



Freestanding Warehouse Building | ±6,000 SF
FOR LEASE

Kenwood Business Park | Fayetteville, GA



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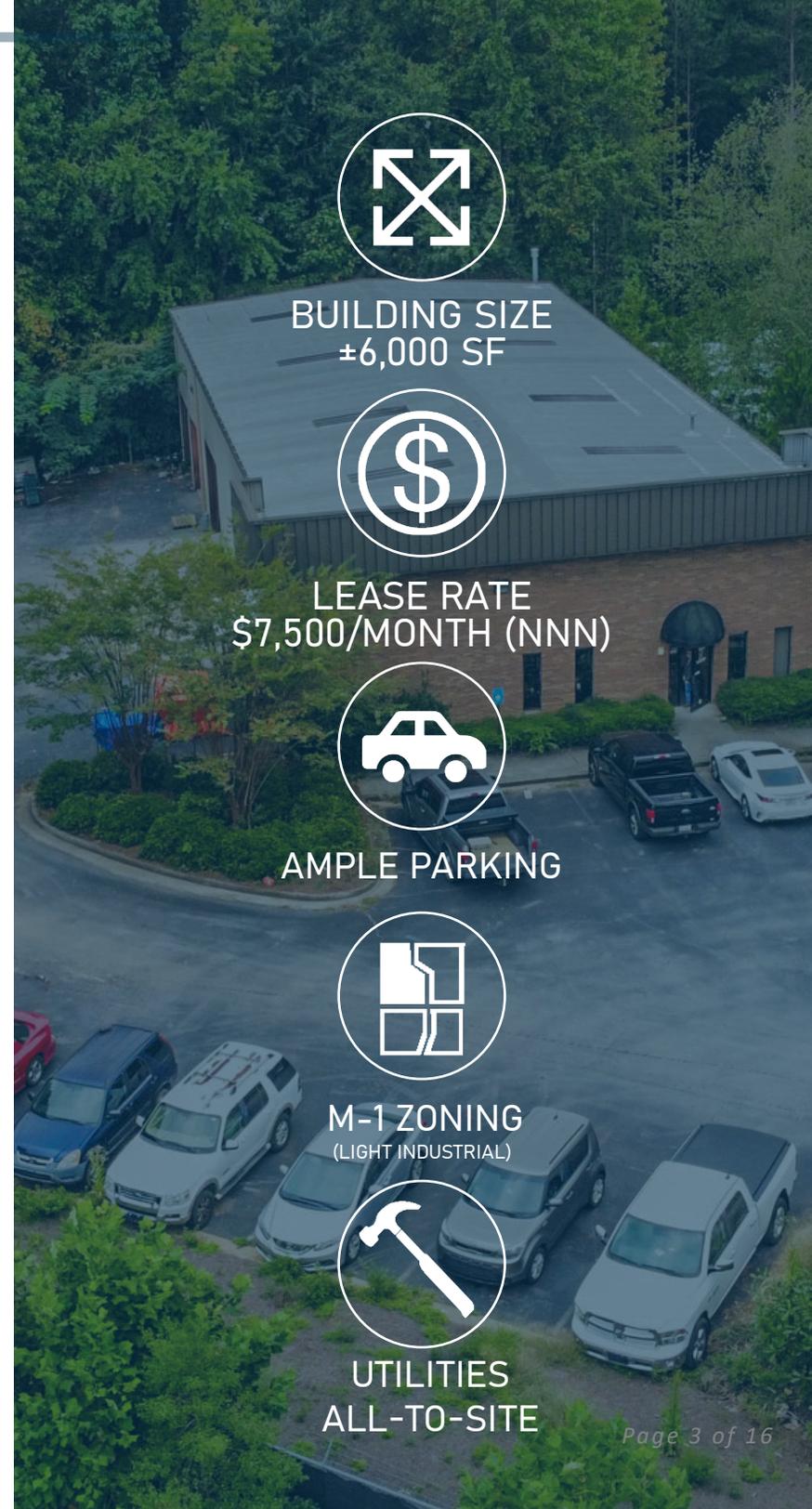
Executive Summary

Bull Realty is pleased to present 150 Tober Trail, a ±6,000 SF warehouse building for lease. The well-maintained property sits on ±1.16 acres and features fenced outside storage. The floor plan includes a reception area, three offices, a kitchen, mezzanine space, and separate bathrooms for the office and warehouse. The building offers four drive-in doors and a clear height of 21 feet.

The building is located in a well-managed industrial park with direct access to GA State Route 85, just seven miles from I-85, providing a direct route to Atlanta and Hartsfield-Jackson International Airport. The property is also less than 10 miles from I-75 and I-285, offering exceptional connectivity throughout the metro area. This strategic location supports efficient access to regional logistics networks, reducing delivery and commute times, and is ideal for last-mile delivery, light industrial, or flex users seeking strong regional reach.

Property Overview

| | |
|-------------------------|--|
| TOTAL BUILDING SIZE | ±6,000 SF |
| OFFICE / WAREHOUSE SIZE | ±1,000 SF / ±5,000 SF |
| LEASE RATE | \$7,500/Month (NNN) |
| SITE SIZE | ±1.16 Acres |
| PARKING | 15 Marked / 7 Unmarked surface spaces |
| LOADING | 4 Drive-In doors |
| CLEAR HEIGHT | 21' |
| SPACING | Column free |
| POWER | 200 Amp single phase |
| STORAGE | Fenced / secured outside storage |
| SPRINKLER | ESFR |
| LIGHTING | LED |
| ZONING | M-1 Light industrial |
| AVAILABILITY | Immediate |
| RECENT IMPROVEMENTS | <ul style="list-style-type: none"> • New paint and flooring in office • New lighting in office • New lighting, paint, and flooring in the warehouse production area • Parking lot resealed and restriped • Upgraded landscaping throughout property |



BUILDING SIZE
±6,000 SF



LEASE RATE
\$7,500/MONTH (NNN)



AMPLE PARKING



M-1 ZONING
(LIGHT INDUSTRIAL)



UTILITIES
ALL-TO-SITE



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



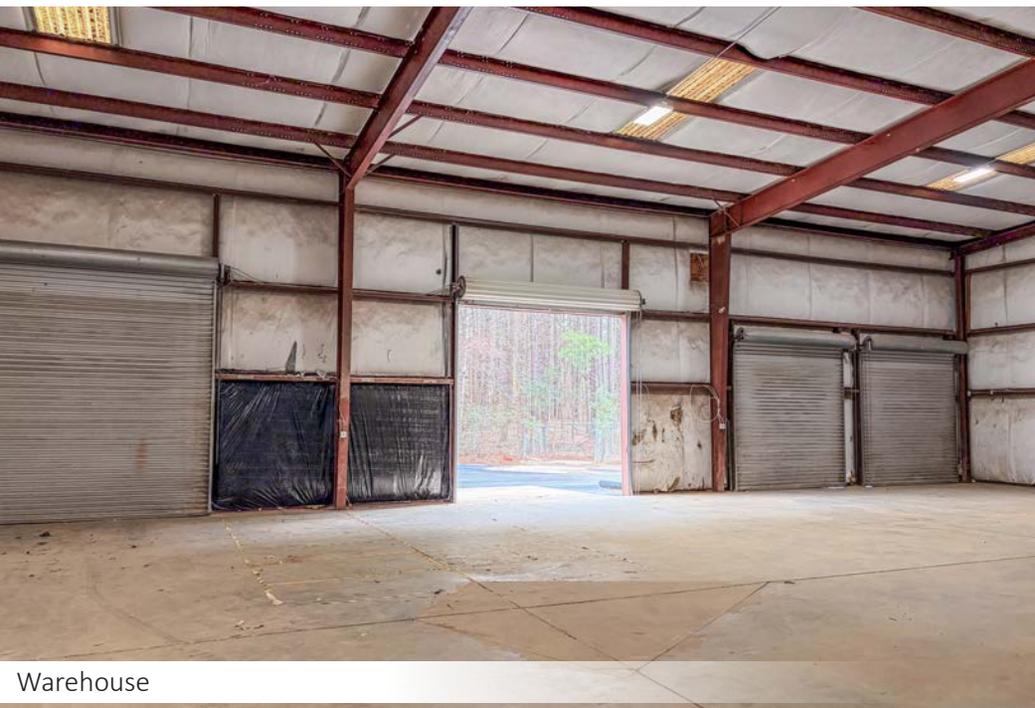
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Resealed and Restriped Parking Lot



Warehouse



Warehouse



Warehouse

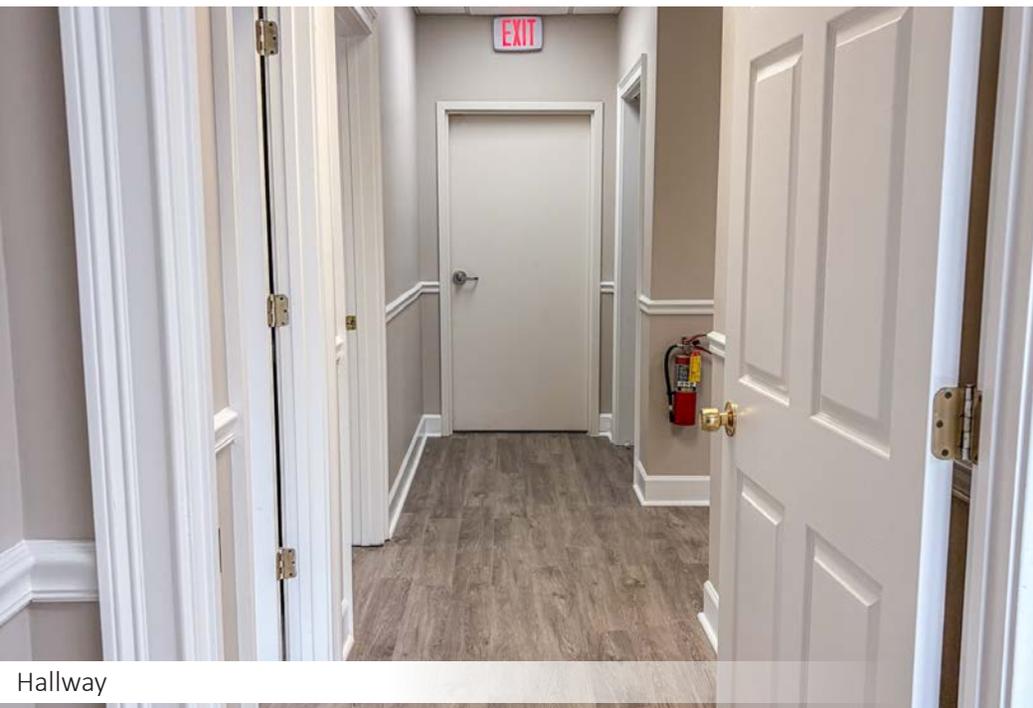
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Office with New Paint and Flooring



Reception Area / Office



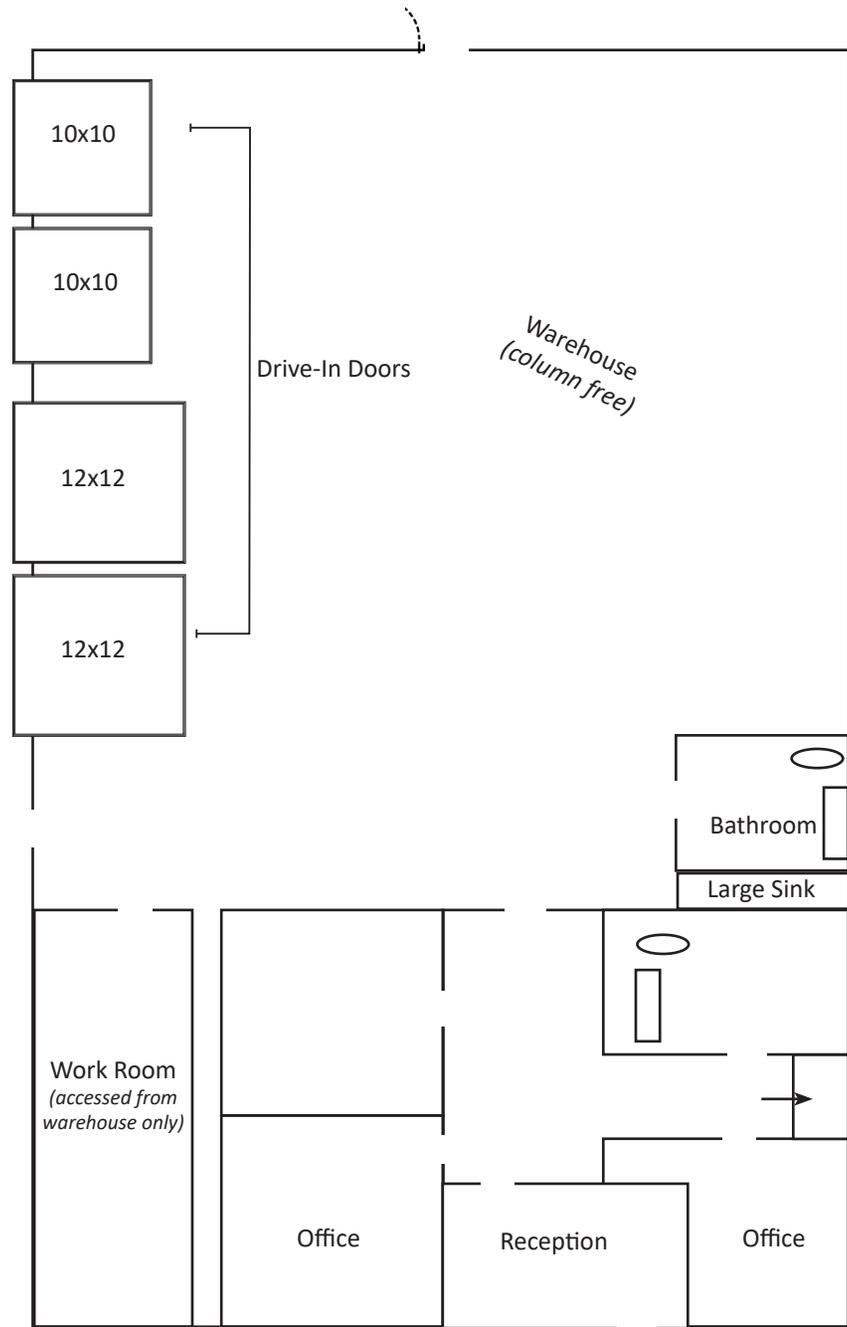
Hallway



Production / Work Room Within Warehouse

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Floor Plan



*Floorplan not to scale

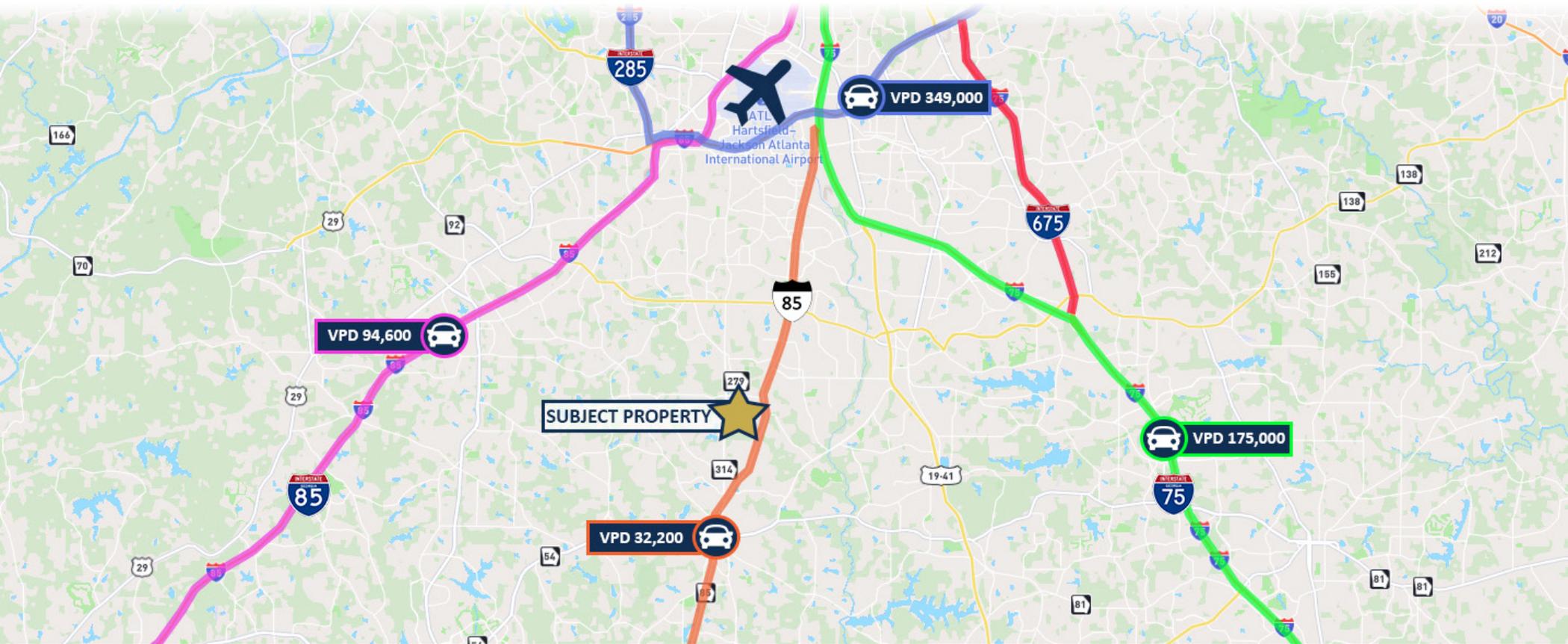
Front Entrance

In The Area- Industrial



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Traffic Counts & Travel Distances



1-85: 7 Miles
1-75: 9.5 Miles
I-285: 10 Miles
SR-85: 0.5 Miles



Savannah Port: 243 Miles
Port of Charleston: 311 Miles



Hartsfield-Jackson Atlanta
International Airport: 10 Miles



UPS Hub Atlanta Airport: 13 Miles
FedEx Ship Center: 12 Miles



Norfolk Southern Inman Yard
Intermodal: 26.5 Miles
CSX International: 30 Miles

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Fayetteville, GA

Fayetteville, GA is a growing city located just 22 miles south of downtown Atlanta, offering a strategic location with access to major transportation corridors, including State Routes 54 and 85, and proximity to Hartsfield-Jackson Atlanta International Airport. The area has seen steady population and economic growth, driven by strong demographics, a business-friendly environment, and rising demand for industrial and logistics space.

Fayetteville benefits from a blend of suburban affordability and access to Atlanta's major distribution networks, making it attractive for warehousing, light manufacturing, and last-mile logistics operations. The city's investment in infrastructure, paired with regional growth in e-commerce and supply chain industries, positions it as a high-potential submarket for industrial development and long-term value creation.



Demographics

Fayetteville, Georgia



POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 917 | 43,220 | 125,915 |



HOUSEHOLDS

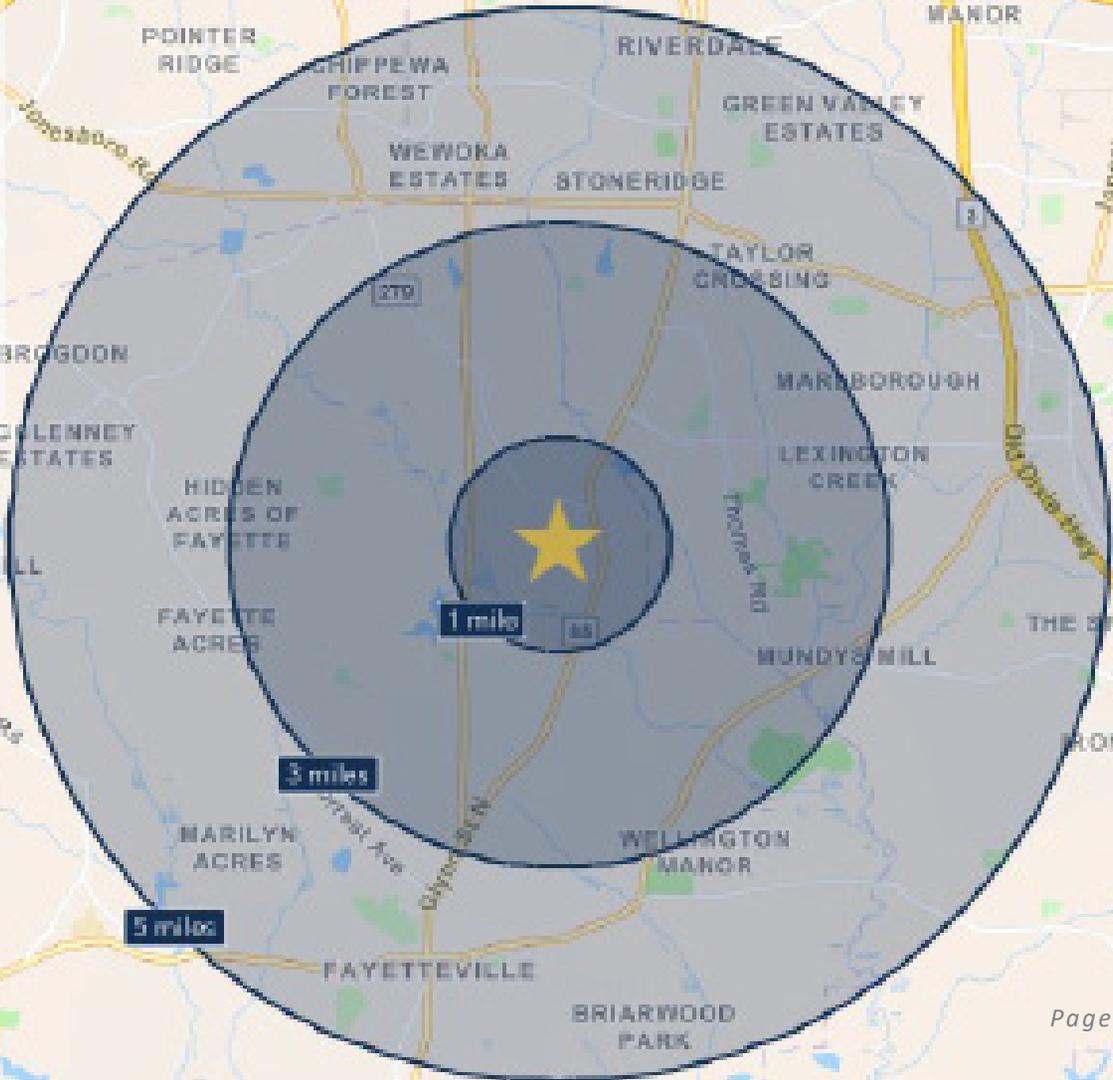
| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 348 | 16,360 | 48,382 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|----------|----------|----------|
| \$92,840 | \$89,399 | \$88,078 |

Source: 2025 ESRI



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 Spelman 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



#8 LARGEST METRO AREA IN THE U.S. 2020

- 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.

8TH
LARGEST U.S. METRO
2020 U.S. Census

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#4
FASTEST GROWING
U.S. METRO (2010-2019)
Freddie Mac 2021

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2023)

MAJOR EMPLOYERS



Broker Profile



SHOUMIC KHAN

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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.



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.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

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, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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



28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES