAMS REALTY CONSULTANTS,

695 Mansell Rd. Suite 120
Roswell, GA 30076



Each Office Independently Owned and Operated

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355756, Georgia

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SECTION I

Property Details

PROPERTY DESCRIPTION

6485 SHILOH ROAD, BLDG B, UNITS 200, 300



NNN Sale/Investment

Rearden Wyatt Real Estate is pleased to present this prime opportunity of 24,533 square feet of flex office/industrial space, 100% occupied by the headquarters of Cellairis, one of the largest franchised wireless accessory and repair companies in the world. Cellairis has been in business 26 years, at this location for 16, and has three years remaining on the 10 year NNN lease. There are four 5 year options to extend.

The space consists of 8,000 sf of class A style office and 16,533 sf of pristine warehouse ideally situated north of Atlanta on the GA 400 corridor. Corporate Point Business Park is a 20 acre professionally managed and maintained site, zoned M1, with a premier location at the entrance to the wooded campus of Meadows Business Park in Forsyth County. The warehouse has ceiling heights ranging from 13 to 27 feet, and two 10x10 dock high doors.

The Atlanta Metropolitan Statistical Area, sixth most populous in the US, consists of 29 counties, over six million people, and is home to 16 Fortune 500 companies including Coca-Cola, Home Depot, UPS, and Delta. It is served by Hartsfield-Jackson International Airport, the busiest in the world. With a highly educated workforce, top notch university system, pro-business environment, Southern hospitality, and world class dining, arts, and sports, it's no surprise that Atlanta's growth continues to outpace the country.

<https://www.metroatlantachamber.com/resources/reports-and-information>

For more information call Chad Brown 678-641-8273 or Alan Wyatt 770-361-0566.

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PROPERTY SUMMARY

6485 SHILOH ROAD, BLDG B, UNITS 200, 300



Property Summary

Address1: 6485 Shiloh Road,
Bldg B, Units 200, 300
Address2: Alpharetta, GA 30005
APN: 065 075
Clear Height: 27
County: Forsyth
Dock Doors: 2
Elevators: Yes
Floors: 2
NNN: YES
Parking Ratio: 1.49/1.0
Parking: Surface
Price: \$5,400,000
Sprinklers: Yes
Annual Rent Increases: 2%
Current Annual Rent: \$405,212.76
Year Built: 2005
Zoning: M1

Tenant Summary

For the past 26 years, Cellairis has helped consumers and businesses worldwide stay connected with high-quality, convenient mobile device accessories and repairs. They offer fast, dependable device repairs, premium accessories, an extensive inventory, and industry-leading customer support.

- 250+ locations globally
- 26+M annual revenue
- 1,500 unique products and sku's
- Has a national contract with Walmart for in-line stores

Location Overview

The prestigious Corporate Point Business Park is located just one mile from the McFarland exit on GA 400 and the vibrant Halcyon mixed use development, which includes upscale shopping, excellent restaurants, a brewery, and the trailhead to the Big Creek Greenway. <https://www.visithalcyon.com/>

Forsyth County is continually one of the fastest growing and most affluent counties in the country with a pro business mindset, great quality of life, and lower taxes. GA 400 gives you direct access south to Atlanta and all it has to offer, as well as Lake Lanier and the mountains to the north.

<https://www.focochamber.org/our-chamber/>

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SECTION II

Photos

PROPERTY PHOTOS

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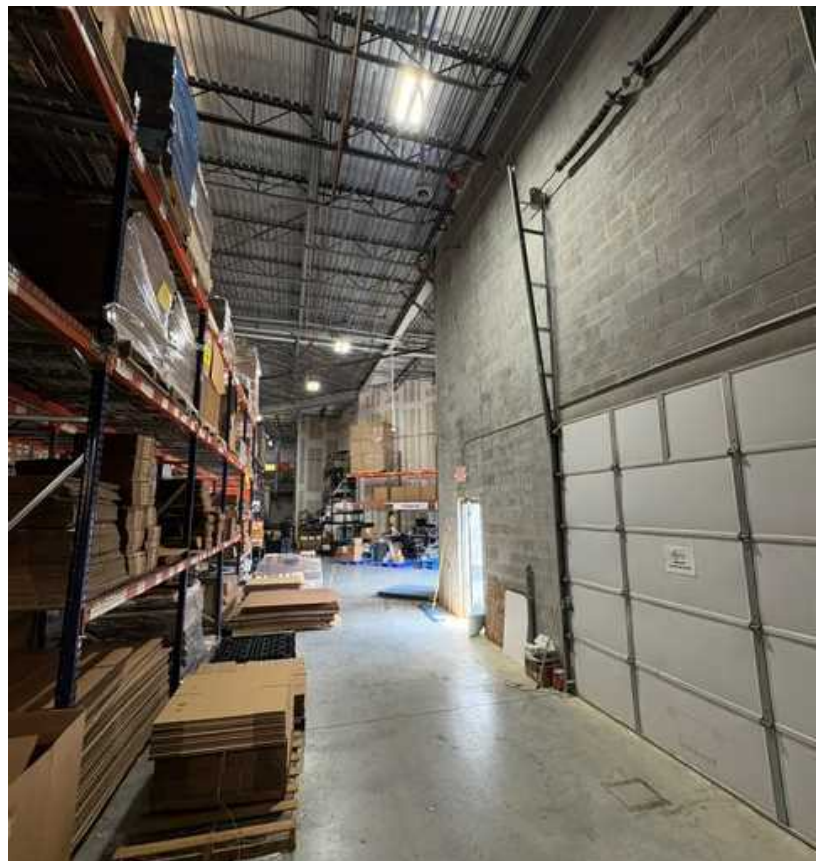
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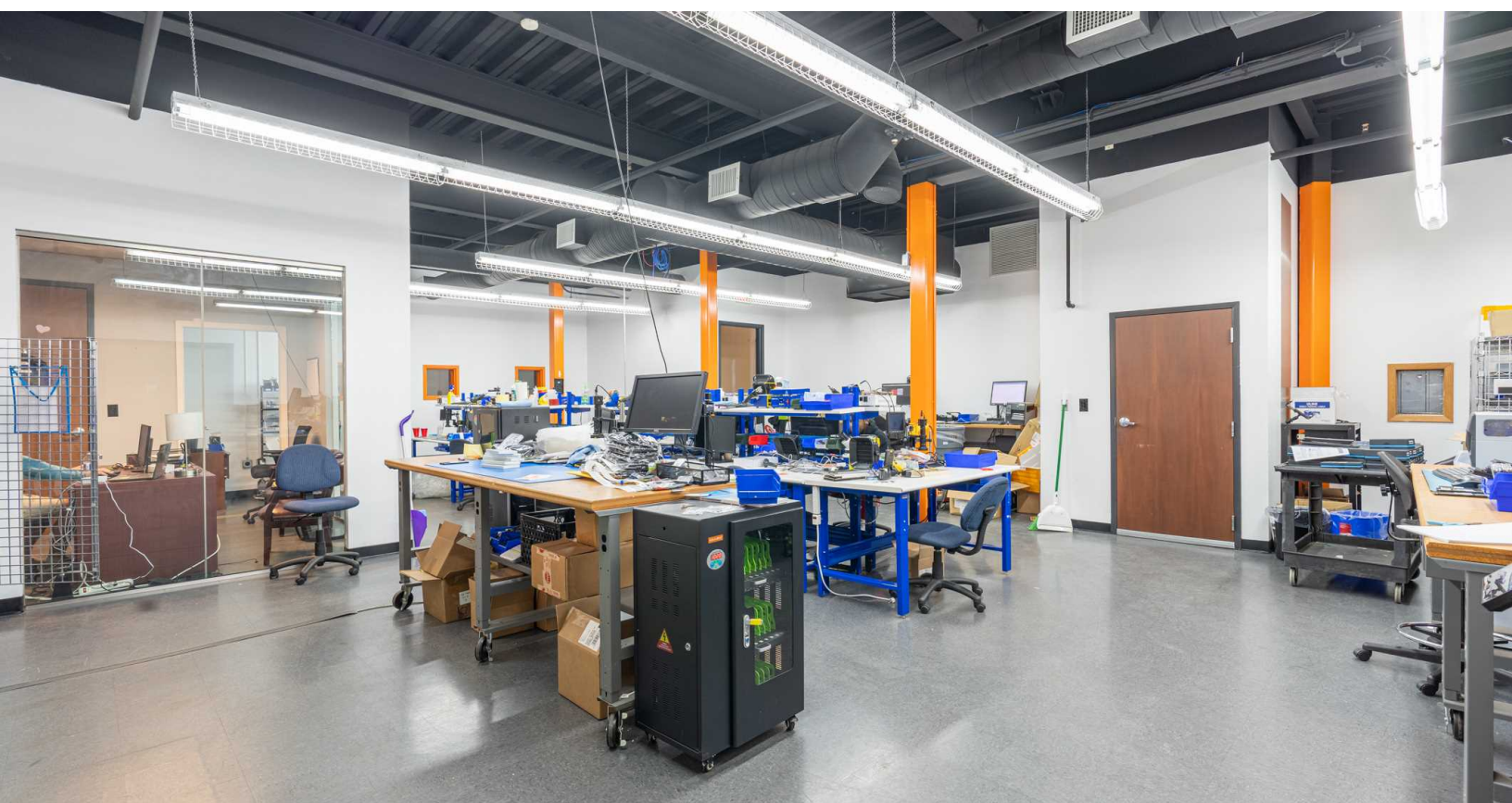
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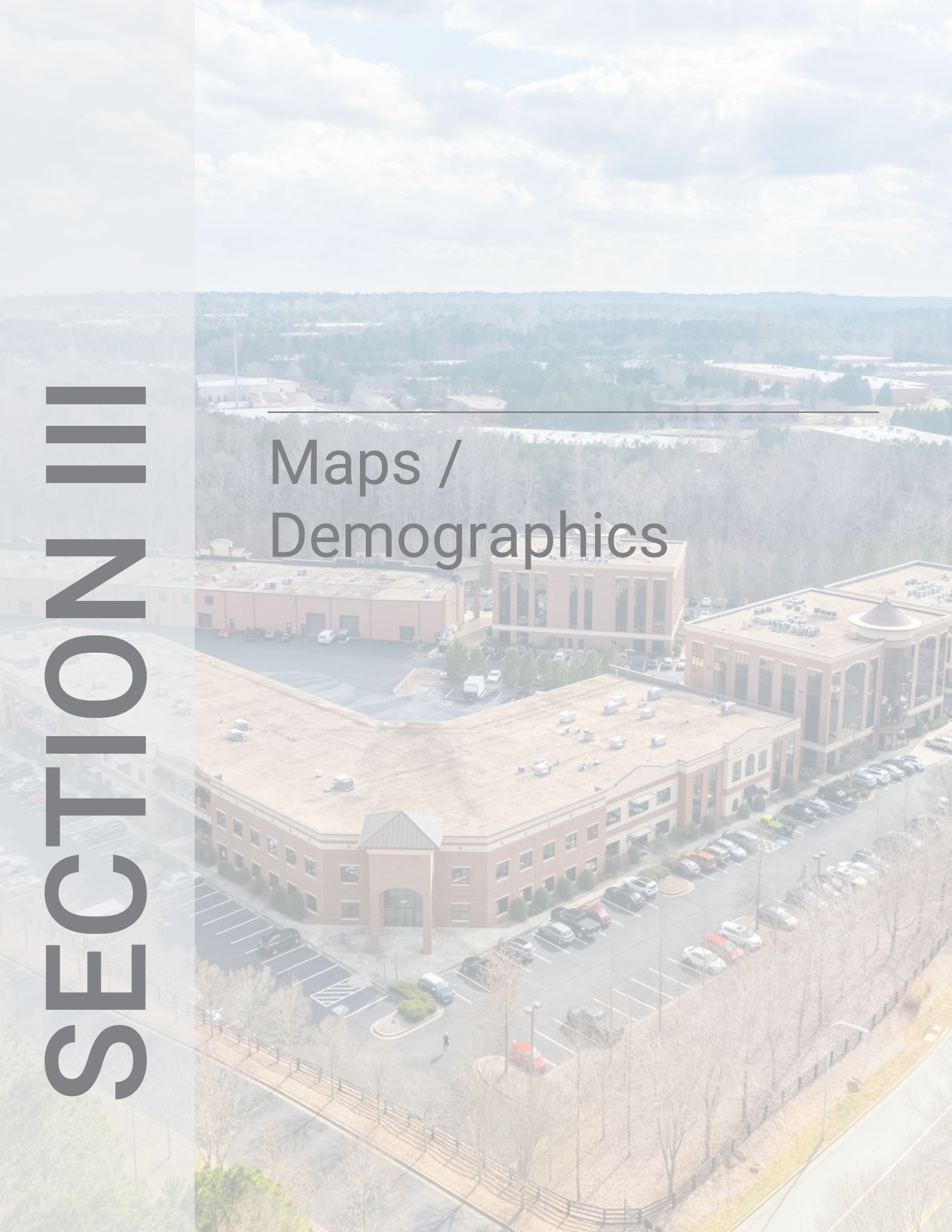
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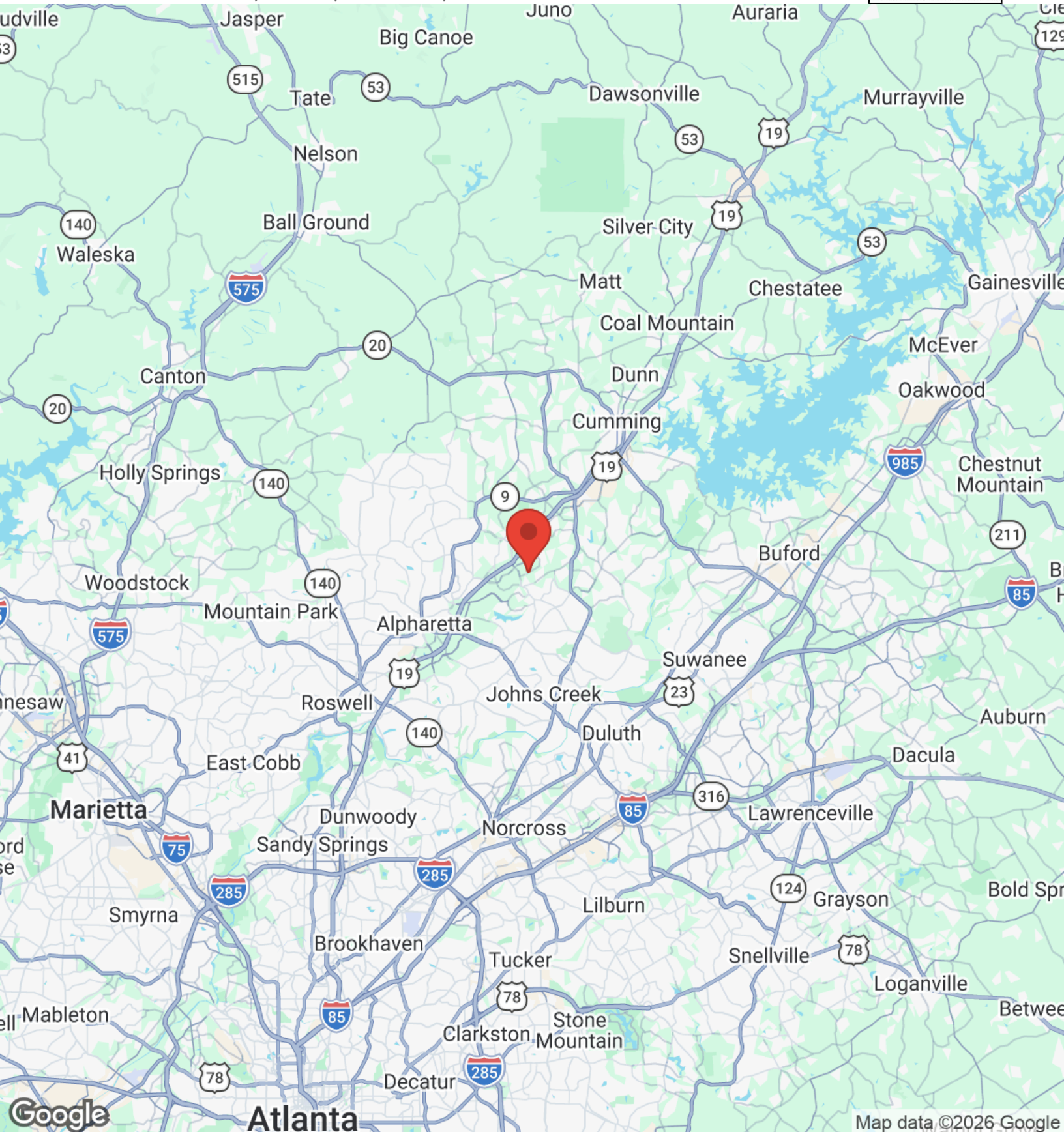
SECTION III

Maps / Demographics



REGIONAL MAP

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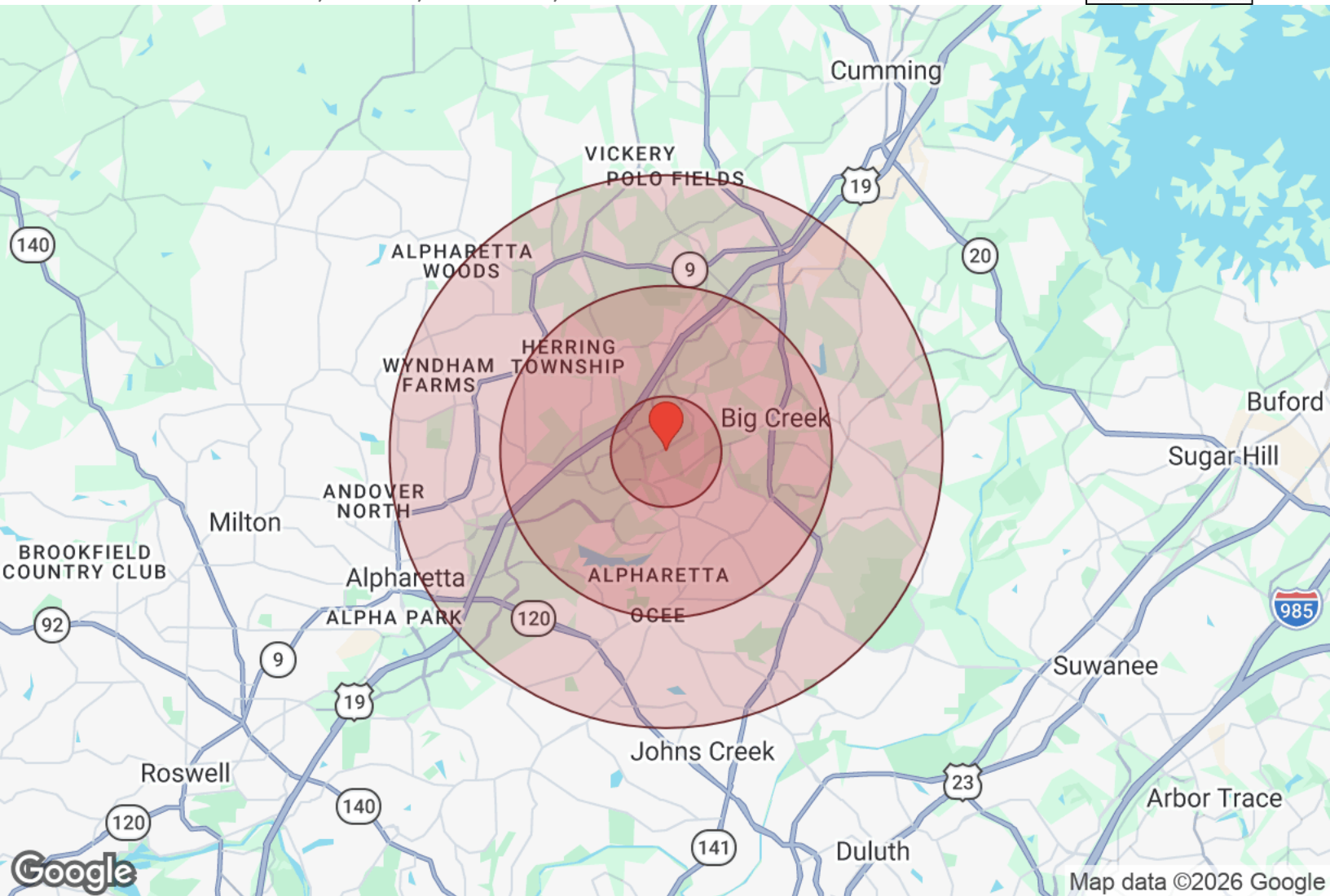
AERIAL MAP

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DEMOGRAPHICS

6485 SHILOH ROAD, BLDG B, UNITS 200, 300



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,702	31,966	88,405	Median	\$194,283	\$166,355	\$167,055
Female	1,788	33,323	92,847	Under \$15k	65	796	2,197
Total Population	3,490	65,289	181,252	\$15k - \$25k	31	514	1,506
				\$25k - \$35k	25	523	1,630
Housing				\$35k - \$50k	25	668	1,989
Total Units	1,280	24,607	68,251	\$50k - \$75k	77	1,711	4,985
Occupied	1,233	23,395	64,227	\$75k - \$100k	93	2,069	5,346
Owner Occupied	886	15,899	45,958	\$100k - \$150k	115	4,252	10,835
Renter Occupied	347	7,496	18,269	\$150k - \$200k	212	3,558	10,635
Vacant	46	1,212	4,025	Over \$200k	593	9,303	25,106
Age							
Ages 0 - 14	686	13,403	37,205				
Ages 15 - 24	484	8,087	22,818				
Ages 25 - 54	1,570	30,228	81,729				
Ages 55 - 64	433	6,987	20,299				
Ages 65+	317	6,584	19,202				

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