



*Winters Chapel Road*

# Offering Memorandum

Industrial Building | For Lease

4171 Winters Chapel Road | Atlanta, Georgia 30360



# 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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### BULL REALTY, INC.

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# Property Overview

Bull Realty proudly presents 4171 Winters Chapel Road, a ±19,060 SF warehouse available for lease. Situated on ±3.108 acres, this property features a spacious yard with fenced outside storage. The building includes approximately ±1,700 SF of office space and ±17,360 SF of warehouse area.

The facility offers 9 dock-high doors, 5 drive-ins, and a clear height of 20 feet. Located in the highly sought-after Doraville submarket, it is planted ±1.7 miles north of I-285, ±3.5 miles west of I-85, and ±0.53 miles to Norfolk Southern Rail.

Address	<b>4171 Winters Chapel Rd Atlanta, Georgia 30360</b>
Lease Rate	<b>Contact Broker</b>
Availability	<b>Immediate</b>
Total Bldg Size	<b>±19,060 SF total</b>
Site Size	<b>± 3.108 Acres</b>
Year Built	<b>1970</b>
Zoning	<b>M2 Heavy Industrial <a href="#">click here for permitted uses</a></b>



# Property Highlights

## Building

<b>Address</b>	4171 Winters Chapel Rd, Atlanta Georgia 30360
<b>Total Bldg Size</b>	±19,060 SF total
<b>Office / Warehouse</b>	±1,700 SF / ±17,360 SF
<b>Loading</b>	8 dock high roll up doors (9x9)   4 ground level roll up doors (12x14)   1 oversized dock high roll up door (12x13)   1 dock high with ramp (16x13)
<b>Clear Height</b>	18'-20'
<b>Spacing</b>	25w x 40d
<b>Power</b>	3-phase power 400A/240V
<b>HVAC</b>	Radiant gas heating in warehouse and HVAC in office
<b>Sprinklered</b>	Yes
<b>Storage</b>	±1.4 acres of fenced/paved outside storage
<b>Lighting</b>	LED
<b>Utilities</b>	Gas, electricity, water and sewer are all available to site
<b>Construction</b>	Concrete and brick

## Site

<b>Site Size</b>	±3.108 Acres
<b>Parcel ID</b>	18 337 01 008
<b>Zoning</b>	M2 Heavy Industrial <a href="#">click here for permitted uses</a>
<b>Parking</b>	Paved parking in front of building has 22 paved parking spaces. Additional fenced in parking available in rear

## Financial

<b>Lease Rate</b>	Contact Broker
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Colonial Pipeline Company

Perfect Edge  
abrasive water-jet cutting

U-HAUL

DORAVILLE  
SELF STORAGE

STA-DRY  
ROOFING

ATL  
ROD

aCloud Recycle

Delta of Georgia, Inc

ATG  
WOODTOPS

KEYSTONE  
PETROLEUM TRANSPORT

Winters Chapel Road

Subject Property





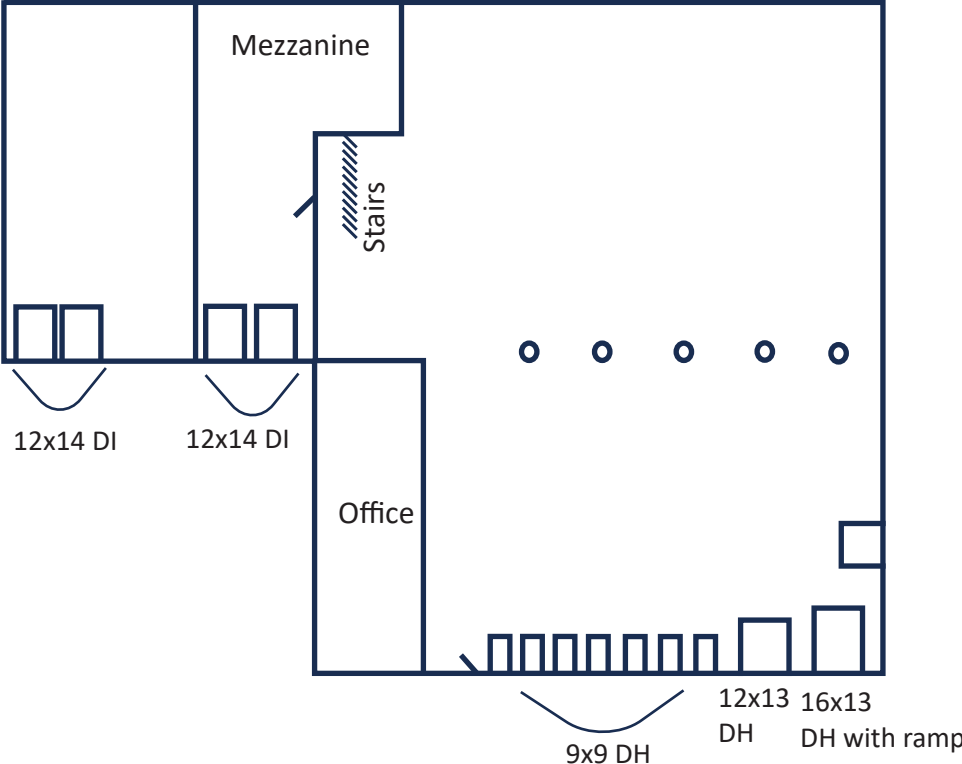
Subject Property

Winters Chapel Road

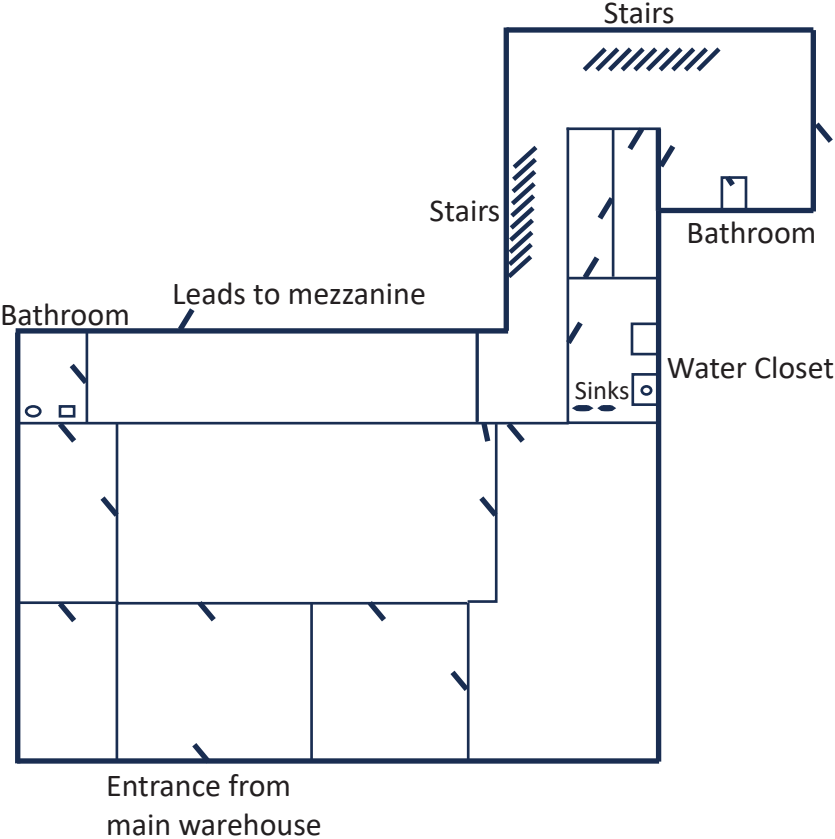


# Floor Plan: Warehouse & 2nd Floor Office

Warehouse: Approximately ±17,360 SF



2nd Floor Office: Approximately ±1,700 SF



\*Floor plan not to scale



# Survey

**SURVEY NOTES:**

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ACCORDING TO FIRM MAP NO. 13089C 0069J, DATED 05/16/2013, THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

MAP PARCEL #18 337 01 008

**SURVEY NOTES:**

1.) FIELD DATA:  
AVERAGE GPS HORIZONTAL SIGNAL ACCURACY: 0.035'  
2.) MEASUREMENTS WERE TAKEN WITH A CARLSON BRX6+ RECEIVER USING RTK METHODS PROCESSED WITH gGPS NETWORK.

3.) PLAT PRECISION: 1/968,281'  
4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.

5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST ZONE OBTAINED BY GPS RTK METHODS.

STATE WATERS DO NOT EXIST ON THIS PROPERTY  
CURRENT ZONING: M2

**REFERENCES:**

- DEED BOOK 30467, PAGE 305.
- PLAT & SURVEY FOR J.W. HERRINDINE PREPARED BY SHIRLEY, NELSON & ASSOCIATES, DATED AUGUST 8TH, 1972, LAST REVISED MARCH 16, 1973.
- GA DOT ROW MAP, PROJECT NO. M-9273 (1), DATED 02/12/1990.

**LEGEND**

- = FDC
- = TREE
- ⊙ = CLEANOUT
- ⊕ = DROP INLET
- ⊗ = GAS VALVE
- ⊘ = LIGHT POLE
- ⊙ = POWER POLE
- ⊗ = WATER METER
- ⊘ = WATER VALVE
- ⊙ = FIRE HYDRANT
- △ = COMPUTED POINT
- I.P.F. = IRON PIN FOUND
- I.P.S. = IRON PIN SET
- RB = RE-BAR
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- C.L. = CENTER LINE
- B.L. = BUILDING LINE
- L.L. = LAND LOT LINE
- L.L.L. = LAND LOT LINE
- P.P. = POWER POLE
- P- = POWER LINE
- N/F = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PG. = PAGE

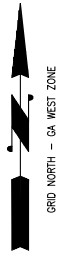
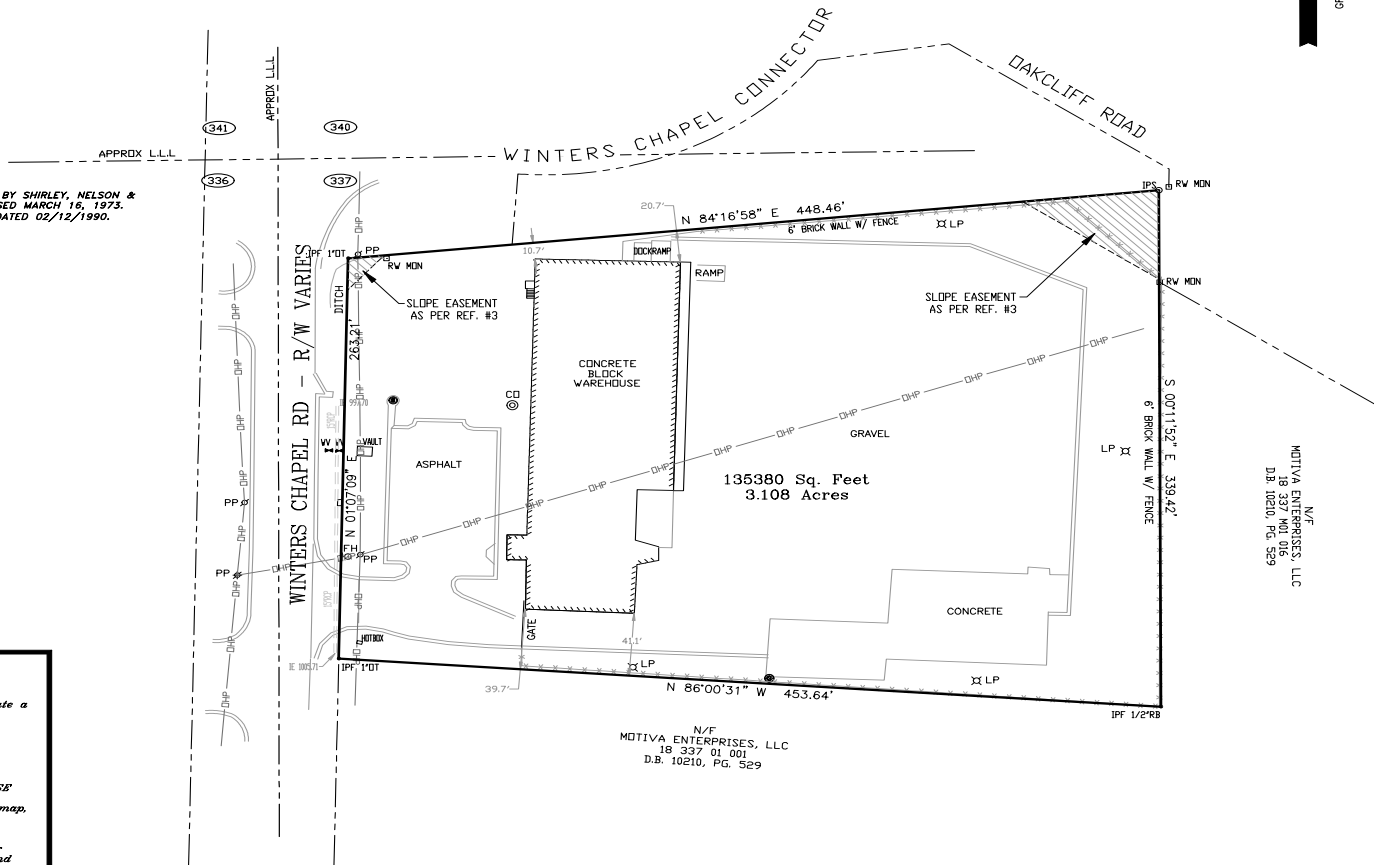
**SURVEYOR'S CERTIFICATE**

This survey is a retracement of an existing parcel of land and does not subdivide or create a new parcel. The recording information of the document(s) map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THIS LAND. Further, the undersigned land surveyor certifies that this map, plat or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

RLS #2985



TOTAL AREA= 3.108 ACRES



RE-TRACEMENT SURVEY FOR:

**CHRISTIAN CROOKLESS**

STATE	GA	SCALE	1" = 50'	JOB #	23011	FELD DATE	JUNE 7, 2022
COUNTY	DEKALB	LAND LOT	337	DIST	18th	PLAT DATE	JUNE 27, 2022

Surveyed by:

**ROBBIE HENDERSON**  
Surveying & Planning

2450 FREEDOM PKWY SUITE 111  
CUMMING, GA 30041  
PH: 706-654-2015  
COALSF000242

Thou shalt not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shalt inherit in the land that the Lord thy God giveth thee to possess it.

Deuteronomy 19:14

SH.1 OF 1

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-24.





# New Area Developments

## LOTUS GROVE

Lotus Grove is a large mixed-use development on Buford Highway, just north of I-285. The current site plan proposes approximately 778 units; a one and two-story retail villages fronting Buford Highway; a greenspace that sits at the heart of the proposed development; a 9-story hotel and a flexible community space.



## CARVER HILLS

Situated on 38.5 acres in the northwest corner of Doraville, The Heights at Carver Hills is a new residential neighborhood that includes 197 townhouses, as well as 51 detached single-family homes.



## VAN FLEET

This development project consists of 85 townhomes, located near the northern access road of Peachtree Boulevard, at the intersection of Van Fleet Circle and Ridgeway Drive. Each home will have two-car garages, 3-4 bedrooms, and will be between 1,800 and 2,00 square feet in size. Some of the homes will front directly onto Van Fleet Circle, to better integrate the project into the existing neighborhood.



## ASSEMBLY ATLANTA

The Assembly Atlanta project is a massive, 130-acre mixed-use development. Assembly will be anchored by a 30-acre studio complex. Outside of the studios, the remaining approximately 100 acres of the site would be home to offices, hotels, at least 700 residential units of various types, and a commercial retail village, as well as a 5-acre public park with an integrated stormwater water feature. In 2022, it was announced that Gray had signed a deal with NBC Universal to lease several of the soundstages planned on the property.



## LUMEN

The Lumen Doraville development broke ground in December 2020. Located on the site of the Tilly Mill Crossing shopping center in Doraville, a northeast suburb of Atlanta, Lumen Doraville consists of two upscale five-story buildings containing 320 apartments and approximately 3,500 square feet of ground floor commercial space. A new landscaped main street boulevard with on-street parking will activate the development between the two new buildings and will connect Tilly Mill Road to the shopping center.



## RANGE WATER

Recently approved by the City Council, Range Water will transform a vacant 7.5-acre site located just off Buford Highway. The project will consist of approximately 300 units, split between multifamily buildings and townhomes. In addition, the plans also include a food truck lot for residents and visitors to the property, a greenway trail, and murals that are visible from Buford Highway.





# In the Area



Interstate 285: 1.7 Miles  
Interstate 85: 3.5 Miles



Northfolk Southern Rail: .53 Miles



Hartsfield-Jackson International Airport: 21 Miles



Originally incorporated in 1871, Doraville has evolved from its agricultural roots into a thriving city with a population that reflects a diverse tapestry of cultures. The city's commitment to fostering inclusivity is evident in its various community events and celebrations that bring residents together, creating a strong sense of unity.

Doraville's strategic location contributes to its status as a transportation hub, with easy access to major highways and public transportation options. The city's accessibility has attracted businesses, making it a hub for economic activity. Its industrial areas, commercial centers, and mixed-use developments contribute to a robust local economy.

The city's cultural scene is vibrant, featuring a mix of local art, music, and culinary experiences. Residents take pride in their community, and this pride is evident in the locally-owned businesses that line the streets, offering a diverse array of products and services.

As Doraville continues to evolve, the city remains dedicated to preserving its history while embracing progress. Whether you're exploring its historic sites, enjoying the diverse cuisine, or engaging in community events, Doraville provides a warm and welcoming environment for all who call it home.



## DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
<b>POPULATION</b>	98,765	284,293	565,764
<b>ANNUAL POPULATION GROWTH 2023 - 2028</b>	0.24%	0.15%	0.19%
<b>HOUSEHOLDS</b>	39,439	116,222	239,614
<b>AVG. HOUSEHOLD INCOME</b>	\$113,090	\$137,633	\$157,723
<b>RENTER OCCUPIED HOUSING UNITS</b>	21,889	60,349	119,496

ESRI 2023



# ATLANTA

## AT A GLANCE

### BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

### WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

### ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED  
AIRPORT IN THE WORLD**



**\$270 BILLION GDP  
IN METRO-ATLANTA**



**13 FORTUNE 500  
HQ IN ATLANTA**



**TOP U.S. METRO  
WITH #1 LOWEST COST  
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN  
STUDENTS ENROLLED, RESEARCH  
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#4 METRO AREA FOR LARGEST  
INCREASE IN POPULATION,  
2015-2016**

- U.S. CENSUS BUREAU  
POPULATION DIVISION



## HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

## CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

**9TH**  
LARGEST U.S. METRO

**1.1%**  
PROJECTED 5-YEAR ANNUAL  
GROWTH  
POPULATION GROWTH (2020-2026)

18.2%  
Gen X  
Population

**#3**  
BEST CITIES FOR JOBS IN U.S.

**#4**  
FASTEST GROWING  
U.S. METRO (2010-2019)

47.7%  
Millennial  
Population

**#4**  
MKTS WITH HIGHEST GROWTH RATES  
ANTICIPATED BY PROPERTY MANAGERS (2022-2023)

2.6%  
Unemployment

(Data based on 1 mile radius)

## MAJOR EMPLOYERS





# Broker Profiles



**SHOUMIC KHAN**

V.P. Industrial Group  
Shoumic@BullRealty.com  
404-876-1640 x 131  
678-292-4517 (D)

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 built a proven track record in commercial real estate transactions by identifying market opportunities to increase profitability for clients. He relies on his experience in sales, marketing and negotiations along with a commitment to understand market conditions and trends 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.



**WILL YOUNG**

Partner, Bull Realty  
Will@BullRealty.com  
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678-292-4484 (D)

Will Young delivers over 17 years of commercial real estate sales and valuation experience. While he is experienced in various types of commercial properties, his primary brokerage focus is in investment acquisitions and dispositions throughout the Southeast.

The Rome, Georgia native graduated with a Bachelor of Business Administration in Real Estate from the University of Mississippi. Prior to working in commercial real estate sales, Mr. Young gained experience in Atlanta as a commercial real estate appraiser at Grubb & Ellis Landauer and G. Randall Hammond & Company.

Will joined Bull Realty in 2016 and is a partner of the firm. He began building his brokerage practice based on integrity, superior client service, and exceptional results. Will is a licensed broker and previously gained valuation experience as an appraiser and broker by the State of Georgia, Will has extensive knowledge of retail trends throughout the Southeast and focuses especially on emerging markets and metro Atlanta's multi-tenant retail real estate market. He continues to enhance value proposition for his clients by leveraging on the proven marketing platform and systems delivered by Bull Realty.

Will is a member of the Atlanta Commercial Board of Realtors (ACBR), Urban Land Institute (ULI), a candidate member of the Certified Commercial Investment Member Institute (CCIM), a Lifetime Member of the Million Dollar Club (MDC), and is a member of the International Council of Shopping Centers (ICSC).



# 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 26 years in business.

## **CONNECT WITH US:**

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



**26**

**YEARS IN  
BUSINESS**



**ATL**

**HEADQUARTERED IN  
ATLANTA, GA**



**LICENSED IN  
8  
SOUTHEAST  
STATES**

