

For Lease 18,500± sf Freestanding Building

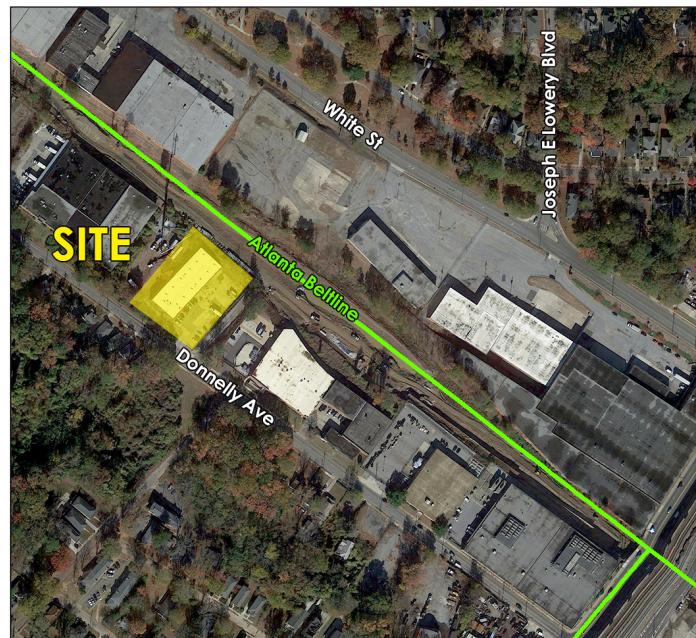
1035 Donnelly Avenue, Atlanta, GA 30310



Conceptual Rendering

Property Details

- 18,500± sf building; 2,500± sf office
- Two (2) dock-high doors; One (1) ramp
- 20' clear height
- 100% HVAC
- Fenced site; outside storage
- 335' of frontage on Atlanta Beltline (www.beltline.org)
- Zoned I-1, Industrial (City of Atlanta)
- Convenient access to I-20, I-75/85, Midtown, and Downtown Atlanta
- Lease rate: \$9.75/sf, NNN



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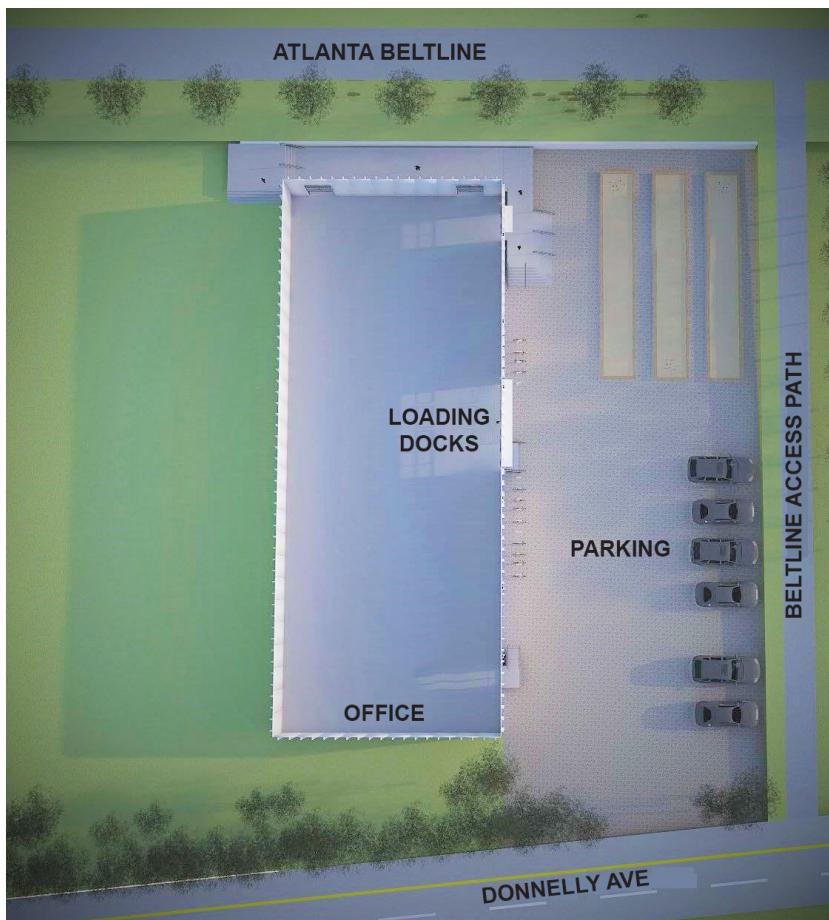
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1035 Donnelly Avenue fronts on 335' of the Westside Trail of the Atlanta BeltLine. The BeltLine is one of the largest urban redevelopment programs in the United States. When complete, it will connect 45 Atlanta neighborhoods with a 33-mile trail and 22 miles of rail. The first section of the trail, the Westside trail, opened in 2008. The project expanded with the Eastside trail that opened in 2012. Since its opening, the Eastside trail has exploded in popularity, attracting patrons with an array of bars, breweries, and restaurants.



The Westside trail is following suit, spearheaded by the Lee and White development directly across the beltline from 1035 Donnelly Avenue. The development focuses on attracting local businesses including breweries, distilleries, restaurants and artisan shops. The main food hall attraction is the Monday Night Brewing Garage which is quickly becoming the go-to hangout for avid fans of Atlanta's flourishing soccer team: Atlanta United.

The Westside spans 3 miles and 40 acres of South West Atlanta. The trail has 14 access points, one of which runs alongside the property line of 1035 Donnelly. In 2019, a new phase of the Beltline (the South-West Connector) will begin construction, connecting the Eastside and Westside Beltlines.

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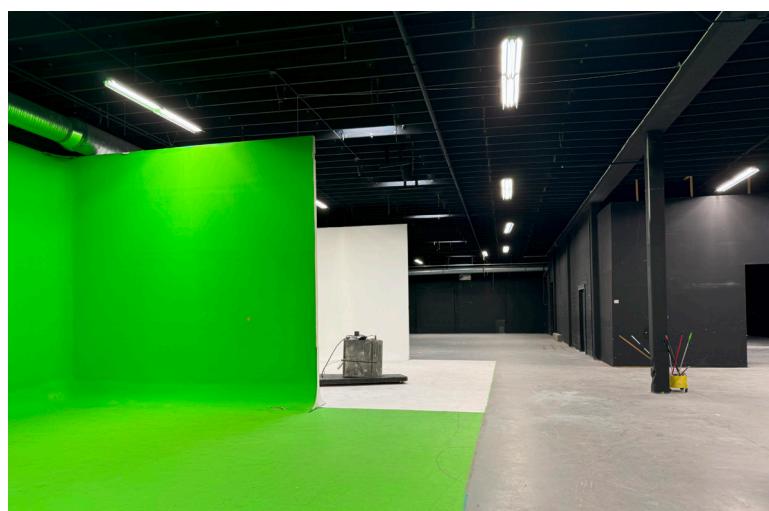
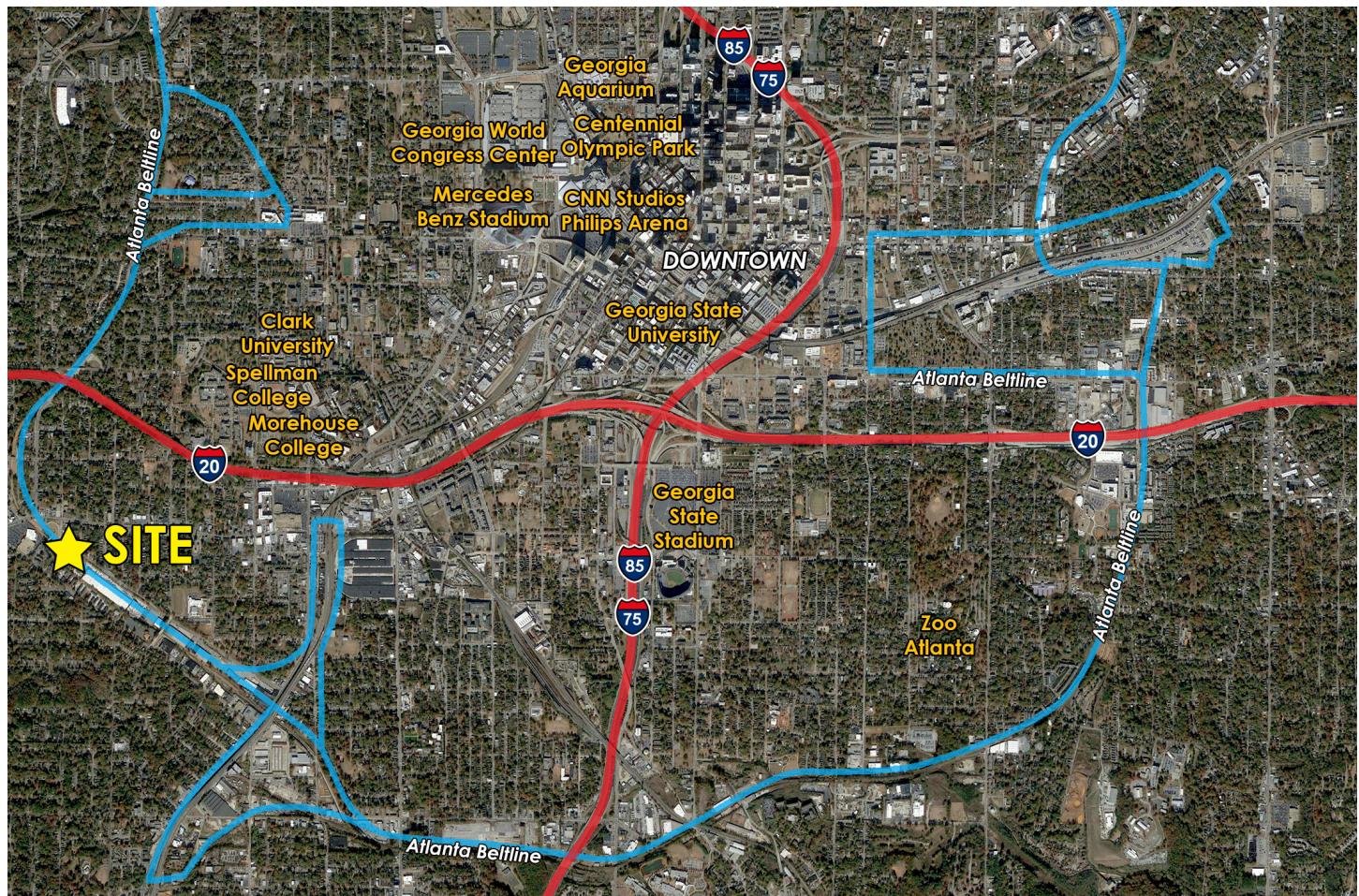
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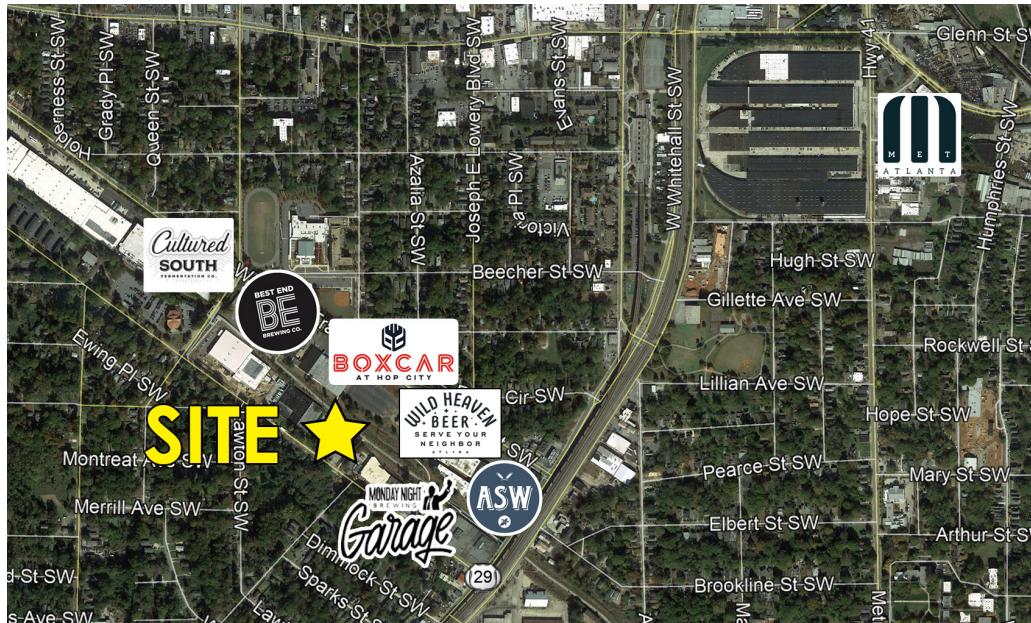
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MET Atlanta is a massive redevelopment project a mile north of 1035 Donnelley Avenue that plans to convert a historic warehousing district into cultural center for the area. When it was constructed in 1914, it was the largest enclosed structure in the United States, built to aid Georgia farmers during an agricultural crisis. Over the last century, it was used by the US military during the first and second World Wars and later converted into a distribution center. Finally, with the new redevelopment project, it will become a cultural center with increased green space, restaurants, retail, and artisan shops.



Monday Night Brewing started with a group of friends who discovered a shared passion for brewing beers in a Monday bible study group. They decided to embrace this passion full time and opened their first production scale brewery 2013 in West-Midtown Atlanta. They attracted attention of beer lovers from around Georgia and 4 years later they realized that they needed to expand into another location to meet the public's growing demands. In 2017 they opened the Monday Night Brewing Garage at Lee and White to create more room for its customers and to a "home for barrel aged, sour beers and experimentation".



American Spirit Whiskey was formed in 2010 by a pair of UGA grads with a passion for fine whiskey. The distillery focuses its efforts on the production of whiskey and brandy. The ASW Whiskey Exchange located at the Lee and White St Development is dedicated to aging the company's four primary production whiskeys and some of their small batches. The Whiskey Exchange tasting room is open afternoons Tuesday-Sunday.

Cultured South, Atlanta's first kombucha bar and fermentation marketplace, was opened in 2016 by Melanie Wade. Wade found success brewing Atlanta's first kombucha: Golda Kombucha and decided to expand on her success by opening Cultured South's tap room and retail store at the Lee and White development in 2016. The company focuses on delivering products that contribute to the health and wellness of the community.



Hop City is a craft beer and wine store specializing in unique beers and wines from across the country. They have 28 rotating taps that feed to Boxcar, their partner restaurant. Along with this wide selection of beer, Boxcar boasts a menu of familiar foods with regional twists inspired by the American journey.



Best End Brewing Company will be opening on the West Side Beltline September 2019



Wild Heaven Beer was started by two Georgia natives in 2010. Their beers are "designed in the great tradition of European brewing but with a distinctly American creative flair". Wild Heaven is based in Avondale Estates and is opening its second location on White Street in 2019.



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