

FOR SALE

VENTURA BUSINESS PARK

BUILDING 1 | 1479 VENTURA DRIVE, CUMMING, GA • 30040



INDUSTRY
REAL ESTATE PARTNERS

SALE CONTACTS

CHIP SIPPLE
Founding Principal
csipple@industry-rep.com
912-695-2233

STEPHEN POND
Founding Principal
spond@industry-rep.com
678-230-8389

JEFF HENSON, SIOR
Founding Principal
jhenson@industry-rep.com
770-490-5521

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TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	Executive Summary Investment Highlights
2	PROPERTY SPECIFICATIONS	Property Overview Building Floorplan Property Photos
3	MARKET OVERVIEW	Rapid Demographic & Economic Expansion Thriving Workforce & Economic Base Industrial & Commercial Growth Drivers Insights for 1479 Ventura Drive
4	CUMMING/FORSYTH COUNTY OVERVIEW	Cumming Overview Forsyth County Overview Significant Nearby Developments Maps

ANALYTICAL SUPPORT

JOHN DETAMORE
Vice President
jdetamore@industry-rep.com
901-570-6105



INDUSTRY

REAL ESTATE PARTNERS

IndustrialRealEstatePartners.com
5901-B Peachtree Dunwoody Road NE
Suite 350 • Atlanta, GA 30328 | 770-458-2051



EXECUTIVE SUMMARY



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Industry Real Estate Partners is pleased to present the opportunity to acquire **1479 Ventura Drive, Cumming, GA** (“1479 Ventura” or the “Property”) for sale. This property is in one of Atlanta’s most desirable and high barrier to entry industrial submarkets. This 16,800-SF, multi-tenant flex/industrial building is strategically located just off GA-400 in Cumming, GA, at the heart of the North Fulton/Forsyth County corridor. With strong demographics, affluent surrounding communities, and direct access to one of Metro Atlanta’s most affluent and fastest-growing areas, the property is positioned to deliver durable tenant demand and long-term value creation.

The property is 100% leased to three (3) tenants with a diversified tenant base, including AirGas, Ensign, & Christian Fine Arts of Forsyth with a weighted average lease term (WALT) of 2.33 years. This building currently has below market in place rents of 70%, entrenched tenants, in place lease escalations, and a phenomenal location, an investor will experience continued rent appreciation and NOI growth throughout the tenant’s continued tenancy in the Property given the economic stability in Cumming, GA.

The property’s design and functionality featuring suites of 4,000–5,000 SF, both dock-high and grade level loading, and a balanced office to warehouse ratio cater directly to the needs of service, distribution, and last-mile tenants. These suite sizes are consistently in high demand across the submarket and command premium rental rates compared to larger-bay product. 1479 Ventura offers investors stabilized near-term income with embedded upside through mark-to-market rental growth. Due to the Property’s location and functionality in a high barrier to entry location, the Property offers any investors a unique opportunity in today’s marketplace.

INVESTMENT HIGHLIGHTS



UNIQUE PRODUCT WITH DOWNSIDE PROTECTION

- › High-quality infill asset in one of Atlanta’s most supply-constrained, high-demand submarkets
- › Flexible tenant configurations with both dock high and grade level loading to accommodate a wide range of users
- › Larger suite can be subdivided into smaller bays, creating opportunity for higher rents on rollover
- › No major capital expenditures anticipated beyond routine R&M
- › Remaining mark-to-market upside offers additional future value creation



DIVERSE RENT ROLL WITH STABILIZED CASH FLOW

- › In-place tenancy with staggered lease expirations minimizes near-term rollover risk
- › Tenant mix includes both local/regional operators and a larger credit tenant, providing balance and stability
- › Weighted average lease term (WALT) of 2.33 years supports reliable near-term cash flow
- › Limited TI/LC exposure in initial years after acquisition



DYNAMIC LOCATION WITH EXCEPTIONAL ACCESS

- › Located in Cumming, GA, adjacent to affluent, high-growth suburban communities with strong executive and workforce housing, amenities, and schools
- › Immediate access (<0.25 mile) to GA-400, connecting directly to Atlanta’s most desirable business districts (North Fulton, Windward Tech Corridor, Perimeter, Buckhead, Midtown, CBD)
- › Proximity to top-tier schools, recreation, and cultural amenities enhances long-term tenant demand



EXCEPTIONAL QUALITY CONSTRUCTION

- › Well-maintained, institutional-quality property in a professional business park setting
- › Brick façade and metal frame construction with functional layouts suited to small-bay industrial/flex tenants
- › Approximately 60/40 office-to-warehouse ratio provides flexibility for both administrative and operational needs
- › Each suite features its own entrance, restroom, and dock or drive-in loading door



2

PROPERTY SPECIFICATIONS



BUILDING 1 FLOORPLAN

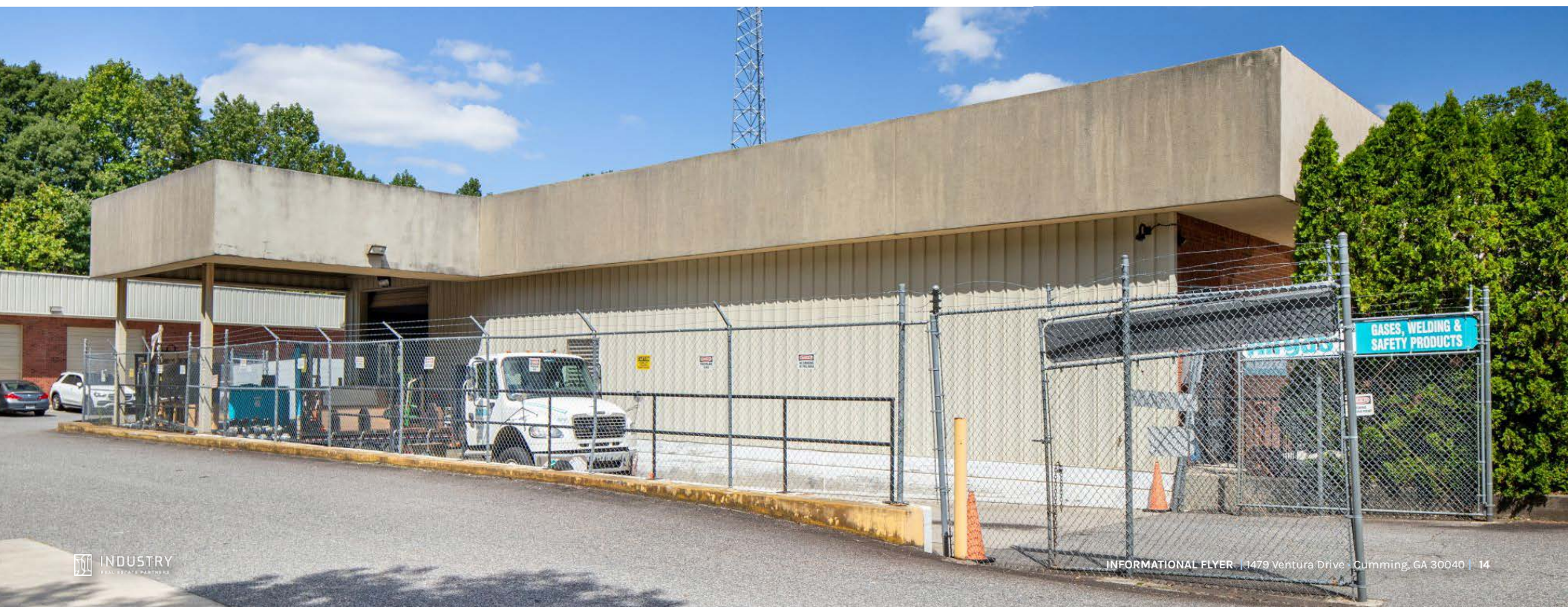
16,800 Total SF | 10,155 SF Office | 6,645 SF Warehouse



PROPERTY OVERVIEW

Address	1479 Ventura Drive, Cumming, GA 30040	Parking Spaces	Forty-Two (42) Surface Spaces
Total Acres	3.096 Acres	Clear Height	16'
Total Building Size	16,800 SF	Dock-High Doors	Two (2) Loading Docks
Office Space	10,155 SF (60%)	Drive-In Doors	Four (4) Rear Grade Level Doors
Warehouse Space	6,645 SF (40%)	Zoning	M-1 Light Industrial
Year Built	2001	County	Forsyth
# of Suites	Four (4) Total Suites	Tax Parcel ID	194-694





An aerial photograph of a modern urban development. In the background, there are several multi-story buildings, including a large parking garage and a mix of commercial and residential structures. The middle ground features a large, curved, tiered green space that resembles an amphitheater or a park area, with a small pond and a gazebo. A winding path or walkway runs through the green space. The foreground is dominated by a large, white, stylized number '3' overlaid on a blue gradient background.

3

MARKET OVERVIEW

MARKET OVERVIEW

The North Fulton/Forsyth County industrial submarket, centered around GA 400, benefits from a compelling combination of sustained population and economic growth, exceptional connectivity, and a robust commercial real estate environment.

Rapid Demographic & Economic Expansion

Forsyth County ranks among Georgia’s fastest-growing counties. Between 2010 and 2020, its population skyrocketed more than 800%, making it the state’s second-fastest-growing county during that timeframe. As of 2023, Forsyth County’s population is estimated at approximately 272,900, up from about 251,300 in 2020.

The City of Cumming and surrounding southern Forsyth have not been left behind. Household income in this region now averages **\$142,300**, significantly higher than many metro counterparts, with home values appreciated accordingly.

A Thriving Workforce & Economic Base

Forsyth County’s economy is robust and diversified. Gross domestic product rose from approximately \$13.8 billion in 2022 to nearly \$14.9 billion in 2023. Meanwhile, southern Forsyth (Cumming area) employment surged by 13.9% between 2022 and 2023, led by tech, food services, and education sectors, supported by a growing, skilled workforce.

Industrial & Commercial Growth Drivers

Forsyth County’s strategic location adjacent to GA 400 provides seamless access to North Atlanta, Alpharetta, Buckhead, Midtown, and the CBD. Institutional investments continue to flow as previously mentioned.



INSIGHTS FOR 1479 VENTURA DRIVE



POPULATION DENSITY & AFFLUENCE

Strong, sustained growth and rising household incomes create demand from service, distribution, and business users serving both corporate and consumer bases.



CONNECTIVITY & ACCESSIBILITY

Immediate access to GA-400 positions Ventura Drive as a last-mile industrial opportunity within a high-barrier-to-entry submarket.



ECONOMIC RESILIENCE

A growing local economy supported by education, technology, and services enhances demand stability and long-term tenant attraction.



COMMERCIAL VITALITY

Active development and financing activity in the industrial sector signal a favorable investment environment – and reinforce the appeal of well-located, infill flex assets like Ventura Drive.



4

CUMMING / FORSYTH COUNTY OVERVIEW



CUMMING, GEORGIA

Located just 40 miles northeast of Atlanta and adjacent to Lake Sidney Lanier, Cumming is rich in history, outdoor recreation, and Southern charm. Here are some of its highlights:



CUMMING, GEORGIA



HISTORY

Cumming has roots dating back to the early 1800s as a trading and agricultural community. Originally shaped by farming and the gold rush era, the city has since evolved into a thriving suburban hub within the Atlanta metropolitan area while maintaining its small-town charm and historic character.



ECONOMY

Cumming boasts a diverse and expanding economy anchored by healthcare, professional services, retail, and light manufacturing. Its proximity to Atlanta and access to major highways have attracted steady business growth, while a strong base of locally owned companies and regional employers supports the community. Forsyth County consistently ranks among the fastest-growing counties in Georgia, making Cumming a focal point for both residential and commercial investment.



INFRASTRUCTURE

Strategically located along GA-400, Cumming offers direct connectivity to Atlanta and the broader North Georgia region. The city benefits from ongoing infrastructure investments, including roadway improvements, public utilities, and broadband expansion. Healthcare access is robust, led by Northside Hospital Forsyth, a major regional medical center. Quality schools, part of the highly rated Forsyth County School District, contribute to the city's reputation as one of Metro Atlanta's most desirable suburban communities.



RECREATION & COMMUNITY

Cumming is rich in recreational amenities, with Lake Lanier offering boating, fishing, and lakeside activities just minutes away. The city is home to the Cumming Fairgrounds, which hosts the annual Cumming Country Fair & Festival and other community events. Nearby, Sawnee Mountain Preserve provides miles of hiking trails and panoramic views of North Georgia, while multiple parks, greenways, and golf courses round out the area's outdoor lifestyle.



The brand-new Cumming City Center anchors a dynamic mixed-use district complete with shops, restaurants, mini-golf, and a live-event venue in the Lou Sobh Amphitheater



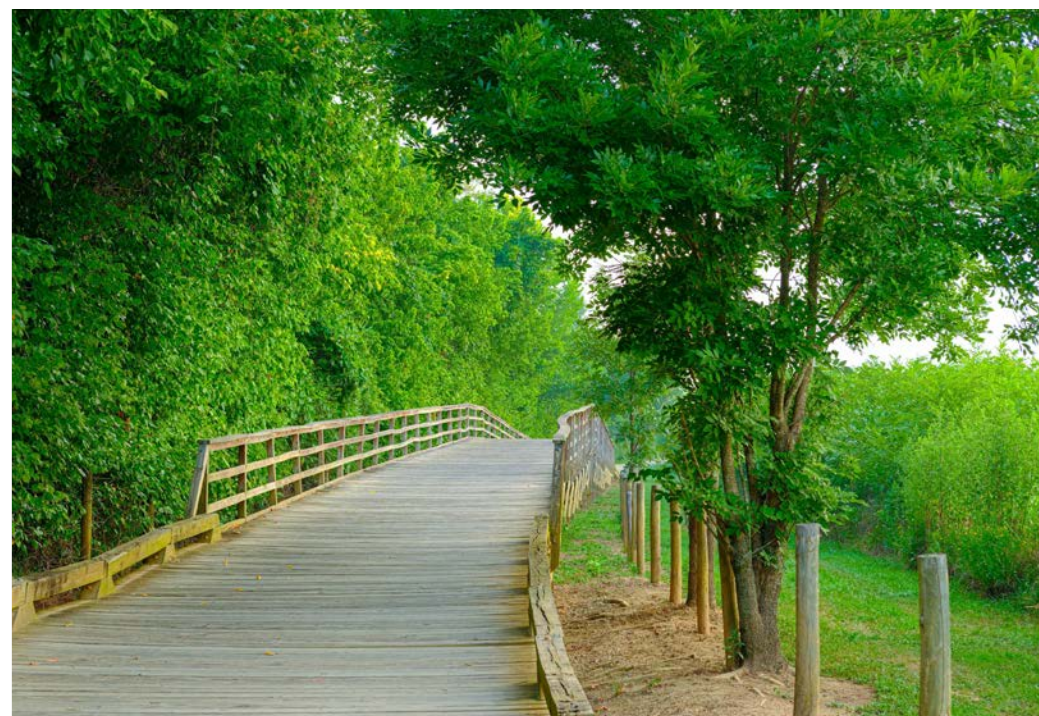
Forsyth County is known for its strong public school system. Several schools consistently rank highly in the county and state, including Alliance Academy for Innovation (above).



FORSYTH COUNTY, GEORGIA



Cumming is a haven for nature lovers and outdoor enthusiasts, with direct access to the Lake Lanier shoreline, ideal for boating, fishing, and lakeside leisure, and more.



The Big Creek Greenway, weaving through lush green corridors, offers nearly 20 miles of paved trail perfect for walking, biking, and skating through Forsyth County.

» In 2016, Forbes Magazine named Forsyth County as one of the “**Best Places in America to Get Ahead**”

» Forsyth County is home to **more than 75 international companies**, more than 20 of which serve as their North American Corporate Headquarters.

» According to the Atlanta Regional Commission, Forsyth County’s **population is expected to double by 2040**. Forsyth County will be the only county in Atlanta’s 20-county region to double in size.

» In 2019, NerdWallet ranked Alpharetta as the **#1 City in America to Start a Business**.

» Residents that live in Forsyth County have an average mileage rate of 27.7, **nearly 40% lower** than any other county in the neighboring Atlanta community.

» With a median household income of \$102,000 and \$321,000 median home price, Forsyth County is statistically **the wealthiest county in the state of Georgia and the 13th wealthiest county in the U.S.**

SIGNIFICANT DEVELOPMENTS
SURROUNDING 1479 VENTURA DRIVE



SAWNEE VILLAGE | 1.8 MILES
» A 152-acre, \$400 million master-planned mixed-use campus featuring 474 detached and attached homes, over 250 apartments, 220,000 SF of senior housing, plus 106,000 SF of office and retail space.



WESTSHORE TOWN CENTER | 2.8 MILES
» A vibrant “live-work-play” destination spanning 57 acres, Westshore integrates a central village green surrounded by retail, restaurants, co-working spaces, and a hotel, all framed in a pedestrian-friendly “Mercantile” architectural style.
» Diverse residential components includes single-family homes, townhomes, multi-family units, and mixed-use residential units above retail.

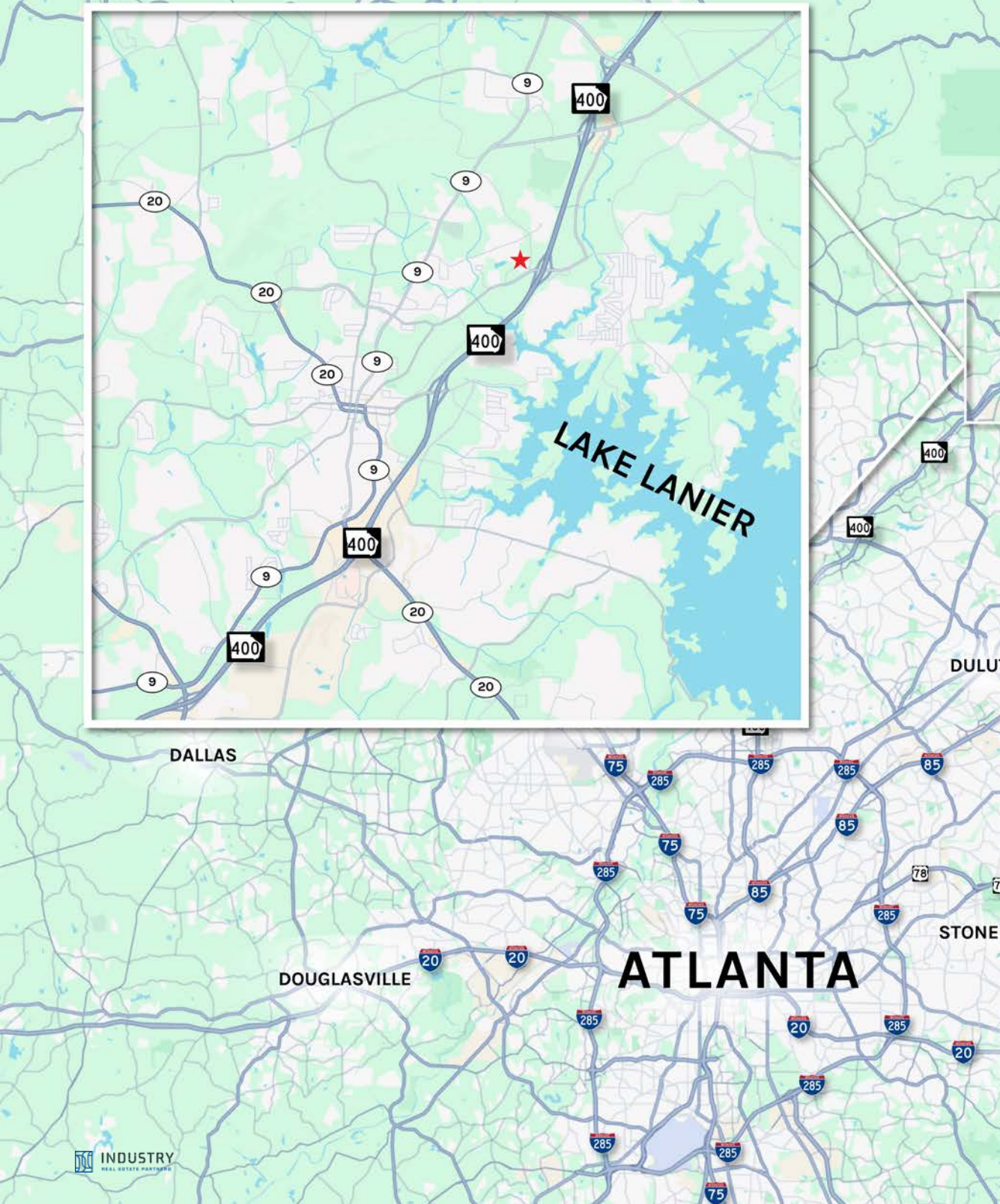


CUMMING CITY CENTER | 3.5 MILES
» A 75-acre mixed-use destination with a “Main Street Americana” aesthetic, offering around 117,000 SF of retail space, local shops and dining, an amphitheater, reflection pool, parks, a steam engine display, and walking trails/ boardwalks through restored wetlands.



THE COLLECTION AT FORSYTH | 7.1 MILES
» A 59.41 acre open-air shopping center with brick walkways, polished landscaping, and high-end retail shops, restaurants, and a movie theater.
» High-quality construction and a multitude of parking makes this 500,000 SF of shopping market dominant.

TOP EMPLOYERS IN
FORSYTH COUNTY INCLUDE:

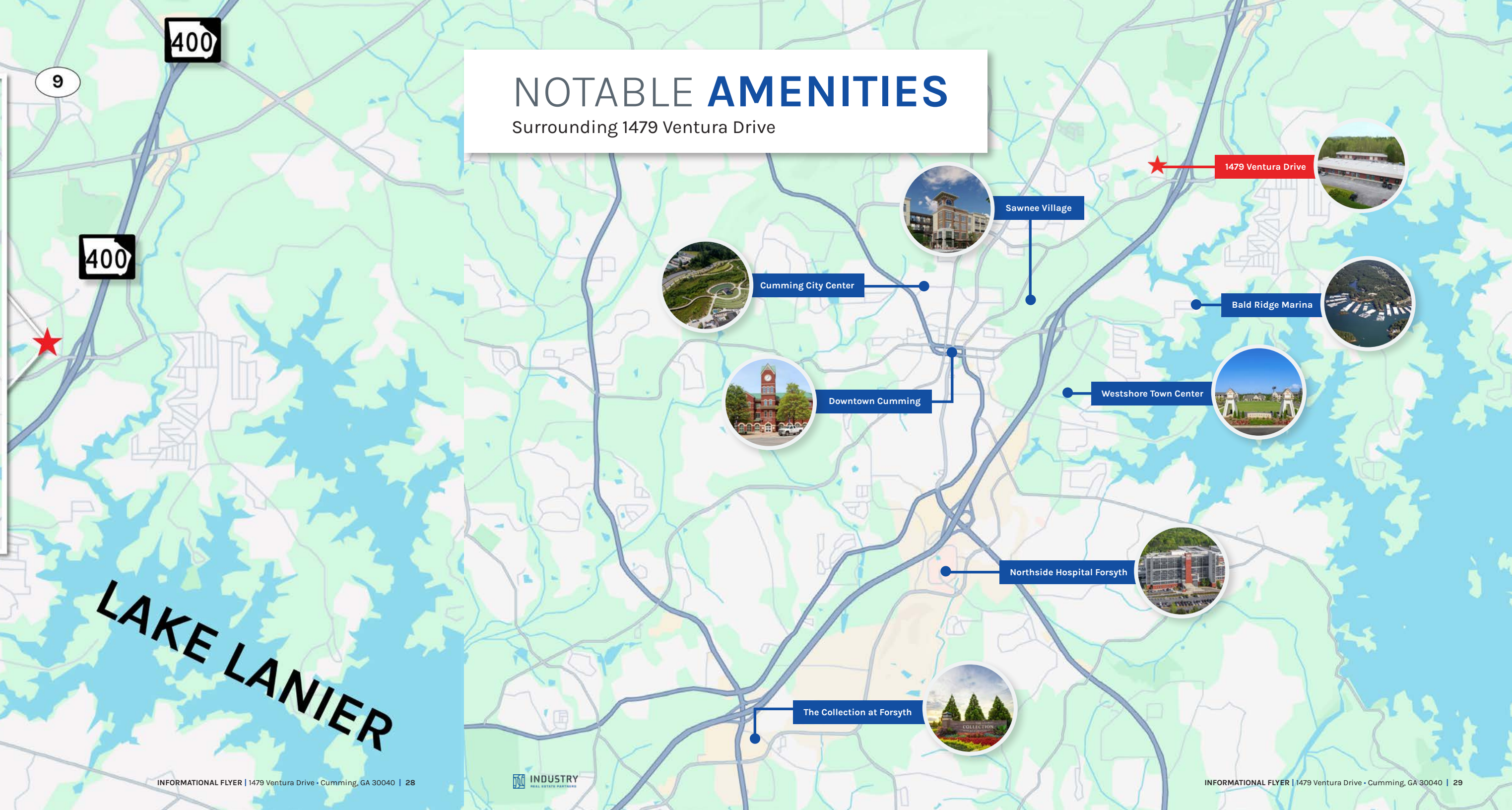


DRIVE TIMES

- » 0.3 Mile to GA-400
- » 2.7 Miles to Downtown Cumming
- » 3.1 Miles to Lake Sidney Lanier
- » 3.5 Miles to Cumming City Center
- » 11.6 Miles to Halcyon
- » 15.6 Miles to Avalon

NOTABLE AMENITIES

Surrounding 1479 Ventura Drive



FOR MORE INFORMATION

CHIP SIPPLE

Founding Principal

912-695-2233

csipple@industry-rep.com

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Founding Principal

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jhenson@industry-rep.com

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Founding Principal

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JOHN DETAMORE

Vice President

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5901-B Peachtree Dunwoody Road NE

Suite 350 • Atlanta, GA 30328