



925 GREENSBORO DR SW ATLANTA, GA 30336

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

Ryan Jenkins
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OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*



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5912 N Burdick St,
East Syracuse, NY 13057



PROPERTY OVERVIEW

Executive Summary
Investment Highlights

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

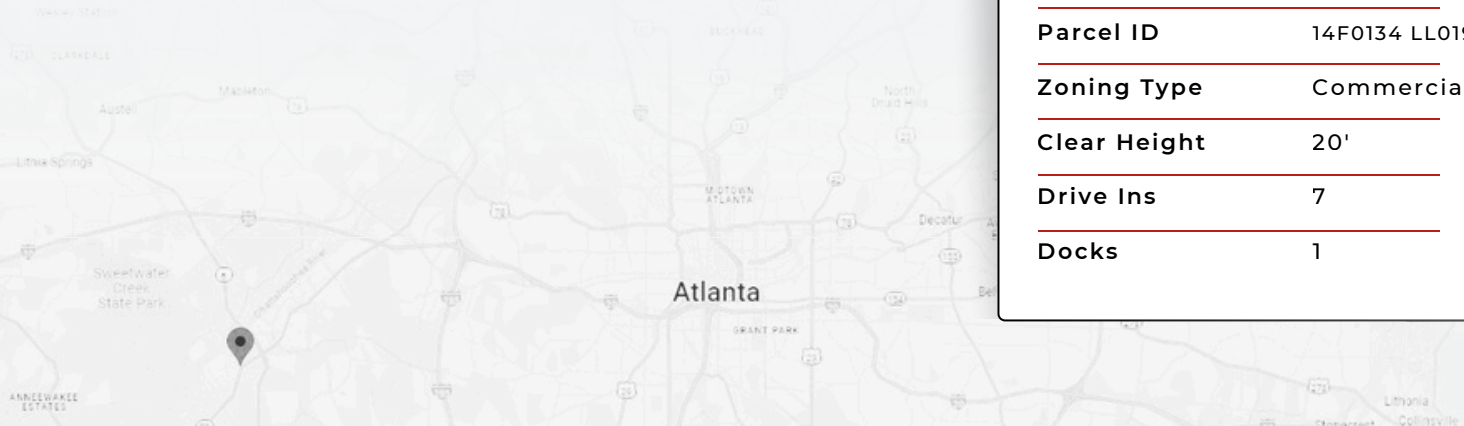
LOCATION OVERVIEW

About Atlanta, GA
Demographics
Map

TABLE OF CONTENTS

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

Building SF	7,200 SF
Year Built	1987
Lot Size (Acres)	1.26
Parcel ID	14F0134 LL0195
Zoning Type	Commercial
Clear Height	20'
Drive Ins	7
Docks	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.



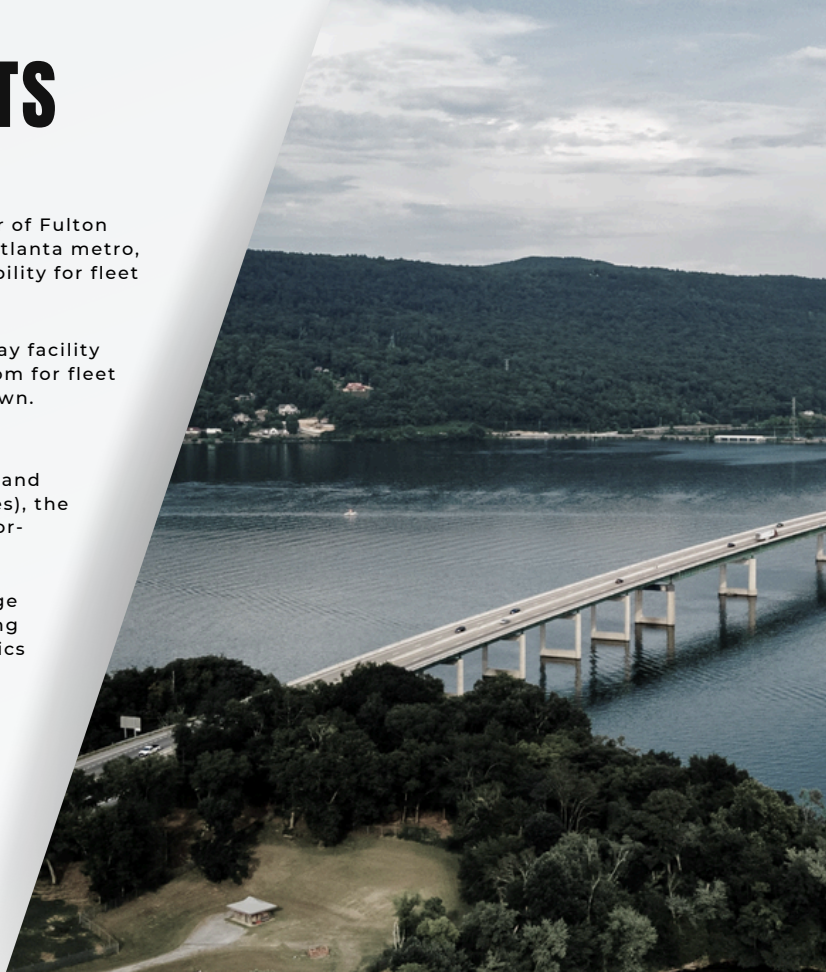
Strategic Features: Configured for single-tenant use and net leased to First Transit (now Transdev United States), the asset delivers stable income with an efficient, operator-friendly layout.



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
GROSS REVENUE						
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
OPERATING EXPENSES						
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

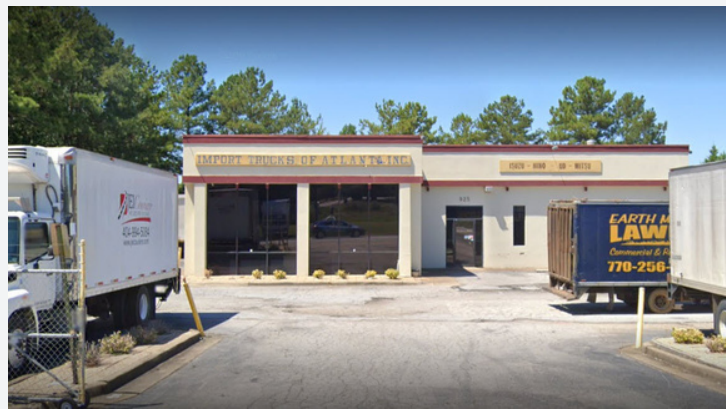
UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	First Transit, Inc.	7,200	\$193,480	\$28.73/sqft	06/01/2022	06/30/2027

TOTAL

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



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Atlanta

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