



# FREESTANDING INDUSTRIAL OPPORTUNITY

For Sale or Lease | ±1 AC | ±7,264 SF

2395 Highway 92  
Acworth, GA 30102



# DISCLAIMER & LIMITING CONDITIONS

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Bull Realty has been retained as the exclusive brokers to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently 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 the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its 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/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested 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 Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.



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## CONTACT



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BULL REALTY, INC.  
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Atlanta, GA 30328  
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# PROPERTY OVERVIEW

Located at 2395 Highway 92, Acworth, GA 30102, this industrial property offers a prime opportunity in the Kennesaw/Acworth submarket of suburban Atlanta. Built in 1985, the facility encompasses 7,264 SF of rentable building area on a 1-acre site. Classified as a 3-star industrial building, it is suitable for multitenancy and features a single-story layout.

 For Sale | **\$1,089,000**

 For Lease | **\$13/SF/YR NNN + \$1.65 in OPEX**



## HIGHLIGHTS

- Fenced site provides enhanced security and privacy
- Ample yard space offers outdoor area for storage or operational needs
- Signage ensures visibility for businesses operating on-site, attracting attention from Hwy 92
- 6 drive-in bays and ample surface parking
- Zoning: GC (General Commercial) designation allows flexibility for various industrial uses
- **Available for sale or lease**

# PROPERTY INFORMATION

## - SITE:

PROPERTY ADDRESS:

2395 Highway 92  
Acworth, GA 30102

COUNTY:

Cobb

ZONING:

(General Commercial), offering flexibility for various industrial uses

PARCEL ID:

21-1132-0004

SITE SIZE:

1 Acre

PARKING TYPE:

Surface (Fenced in site)

INGRESS/EGRESS POINTS:

1

## - BUILDING:

TOTAL BUILDING SIZE:

±7,264

SPACES AVAILABLE:

2

NO. OF BUILDINGS:

1

NO. OF FLOORS:

1

YEAR BUILT:

1985

GRADE-LEVEL DOORS:

6

DRIVE-IN BAYS:

6

CEILING HEIGHT:

18'

CLEAR HEIGHT:

16'

EXTERIOR:

Metal

UTILITIES:

All to site

## - FINANCIALS:

💰 SALE PRICE:

**\$1,089,000**

💰 LEASE RATE:

**\$13/SF/YR NNN + \$1.65 in OPEX**



# PROPERTY INFORMATION



# PROPERTY PHOTOS

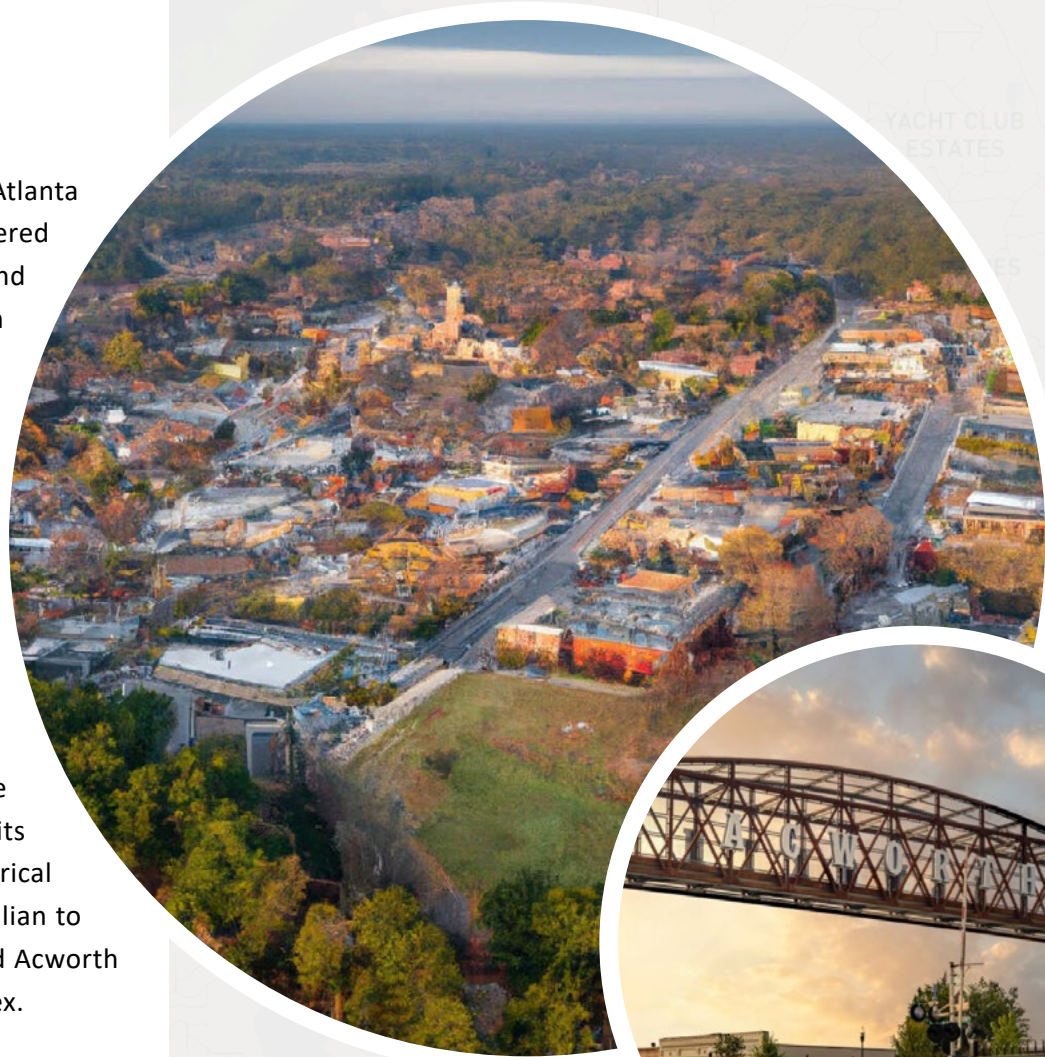


# ABOUT THE AREA

## ACWORTH, GEORGIA

Acworth, Georgia is located about 35 miles northwest of Atlanta minutes off of Interstate 75 in Cobb County. Acworth is bordered by the city of Kennesaw to the southeast and by Bartow and Cherokee counties to the north. The historic downtown and small-town feel of Acworth provides many leisure opportunities for families, foodies, and outdoor enthusiasts alike. Acworth is located in the foothills of the North Georgia mountains and is nestled along the banks of Lake Acworth and Lake Allatoona, hence its nickname “The Lake City.” The city boasts a rich history, a charming downtown, abundant outdoor recreational activities, and a vibrant restaurant scene.

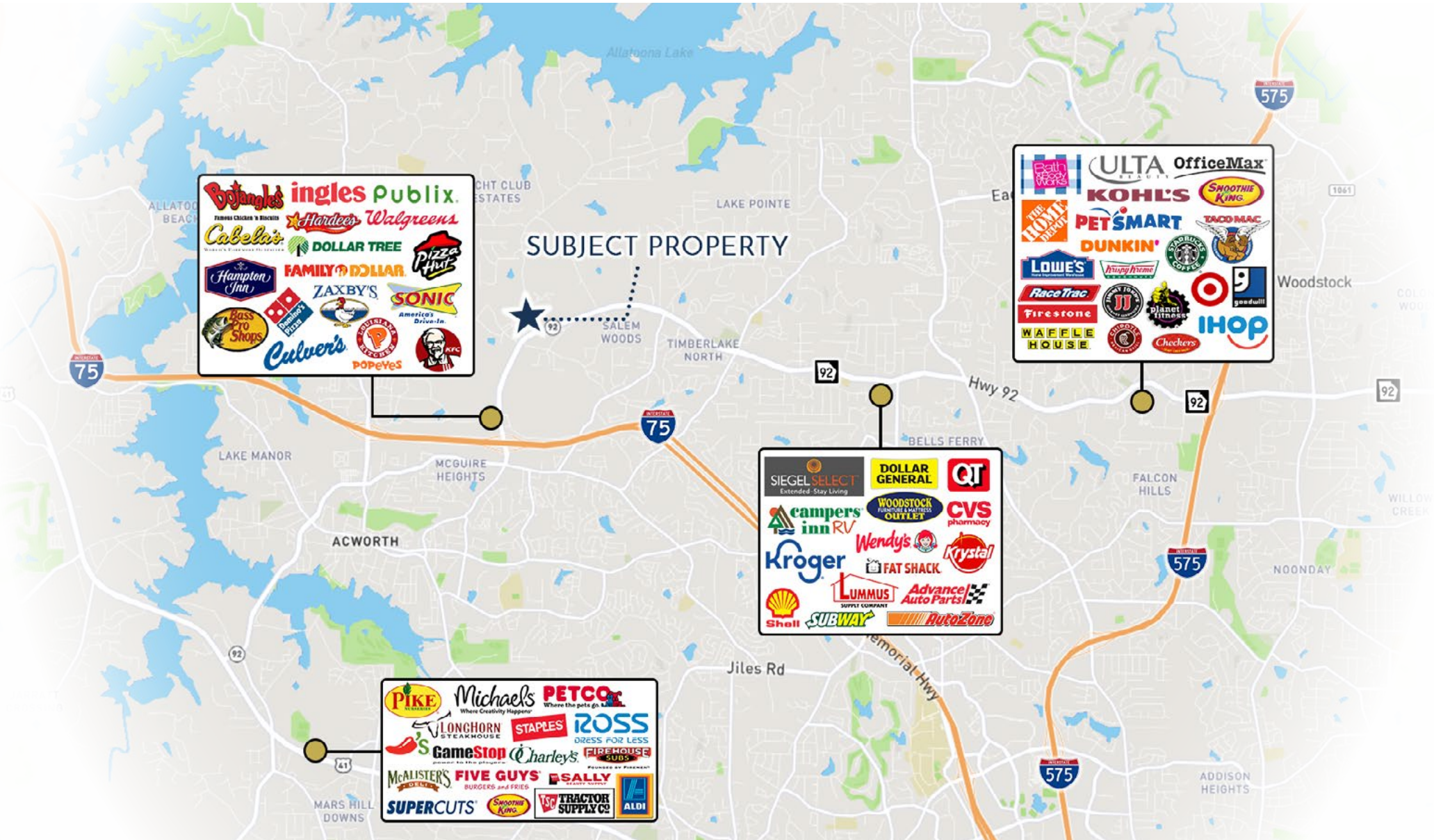
Today, Acworth is designated as a Georgia Main Street city and is part of the Main Street America program. As a result, the city is committed to preserving the historical significance of its downtown district buildings. Shoppers enjoy Acworth’s historical downtown, which offers a variety of cuisines, from classic Italian to spicy Cajun. In addition, there are twelve parks that surround Acworth for picnicking, as well as the 42-acre LakePoint Sports Complex.





# IN THE AREA

## RETAIL IN ACWORTH, GEORGIA



# IN THE AREA

## ACWORTH, GEORGIA



### LAKE ALLATOONA

Every year millions of people take advantage of the recreational opportunities Lake Allatoona provides. One reason for all the visitors is the fact there is a lot of lake to enjoy. When it is full Lake Allatoona covers more than 12,000 acres and has 270 miles of shoreline. The lake and much of the land that surrounds it are managed by the U.S. Army Corp of Engineers.



### KENNESAW STATE UNIVERSITY

Kennesaw State University offers more than 150 undergraduate, graduate & doctoral degrees to its more than 35,000 students. With 13 colleges in two metro - Atlanta campuses, KSU is a member of the University System of Georgia & the third largest university in the state.



### RED TOP MOUNTAIN STATE PARK

Known as one of Georgia's most popular state parks, Red Top Mountain attracts an impressive number of annual visitors. Located on Lake Allatoona, the park is ideal for swimming, fishing and water sports as well as picnics, hiking and camping.

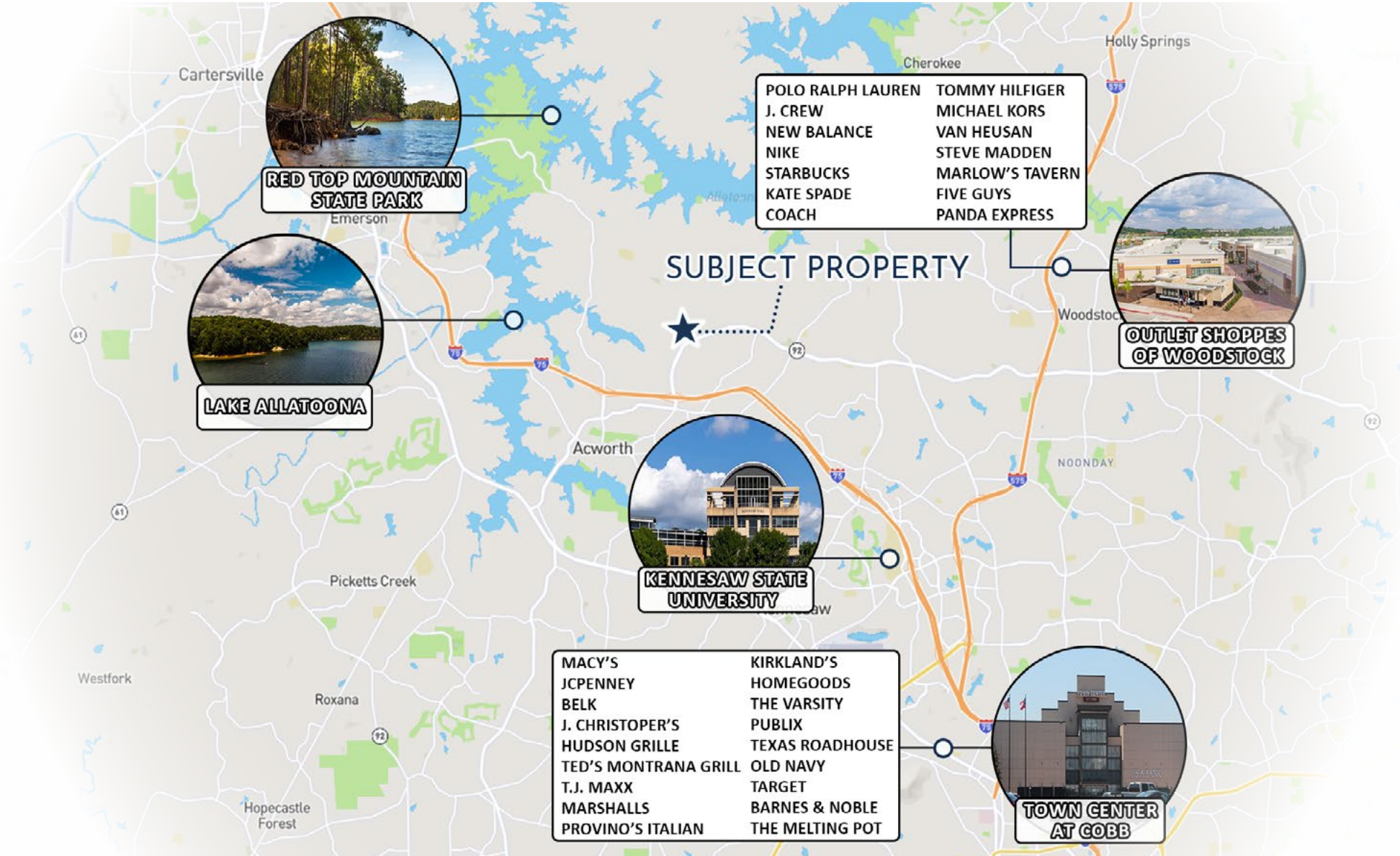


### OUTLET SHOPPES OF WOODSTOCK

Located just off I-575, The Outlet Shoppes is a premier lifestyle center, providing visitors a beautiful outdoor shopping experience, access to over 100 nationally known storefronts and an abundance of dining/drink opportunities.

# IN THE AREA

## ACWORTH, GEORGIA



# DEMOGRAPHIC OVERVIEW

## DEMOGRAPHICS IN ACWORTH, GEORGIA



### POPULATION

1 MILE	3 MILES	5 MILES
2,254	48,450	119,582



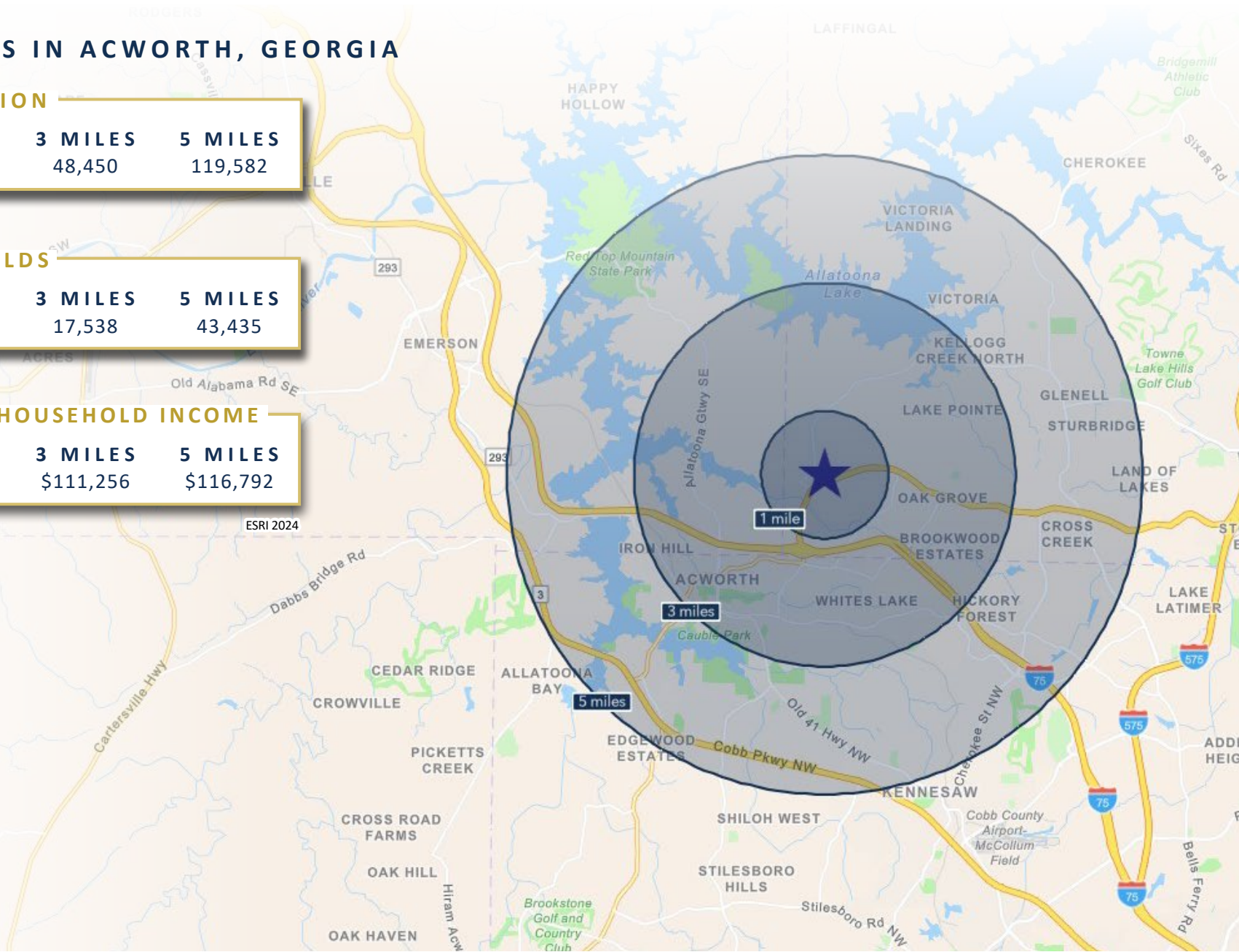
### HOUSEHOLDS

1 MILE	3 MILES	5 MILES
742	17,538	43,435



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$124,544	\$111,256	\$116,792



# Broker Profile



## **COLE INGRAM**

V.P. The Industrial Group  
404-876-1640 x157  
Cole@BullRealty.com

Cole Ingram specializes in Tenant and Landlord Representation along with Investment Sales of industrial properties. Cole represents local, regional, and national companies with their industrial needs in Metro Atlanta and across the Southeast.

Prior to joining Bull Realty, Cole served as an associate at Apex Industrial Real Estate Advisors. Cole received a B.B.A. in Real Estate and Managerial Sciences from Georgia State University. Cole is a native of Acworth, Georgia and enjoys hunting and fishing in his spare time.



# 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

## **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 share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## **JOIN OUR TEAM**

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business.

## **CONNECT WITH US:**

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



**26**  
YEARS IN  
BUSINESS



**ATL**  
HEADQUARTERED IN  
ATLANTA, GA



LICENSED IN  
**8**  
SOUTHEAST  
STATES



# CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 2395 Hwy 92, Acworth, GA 30101. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or OTHER facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this \_\_\_\_\_ day \_\_\_\_\_ of , 20\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

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