



# 925 GREENSBORO DR SW ATLANTA, GA 30336

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED



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OFFERING MEMORANDUM

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# EXCLUSIVELY PRESENTED BY



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## PROPERTY OVERVIEW

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Investment Highlights

## FINANCIAL OVERVIEW

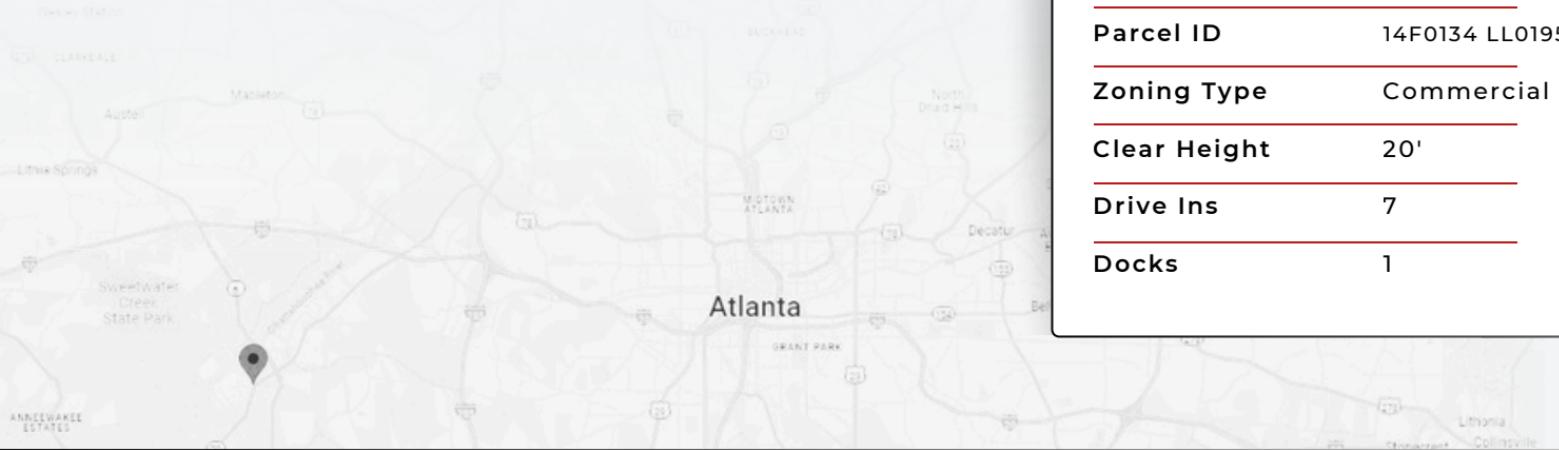
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## LOCATION OVERVIEW

About Atlanta, GA  
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# EXECUTIVE SUMMARY

Excellent single tenant net lease investment opportunity leased to First Transit (now Transdev United States) located at the corner of Fulton Industrial Blvd (I-70) and Boat Rock Road SW. This property consists of a 7,200 SF high bay facility with 7 large high bay grade level doors and 1 dock situated on 1.26 acres of fully fenced lot in the Atlanta area. Lot has ample room for fleet and delivery vehicle storage or a laydown yard for equipment and supplies.



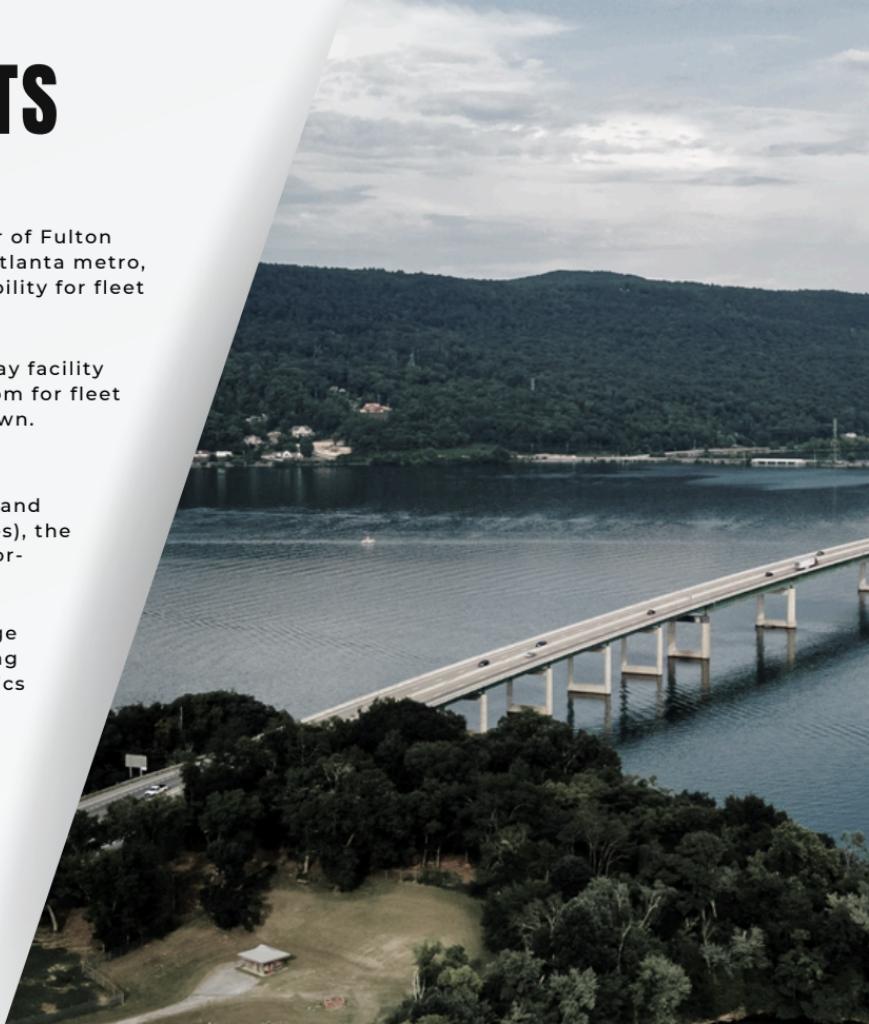
## THE OFFERING

|                         |                |
|-------------------------|----------------|
| <b>Building SF</b>      | 7,200 SF       |
| <b>Year Built</b>       | 1987           |
| <b>Lot Size (Acres)</b> | 1.26           |
| <b>Parcel ID</b>        | 14F0134 LL0195 |
| <b>Zoning Type</b>      | Commercial     |
| <b>Clear Height</b>     | 20'            |
| <b>Drive Ins</b>        | 7              |
| <b>Docks</b>            | 1              |

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# INVESTMENT HIGHLIGHTS

- Prime Location & Accessibility:** Located at the corner of Fulton Industrial Blvd (I-70) and Boat Rock Road SW in the Atlanta metro, the property offers excellent regional access and visibility for fleet and service operations.
- Expansive Space:** The site includes a 7,200 SF high-bay facility on 1.26 acres of fully fenced land, providing ample room for fleet parking, delivery vehicle storage, or equipment laydown.
- Strategic Features:** Configured for single-tenant use and net leased to First Transit (now Transdev United States), the asset delivers stable income with an efficient, operator-friendly layout.
- Industrial Infrastructure:** The building features 7 large high-bay grade-level doors and 1 dock door, supporting seamless vehicle movement, maintenance, and logistics functions.
- Zoning Advantage:** Industrial zoning supports transportation, fleet, and service uses, reinforcing long-term tenant demand and flexibility for future users.



# FINANCIAL SUMMARY

|                           | In Place  | Year 1    | Year 2    | Year 3    | Year 4    | Year 5    |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>GROSS REVENUE</b>      |           |           |           |           |           |           |
| BASE RENTAL REVENUE       | \$191,133 | \$196,867 | \$202,773 | \$208,856 | \$215,123 | \$221,575 |
| TAX & INS; MANGEMENT FEE  | \$6,887   | \$7,025   | \$7,165   | \$7,308   | \$7,454   | \$7,604   |
| EFFECTIVE GROSS REVENUE   | \$198,020 | \$203,891 | \$209,938 | \$216,164 | \$222,577 | \$229,179 |
| <b>OPERATING EXPENSES</b> |           |           |           |           |           |           |
| PROPERTY TAX              | \$3,090   | \$3,152   | \$3,215   | \$3,279   | \$3,344   | \$3,411   |
| INSURANCE                 | \$3,797   | \$3,873   | \$3,950   | \$4,029   | \$4,110   | \$4,192   |
| TOTAL OPERATING EXPENSES  | \$6,887   | \$7,025   | \$7,165   | \$7,308   | \$7,454   | \$7,604   |
| NET OPERATING INCOME      | \$191,133 | \$196,867 | \$202,773 | \$208,856 | \$215,123 | \$221,575 |

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# RENT ROLL

## 925 GREENSBORO DR SW RENT ROLL

| UNIT    | TENANT NAME         | SQFT  | Annual Rent | Annual Rent/SQFT | Lease From | Lease To   |
|---------|---------------------|-------|-------------|------------------|------------|------------|
| Space 1 | First Transit, Inc. | 7,200 | \$193,480   | \$28.73/sqft     | 06/01/2022 | 06/30/2027 |

|              |       |           |              |
|--------------|-------|-----------|--------------|
| <b>TOTAL</b> | 7,200 | \$193,480 | \$28.73/sqft |
|--------------|-------|-----------|--------------|



# TENANT SUMMARY

## First Transit, Inc.

First Transit is a North American transportation services company that provides public and private transportation solutions. It offers a wide range of services, including bus and shuttle operations, paratransit, and vehicle leasing. First Transit works with municipalities, transit agencies, and private companies to provide safe, efficient, and reliable transit solutions. They focus on improving mobility, reducing congestion, and enhancing customer service across various markets.

# First Transit

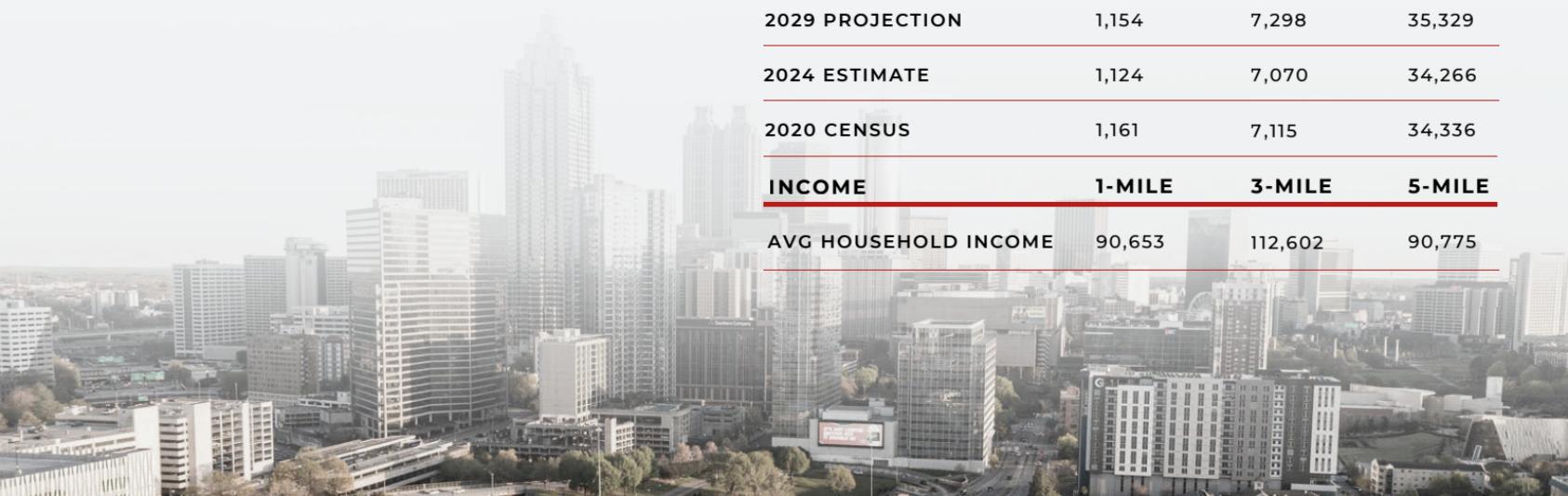
## LEASE OVERVIEW

|                     |  |
|---------------------|--|
| Lease Type          | Triple Net                                   |
| Lease Commencement  | 06/01/2022                                   |
| Lease Expiration    | 06/30/2027                                   |
| Base Term Remaining | 2 Years                                      |
| Options             | Two (2) Options to Extend for Five (5) years |
| Rental Increase     | +3% Annually                                 |

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# ABOUT ATLANTA, GA

Atlanta is the capital of the U.S. state of Georgia. It played an important part in both the Civil War and the 1960s Civil Rights Movement. Atlanta History Center chronicles the city's past, and the Martin Luther King Jr. National Historic Site is dedicated to the African-American leader's life and times. Downtown, Centennial Olympic Park, built for the 1996 Olympics, encompasses the massive Georgia Aquarium.



| POPULATION           | 1-MILE | 3-MILE  | 5-MILE |
|----------------------|--------|---------|--------|
| 2029 PROJECTION      | 2,588  | 18,800  | 92,413 |
| 2024 ESTIMATE        | 2,522  | 18,237  | 89,643 |
| 2020 CENSUS          | 2,587  | 18,316  | 89,275 |
| HOUSEHOLD            | 1-MILE | 3-MILE  | 5-MILE |
| 2029 PROJECTION      | 1,154  | 7,298   | 35,329 |
| 2024 ESTIMATE        | 1,124  | 7,070   | 34,266 |
| 2020 CENSUS          | 1,161  | 7,115   | 34,336 |
| INCOME               | 1-MILE | 3-MILE  | 5-MILE |
| AVG HOUSEHOLD INCOME | 90,653 | 112,602 | 90,775 |

# MAP

## Wesley Station

20

Mableton

78

Aus

Springer

## Sweetwater Creek State Park

925 GREENSBORO DR SW



## Atlanta

## GRANT PARK

ANNEE  
ESTATES

151

PREFACE

#### Country section

CLIFTONDALE

## SANDTOWN

East Point

College Park

Google.com

## Forest Park

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