

**FOR SALE**

Single-Tenant Flex Property

2558 Mountain Industrial Blvd, Tucker, GA | Atlanta

MSA



**THE NET LEASE GROUP**

# CONFIDENTIALITY & RESTRICTED USE AGREEMENT

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 2558 Mountain Industrial Blvd, Tucker, GA 30084 herein (the “Property,” or “Properties,” or “Portfolio”) and is not to be used for any other purpose or made available to any other person without the express written consent of The Net Lease Group, LLC. (“NLG”). The material is based in part upon information supplied by Owner and in part upon information obtained by The Net Lease Group from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, The Net Lease Group, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser during its evaluation of the Property. No legal liability is assumed or implied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the situation of any Property or constitute an indication that there has been no change in the business or affairs of any Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of any Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by The Net Lease Group and has been reviewed by the Owner. It contains select information pertaining to each Property and does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect any Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review 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 any Property by The Net Lease Group or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing any Property described herein.

Owner and The Net Lease Group expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase any Property unless a written agreement for the purchase of said Property has been fully executed and delivered by the Owner and such party and any conditions to Owner’s obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. The Net Lease Group is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of The Net Lease Group and may be used only by parties approved by The Net Lease Group and Owner. The property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to The Net Lease Group immediately upon request of The Net Lease Group or Owner 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 The Net Lease Group and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



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# EXECUTIVE SUMMARY

## The Offering

The Net Lease Group exclusively offers for sale 2558 Mountain Industrial Boulevard, a +/- 45,000 square foot industrial/flex facility situated on 3.40 acres in the City of Tucker, DeKalb County, Georgia. The facility is currently fully occupied by an automobile brokerage who may lease the facility back for a short period of time upon sale before relocating. The new owner has the option to continue operating the building as a single-tenant asset or to demise the interior into multiple suites.

The brick building was constructed in 1980 and comprises 26,180 square feet of warehouse space with 19-foot clear height and 18,820 square feet of office space. The office space has 8 individual office suites and 3 executive office suites in addition to reception, lobby, and kitchen areas. The building has a sprinkler system that was most recently inspected in 2023 and an HVAC system that was replaced in 2022. The building has four dock high doors and one drive-in. The fenced-in parking lot has a security gate and 145 parking spaces.

Located on a major industrial and commercial corridor, the facility has frontage along Mountain Industrial Boulevard, which posts traffic volume of over 30,000 vehicles per day. The facility is proximate to the CSX Montreal station in Tucker. Additionally, it is located just five miles from US I-85, 2.5 miles from US I-285, and 12 miles from US I-20, providing easy access to the Atlanta MSA and other prominent markets such as Athens, Greenville, and Augusta.

2558 Mountain Industrial Boulevard falls under DeKalb County's M-Light Industrial Zoning District, which provides a flexible range of potential uses for the future occupant. Permitted uses include but are not limited to light industrial, light manufacturing, warehousing, and storage. The facility is located within the Stone Mountain Industrial Submarket, which houses major operations for companies and organizations such as Amazon, The United States Center for Disease Control (CDC), Emory University Health Care, Macy's, PepsiCo, Hormel Foods, and Graphic Packaging International. The facility is also within the Tucker Summit Community Improvement District (TSCID), a self-taxing district that is actively promoting the influx of companies in the life sciences, technology, film, logistics, and manufacturing industries.



# EXECUTIVE SUMMARY

## Investment Highlights



### STRONG REGIONAL LOCATION

The property is well-connected to other parts of Atlanta and the Southeast via I-285, I-85, and I-20. Lawrenceville Highway (US-29) connects the property with Interstate 285, which encircles the City of Atlanta. Interstates 85 and 20 provide access to other key markets in the Southeast such as Charlotte, Nashville, and Birmingham. CSX owns the rail line that runs Northwest from Atlanta and adjacent to the property.



### VISIBILITY

The property has frontage along 2558 Mountain Industrial Boulevard, which has a traffic volume of over 30,000 vehicles per day. The signage on the property is visible from both directions of the divided, four-lane highway, maximizing exposure to passing motorists.



### UNIQUE BUILDING LAYOUT

The 45,000-SF facility has 18,820 square feet of office space and is situated on 3.40 acres, providing an office ratio of 41.82% and an FAR of 30.38%. This is favorable for an operator who requires more office or outdoor storage space than the typical warehouse user.



### FLEXIBLE ZONING

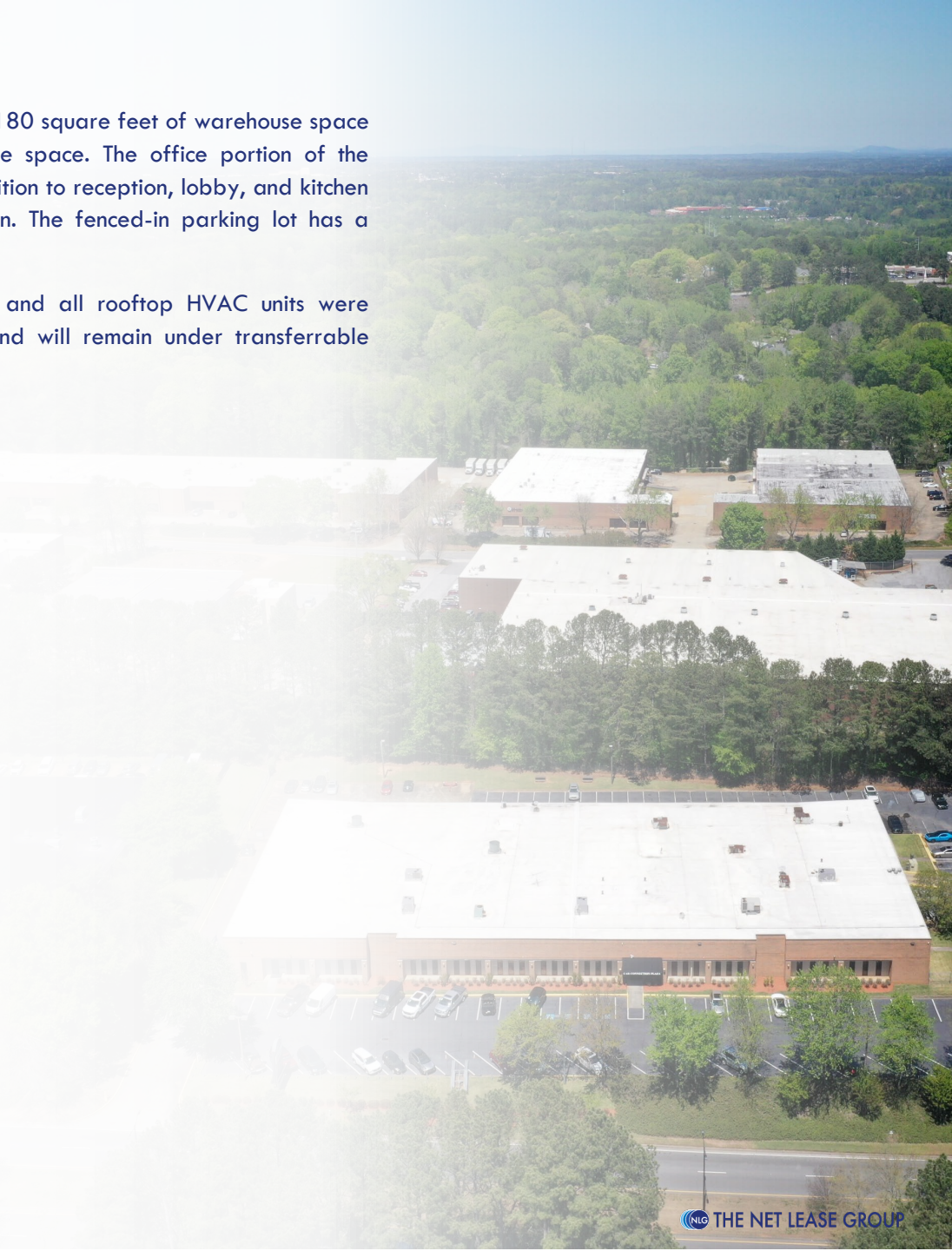
The property is currently zoned M- Light Industrial under The Dekalb County Zoning Ordinance, which offers an abundance of industrial, commercial, agricultural, institutional, and communication uses that are permitted by right.

# PROPERTY OVERVIEW

The brick building was constructed in 1980 and comprises 26,180 square feet of warehouse space with 19-foot clear height and 18,820 square feet of office space. The office portion of the building has 20 individual suites and 3 executive suites in addition to reception, lobby, and kitchen areas. The building has 4 dock high doors and one drive-in. The fenced-in parking lot has a security gate and 145 parking spaces.

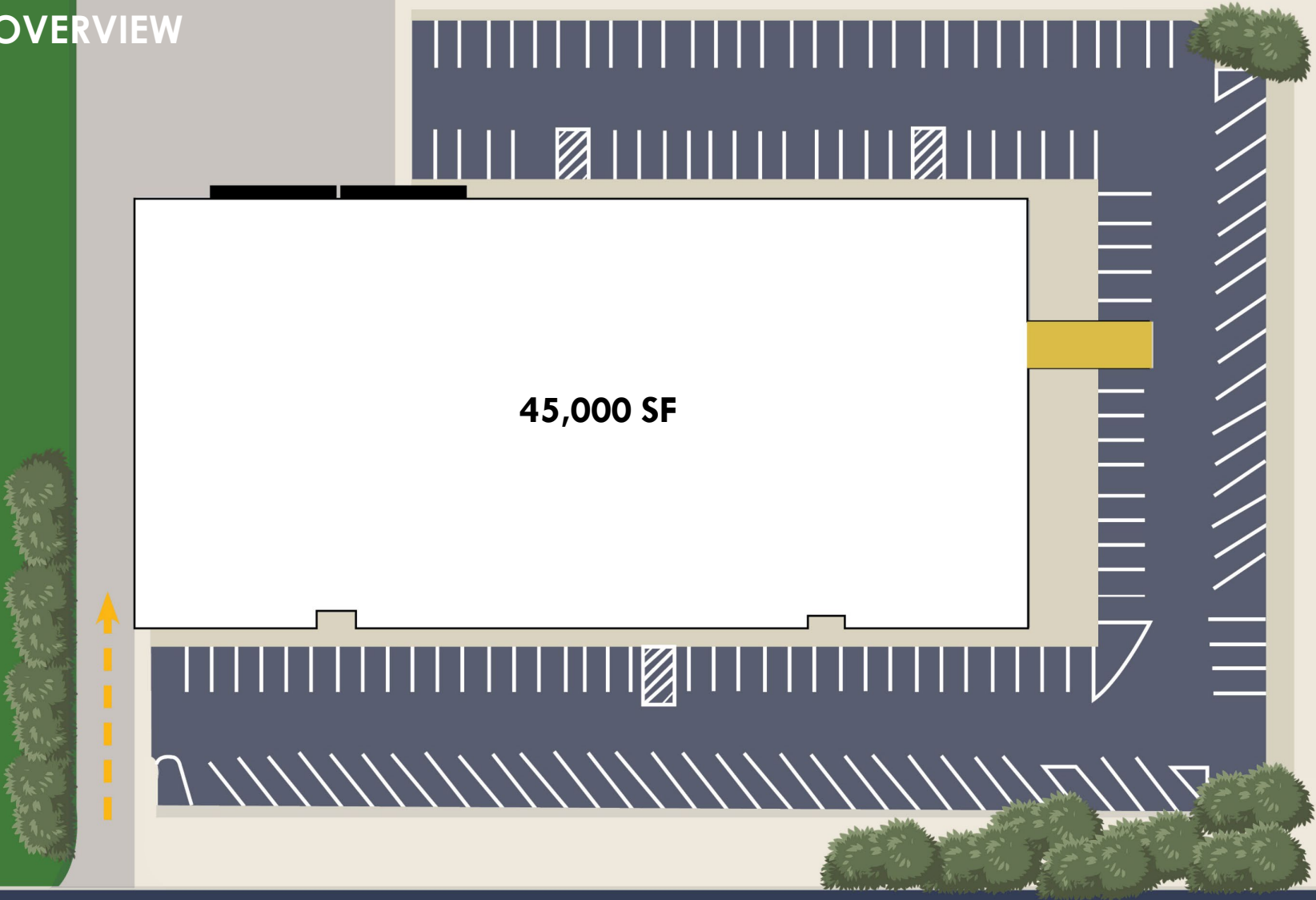
The sprinkler system was most recently inspected in 2023 and all rooftop HVAC units were replaced in 2022. The TPO roof was replaced in 2011 and will remain under transferrable warranty for the next 8 years.

Property Address	2558 Mountain Industrial Boulevard, Tucker, GA 30084
Market	Atlanta, GA
Submarket	Stone Mountain Industrial
County	DeKalb
Parcel ID	18-223-02-005
Zoning	M - Light Industrial District (DeKalb County)
Property Type	Flex (Industrial Warehouse/Office)
Building Area	45,000 SF
Year Built	1980
Land Area	3.40 AC
Warehouse Area	26,180 SF
Office Area	18,820 SF
FAR	30.38%
Office Ratio	41.82%
Clear Height	19'



# MARKET OVERVIEW

Site Plan



45,000 SF

Mountain Industrial Blvd 30,009 ADTC

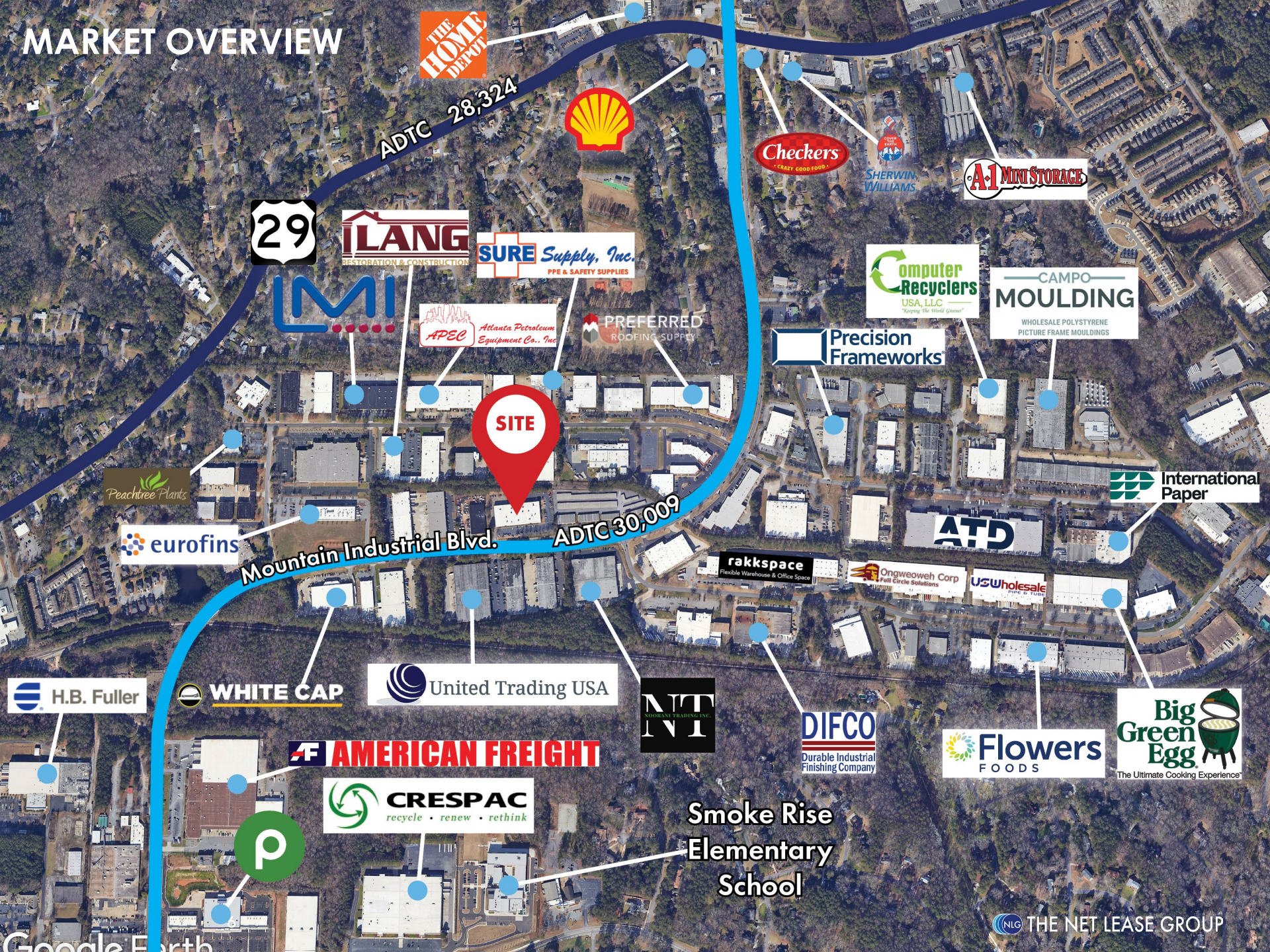
# PROPERTY OVERVIEW

Photos





# MARKET OVERVIEW



# MARKET OVERVIEW

Trade Map (7 Miles)

**NORTHLAKE MALL**

★ **macy's** ★ **EMORY HEALTHCARE**

LENSCRAFTERS SHOE DEPT. ENCORE

**American Deli** **Foot Locker**

**Domino's**

**SPROUTS FARMERS MARKET** **DICK'S SPORTING GOODS**

**HOBBY LOBBY** **DSW DESIGNER SHOE WAREHOUSE**

**CES CITY ELECTRIC SUPPLY** **Big Green Egg**

**ILANG** **RICOH**

PREFERRED ROOFING SUPPLY **SENEX**

**SURE Supply, Inc.** **Grace**

**COFER CROSSING**

Rogers Applebees **verizon**

**SportClips** **Walmart** **TACO BELL**



**ACTION HOISTALS** **COMPAC**

**BAKETECH** **International Paper**

**ALLGOOD** **DIFCO**

**Flowers FOODS** **CONTROL SYSTEMS**

**Publix Burlington**

**OrangeTheory** **Party City**

**TJ-maxx** **DOLLAR TREE**

**PROCESORS** **GCFT**

**WINDAY CRAPERS** **Prudential**

**CUTTING EXPERTS** **MRC**

**Chick-fil-e** **McDonald's**

**sam's club** **Publix**

**MAVIS DISCOUNT TIRE**

★ **macy's**

**Oldcastle Infrastructure**

**GEORGIA FURNITURE MART**

**Wincup** **macy's inc**

**sonnen** **Graphic Packaging INTERNATIONAL**

**LifeStorage**

ADTC 203,947

ADTC 27,710

ADTC 116,084

ADTC 30,537

285

285

285

29

29

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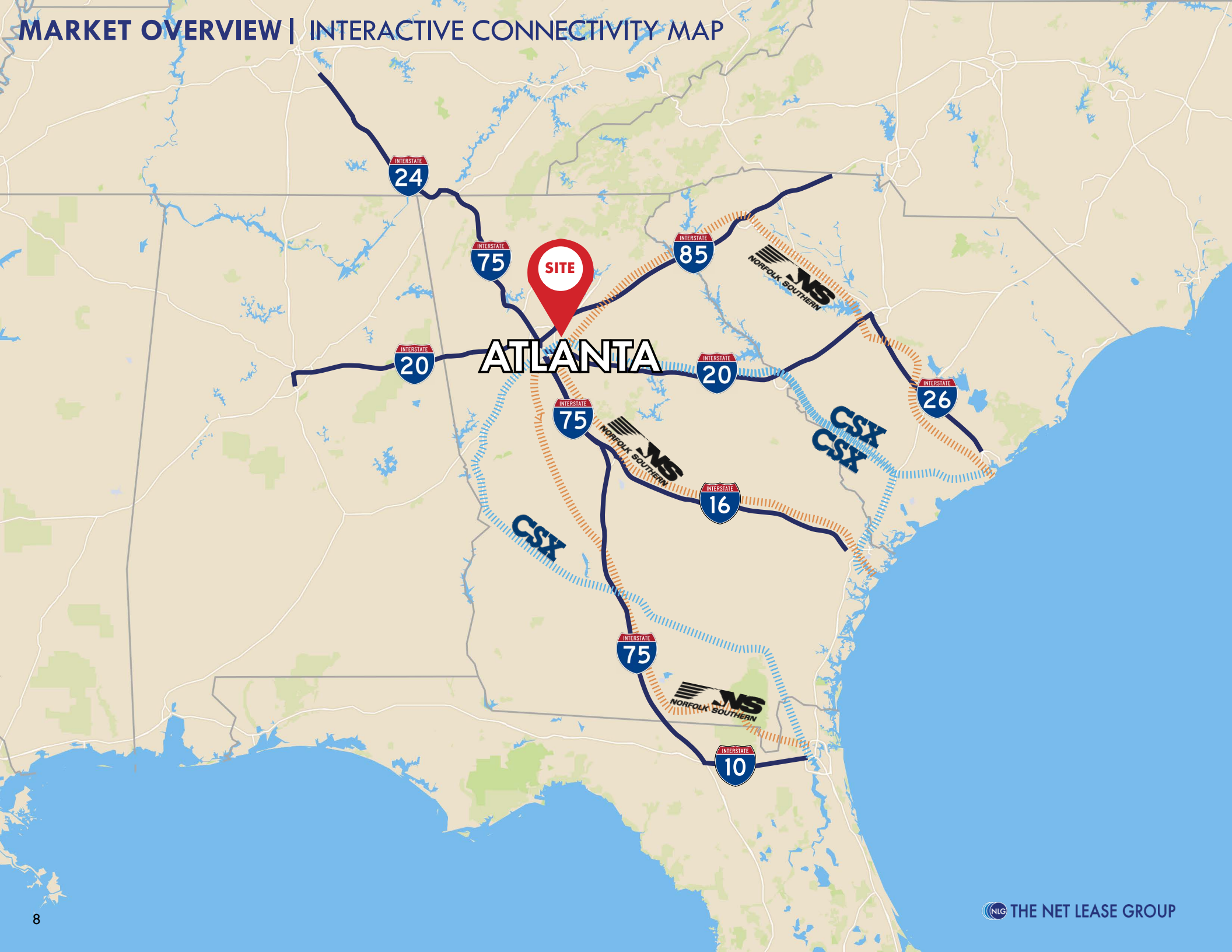
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78

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10

# MARKET OVERVIEW | INTERACTIVE CONNECTIVITY MAP



# MARKET OVERVIEW

## Atlanta Connectivity Overview

Atlanta's strategic location and excellent connectivity to other key markets make it an attractive destination for industrial users. The city sits at the confluence of three major interstates - I-85, I-75, and I-20, offering access to key markets like Miami, New York City, and Chicago. Atlanta's highway infrastructure and proximity to major ports such as the Port of Savannah, Port of Charleston, and Port of Jacksonville, as well as Class I railways like CSX and Norfolk Southern, significantly benefit the local logistics and trade sector.

The Port of Savannah, the third-busiest container gateway in the country, is only a few hours' drive from Atlanta and provides easy access to global markets. Moreover, Savannah's strategic location on the southeastern Atlantic seaboard, at the intersection of two major interstates and major railways like CSX and Norfolk Southern, puts 70 percent of the U.S. population within a two-day shipping radius by road or rail. The Port of Savannah boasts the largest single-terminal container facility on the East and Gulf Coasts, moving 20 percent of the East Coast's overseas containers. The port is expanding its capacity with an additional \$3.2 billion investment in the Port of Savannah and connecting infrastructure over the next decade.

The Port of Charleston, another significant shipping and logistics hub, is easily accessible from Atlanta, offering efficient transportation of goods. The port's container capacity is growing every year thanks to continuous investments in its infrastructure. The Port of Charleston handled 2.8 million TEUs in 2022, representing a 1.5% increase from 2021 and setting a record for its cargo volume.

In addition to easy port access, major railways like CSX and Norfolk Southern provide additional transportation options for businesses looking to move goods in and out of Atlanta. CSX and Norfolk Southern operate Class I railroads at both the Port of Savannah and the Port of Charleston. Moreover, the Port of Savannah offers two Class I, on-terminal rail facilities (CSX and Norfolk Southern) and is the only U.S. port to offer overnight rail service to a 5-state area; Alabama, Georgia, Florida, North Carolina, and South Carolina.



# MARKET OVERVIEW

## Atlanta MSA

Ranked as the third fastest-growing Metropolitan Statistical Area (MSA) in the U.S., Atlanta's population growth continues to accelerate. With annual job growth increasing by six percent (6%) year over year, Atlanta receives nearly 80,000 new residences annually. The Atlanta MSA is projected to have 8.6 million residents by the early 2050s.

Atlanta's growth makes it a premium destination for those migrating from around the U.S. Ranked as seventh in the nation for the highest net migration, over 34,370 people relocated to Metro Atlanta during 2019-2020.

The cost of living is a significant factor for relocation decisions, and Atlanta remains one of the most affordable large cities in the United States. Households in the Atlanta MSA have a median annual income of \$76,304 which is well above the national average.

Atlanta is home to 30 Fortune 500 and 1000 companies that generated an aggregated \$438 billion during 2020. Atlanta's thriving innovation hub is a prime tech destination and leading area for entrepreneurs. The city's largest employers include the Hartsfield-Jackson Atlanta International Airport, Delta Air Lines, Emory University and Emory Healthcare, The Home Depot, Northside Hospital, Piedmont Healthcare, Publix, The Kroger Co., AT&T, and UPS.

Around 93.7 million travelers passed through Hartsfield-Jackson Atlanta International Airport (ATL) in 2022, making it the world's busiest airport. Prior to 2020, ATL held the title for busiest airport in the world for 22 consecutive years before the pandemic disrupted travel. The 2.5 million square foot airport covers 4,700 acres and has five runways. Hartfield-Jackson also ranks as the Atlanta MSA's largest employer, with a total of 63,000 airport employees, including airline, ground transportation, concessionaire, security, federal government, and airport tenant employees. A major economic driver, the airport generates \$34.8 billion in direct economic impact for the Atlanta Metro every year.



*Population: 6,144,970*



*Median Age: 37.2*



*Median Household Size: 2.7*



*Median Household Income: \$77,589*



*Unemployment Rate: 3.7%*



*Median Home Value: \$374,081*



*Mean Travel Time to Work: 29.6 Minutes*



*Total Households: 4,001,109*

# MARKET OVERVIEW

## Stone Mountain Industrial Submarket

The Stone Mountain Industrial Submarket consists of 1,031 buildings totaling 32.6 million square feet. The median age of industrial properties in the Submarket is nearly 40 years old and there is a significant presence of manufacturing tenants who have operated there for decades. The Submarket has long been a destination for tenants seeking connectivity to some of the Atlanta Metro's most dense population centers, given access to CSX rail, US I-285, Lawrenceville Highway, and Jimmy Carter Boulevard.

Tenants with the largest industrial footprints in the submarket include Amazon (2,800,000 SF), Macy's (966,640 SF), PepsiCo (322,861 SF), Mudpie (295,057 SF), Hormel Foods Corporation (282,000 SF), and American Freight (275,000 SF). The influx of new tenants has mostly been led by the logistics industry in recent years, with Hi Packing Group and 101 Distribution signing leases for 119,000 SF and 100,000 SF, respectively.

The vacancy rate within the Submarket had been falling since Q1-2023 and currently sits at 2.0%, after hitting a record-low of 1.4% in Q4-2022. Average gross rent is slightly higher than that of the Atlanta metro and is currently \$9.18/SF with steady growth projected over the next 5 years.





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