



180 MENDEL DR. SW ATLANTA, GA 30336

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED



JONATHAN LASALA
VP of Leasing
jlalasa@ironhornenterprises.com

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Jonathan LaSala


VP of Leasing

 315-882-7531


 Jlasala@ironhornenterprises.com



Ironhorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5857 Fisher Rd., East
Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights

FINANCIAL OVERVIEW

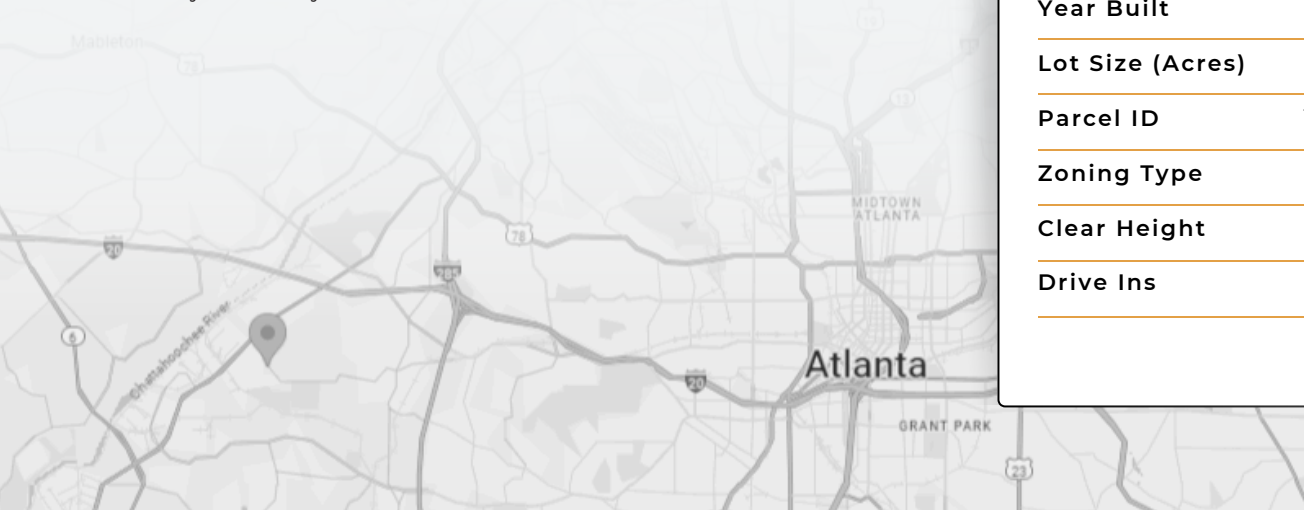
Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Atlanta, GA
Demographics
Amenities Map

EXECUTIVE SUMMARY

Presenting 180 Mendel Drive. This asset is a single tenant let lease IOS and transportation facility located in southwest Atlanta GA. The fleet maintenance center consists of 8,040 SF with a large 2.20 acre lot with ample room for fleet and delivery vehicles. Property is currently leased by a credit national tenant.



THE OFFERING

Offering Price	\$2,650,000
Building SF	8,040 SF
Year Built	1993
Lot Size (Acres)	2.20
Parcel ID	14F0058 LL0353
Zoning Type	Industrial M-2
Clear Height	26'
Drive Ins	6

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INVESTMENT HIGHLIGHTS



The property consists of 8,040 SF of gross leasable space on 2.20 acres of land featuring a 3 Bay shop area, open air annex on site, and a fenced-in truck court.



The building comes equipped with 6 Drive-In doors



Located in Atlanta, GA take over the perfect home turf for conducting business, with easy access to the city and Commercial business landscape.



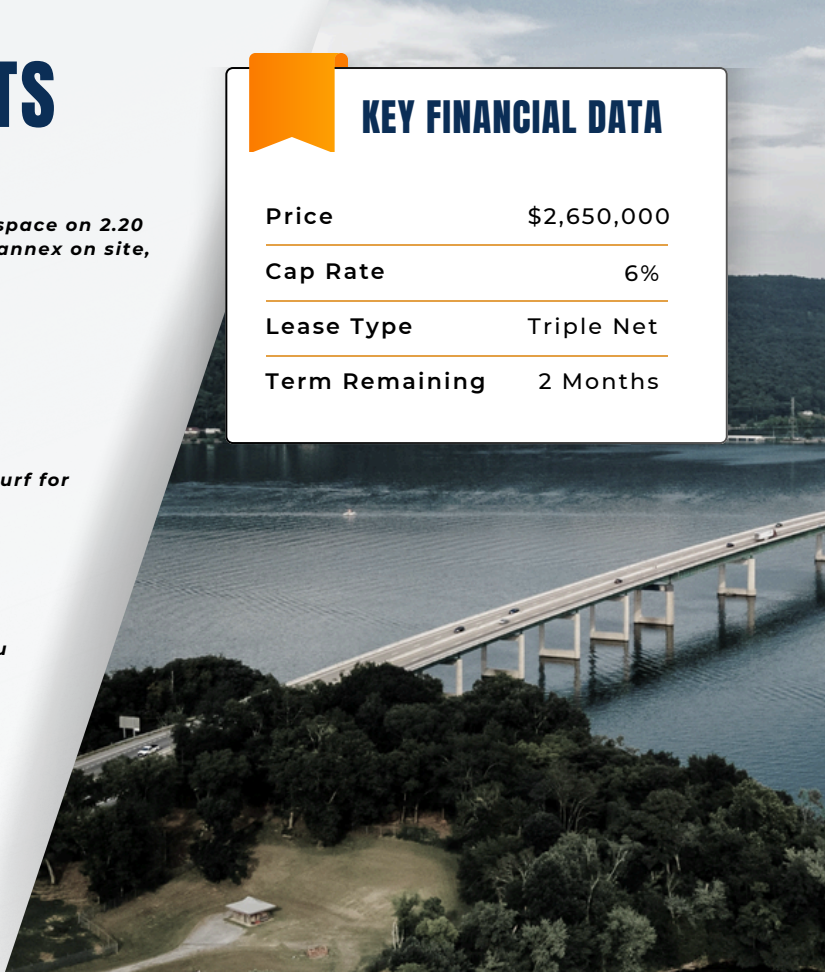
Strategically located 23 minutes from the Atlanta International Airport, and with direct Highway access, maximize the amount of same-day tasks you can accomplish in your business.



Your chance to expand your property portfolio into Atlanta, which has seen a surge in demand in recent years.

KEY FINANCIAL DATA

Price	\$2,650,000
Cap Rate	6%
Lease Type	Triple Net
Term Remaining	2 Months



FINANCIAL SUMMARY



*180 Mendel Dr. SW
Atlanta, GA 30336*



*Price
\$2,650,000*



*Cap Rate
6%*



*Occupancy
100%*

BUILDING SUMMARY

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Rentable Building Area	8,040 SF
Total Building Area	8,040 SF
Land Area	2.2 Acres
Stories	1
Drive In Doors	6
Clear Height	26'

FINANCIAL SUMMARY

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Price	\$2,650,000
Price/SF	\$378.57
NOI	\$163,909
Cap Rate	6%
Total Tenants	1
Occupancy	100%

FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
POTENTIAL GROSS REVENUE						
BASE RENTAL REVENUE	\$163,909	\$168,826	\$173,891	\$179,108	\$184,481	\$190,016
TAX & INS; MANGEMENT FEE	\$16,591	\$16,923	\$17,262	\$17,607	\$17,959	\$18,318
EFFECTIVE GROSS REVENUE	\$180,500	\$185,749	\$191,153	\$196,715	\$202,440	\$208,334
OPERATING EXPENSES						
PROPERTY TAX	\$14,417	\$14,705	\$14,999	\$15,299	\$15,605	\$15,917
INSURANCE	\$2,174	\$2,218	\$2,262	\$2,308	\$2,354	\$2,401
TOTAL OPERATING EXPENSES	\$16,591	\$16,923	\$17,262	\$17,607	\$17,959	\$18,318
NET OPERATING INCOME	\$163,909	\$168,826	\$173,891	\$179,108	\$184,481	\$190,016

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RENT ROLL

180 MENDEL DR SW RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Other Income	Lease From	Lease To
Space 1	First Student Inc.	8,040	\$163,908.00	\$23.42		12/20/2020	12/31/2030
	TOTAL	8,040	\$163,908.00	\$23.42			



TENANT SUMMARY



First Student

A North American provider of school bus services. The company works with districts in 38 states and 7 Canadian provinces, carrying approximately 5 million students daily. In addition to its regular routes, First Student also provides special-needs transportation, field trip services, and charter bus rentals.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	12/20/2020
Lease Expiration	12/31/2030
Base Term Remaining	2 Months
Options	Extension Term
Rental Increase	3% Annually
Tenant Purchase Rights	ROFR

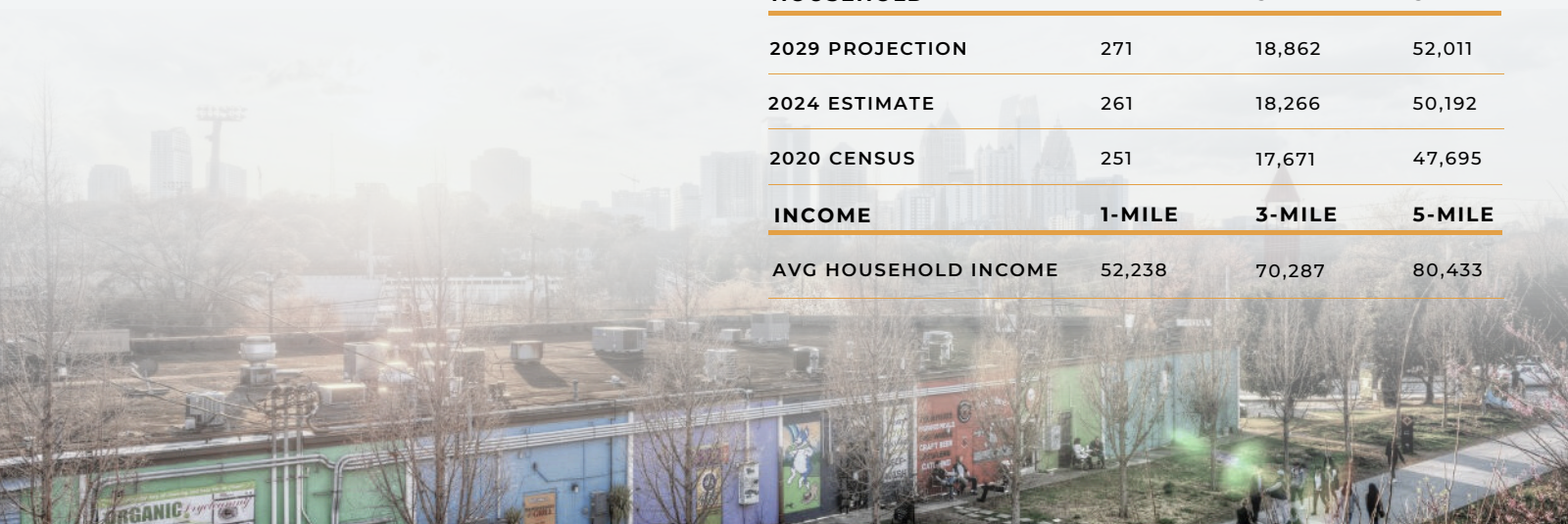
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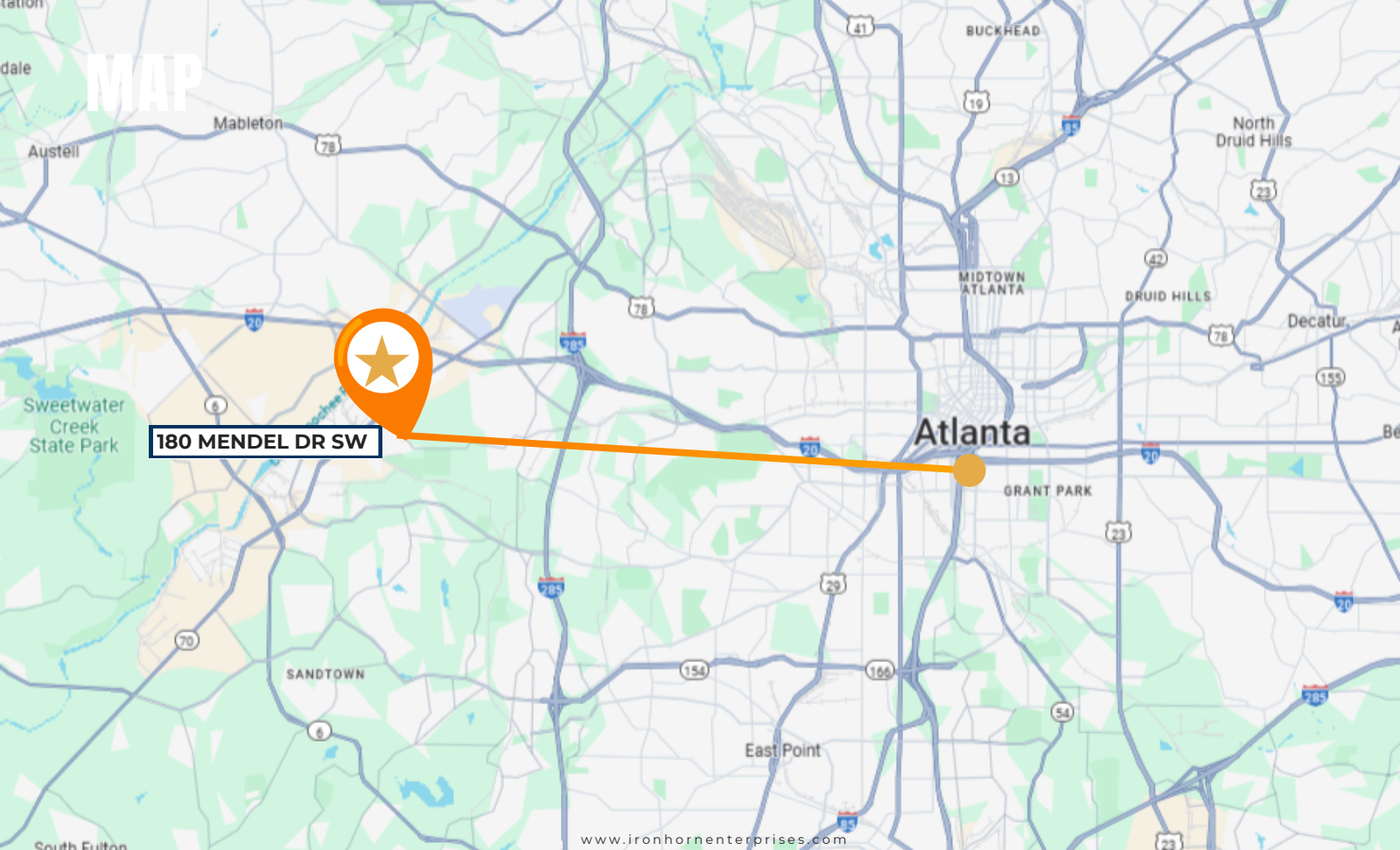
ABOUT ATLANTA, GA

Atlanta is the capital and most populous city in the U.S. state of Georgia. It is the seat of Fulton County, and a portion of the city extends into neighboring DeKalb County. With a population of 498,715 living within the city limits, Atlanta is the eighth most populous city in the Southeast and 38th most populous city in the United States according to the 2020 U.S. census.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	650	48,138	133,386
2024 ESTIMATE	627	46,653	128,811
2020 CENSUS	604	44,948	121,901
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	271	18,862	52,011
2024 ESTIMATE	261	18,266	50,192
2020 CENSUS	251	17,671	47,695
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	52,238	70,287	80,433



MAP



180 MENDEL DR SW

Atlanta

180 MENDEL DR SW. | ATLANTA, GA 30336

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