



Industrial Opportunity

±24,750 SF BUILDING OFF STATE ROUTE 85

FAYETTEVILLE, GA



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Bull Realty has been retained as the exclusive listing broker 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 Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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Property Overview

The property features a ±24,750 SF warehouse on ±3.4 acres available for lease. It includes a small but functional office area designed for efficiency, a spacious column free layout with 18 FT clear height, two roll-up doors, outdoor storage, upgraded LED lighting, and approximately 200 parking spaces.

193 North 85th Parkway is located in the North 85 Business Park, strategically positioned for superior connectivity. The property sits just off State Route 85 with direct access to Interstates 85 and 285, as well as Hartsfield Jackson Atlanta International Airport.

In the heart of South Metro Atlanta's expanding economic corridor, the surrounding area features Fayetteville's most significant developments, both newly emerging and well established. These include Trilith Live, the U.S. Soccer National Training Center and Headquarters, QTS Data Center, the 275 million dollar expansion of Piedmont Fayette Hospital, and Fayette Pavilion, Georgia's largest open air shopping center.

Zoned Commercial Highway (CH), the site accommodates a wide range of uses including retail, showroom, and service operations. Its location, design, and flexibility make it an ideal opportunity for businesses seeking a prime location in a high growth market.

Available for lease at \$12.00/SF (NNN).



[Click Here for Drone Video](#)



ADDRESS:
193 N 85TH PKWY
FAYETTEVILLE, GA 30214



LEASE RATE:
\$12/SF/YR
(NNN)



TOTAL SF:
±24,750



LOADING:
TWO (2) GRADE-LEVEL
DRIVE-IN DOORS

Property Overview

BUILDING:

ADDRESS:	193 N 85th Pkwy Fayetteville, GA 30214
COUNTY:	Fayette
FLOORS:	Single-level
TOTAL BUILDING SIZE:	±24,680 SF
SITE SIZE:	±3.4 Acres
YEAR BUILT:	1990
ZONING:	C-H (Commercial Highway)
CEILING HEIGHT:	18 FT
LOADING:	Two (2) grade-level drive-in doors
PARKING:	200 Paved surface spaces
INGRESS/EGRESS POINTS:	2
LIGHTING:	New LED lighting throughout
LAYOUT:	Clear-span interior with no columns
OUTDOOR STORAGE:	Yes
POWER:	120-volt power — 240-volt service available on site

FINANCIAL:

LEASE RATE:	\$12/SF/YR (NNN)
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[Click Here for Drone Video](#)



Parcel Map





Photos



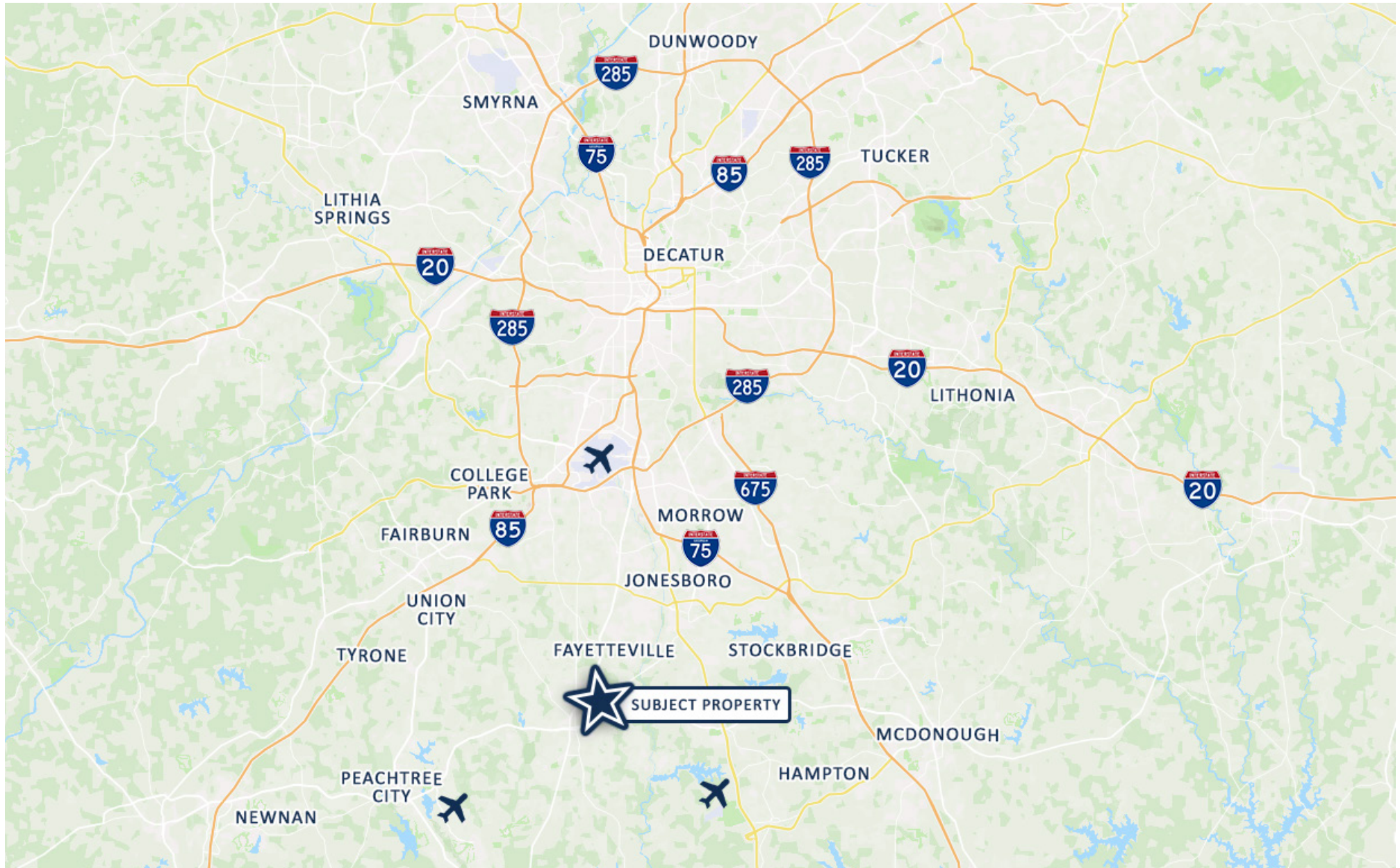
Aerial



In the Area



In the Area



Major Developments Within an 8-Mile Radius

ARTHUR M. BLANK U.S. SOCCER NATIONAL TRAINING CENTER

The Arthur M. Blank U.S. Soccer National Training Center will occupy over 200 acres in Fayette County and serve as the headquarters and training hub for all 27 U.S. national soccer teams. It will include more than a dozen outdoor fields, 100,000+ square feet of indoor courts, and over 200,000 square feet of high-performance facilities including locker rooms, meeting rooms and offices. Scheduled for completion in 2026, the project represents an investment exceeding \$200 million and is designed with sustainability, accessibility and elite-level sports performance in mind.



ARTHUR M. BLANK | U.S. SOCCER
NATIONAL TRAINING CENTER



TRILITH - THE MASTER PLANNED DEVELOPMENT

Trilith Studios spans over 700 acres and ranks among the largest purpose-built film and television production campuses in North America. It includes more than 30 soundstages totaling over one million square feet and a 400-acre backlot used for major film and streaming productions. The Town at Trilith is a 235-acre master-planned community adjacent to the studio, featuring over 1,000 residences, a walkable downtown with retail, dining, offices, hotels, and creative workspaces serving the film and arts community. Trilith Live is the newest phase, a 530,000 square foot entertainment district with a 2,200-seat theater, luxury cinema, soundstages, creative offices, and restaurants, solidifying Trilith as one of Metro Atlanta's premier destinations for culture and production.



FAYETTE PAVILION

Fayette Pavilion, Georgia's largest open-air retail destination, encompasses over ±1.5 million SF of national retailers including Target, Walmart, Kohl's, and The Home Depot. The center drives exceptional regional traffic, supporting nearby retail, restaurant, and service businesses throughout the corridor.



Major Developments Within an 8-Mile Radius

PIEDMONT FAYETTE HOSPITAL

Piedmont Fayette Hospital, the area's leading healthcare provider, is undergoing a \$275 million dollar expansion that will add more than 218,000 square feet of new clinical facilities and 31,000 square feet of renovated space by 2029. The hospital currently operates 310 beds, employs over 2,300 staff, and serves more than 130,000 patients annually.



QTS DATA CENTER CAMPUS

QTS (Quality Technology Services) is developing a 615-acre data center campus in Fayetteville with plans for up to 16 buildings totaling 6.6 million square feet of data center space and 400,000 square feet of office space. The project represents an investment exceeding \$1 billion dollars and will establish one of the largest technology campuses in the Southeast.



FAYETTEVILLE, GA



Fayetteville, Georgia, founded in 1823, has grown from a small crossroads into a thriving city known for its balance of historic charm and modern economic growth. With about 19,000 residents and a median household income of over \$82,000, the city is home to Trilith Studios, one of the state's largest film and television campuses, and has plans for one of the world's largest data centers. Its economy is anchored by industries such as healthcare, retail, transportation, and professional services, while new projects aim to strengthen housing, retail, and tourism.

The city is pursuing a five-year economic plan, "Re-Imagining Fayetteville," which emphasizes sports tourism, creative services, technology, and hospitality. Recent investments include revitalizing downtown spaces like Travis Alley, creating micro-apartments to address housing needs, and awarding over \$1.2 million in development grants. These initiatives reflect Fayetteville's transformation into a regional hub for business, culture, and innovation while maintaining its small-town character.

Fayetteville also prides itself on its strong sense of community and commitment to quality of life. The city's parks, trails, and green spaces such as City Center Park and the Ridge Nature Area—offer residents and visitors opportunities for outdoor recreation and connection with nature. The local school system, supported by Fayette County Public Schools, is recognized for academic excellence and innovation, while institutions like Georgia Military College and nearby Clayton State University contribute to educational and workforce development. These assets help attract families and professionals seeking a balance between suburban comfort and urban accessibility.

Cultural vibrancy continues to grow alongside economic progress. Fayetteville hosts numerous community events, farmers markets, and festivals that celebrate local art, food, and music. The nearby Town at Trilith blends residential living with a creative village concept, fostering collaboration among artists, filmmakers, and entrepreneurs. With its forward-thinking leadership, sustainable development efforts, and inclusive community spirit, Fayetteville stands out as one of Georgia's most dynamic small cities—where history, creativity, and opportunity come together to shape a prosperous future.

Demographics



POPULATION

15 MIN	30 MIN	45 MIN
105,520	635,938	1,960,418



HOUSEHOLDS

15 MIN	30 MIN	45 MIN
37,848	236,624	782,458



AVERAGE HOUSEHOLD INCOME

15 MIN	30 MIN	45 MIN
\$91,135	\$91,742	\$111,194

Source: 2025 ESRI

45 minutes

15 minutes

30 minutes

ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN
THE U.S. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

KING & SPALDING



TRUIST



EMORY
UNIVERSITY



Mercedes-Benz



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

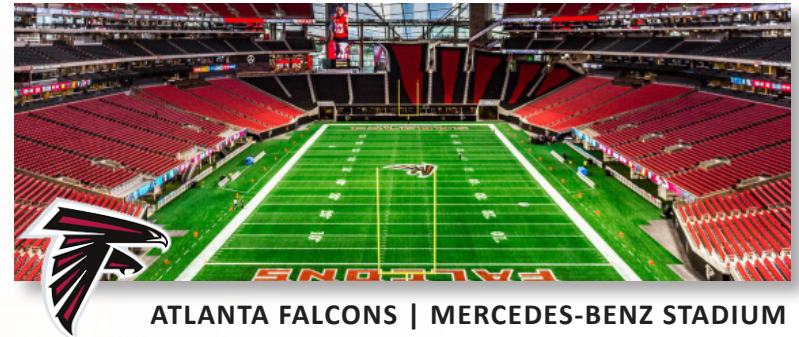
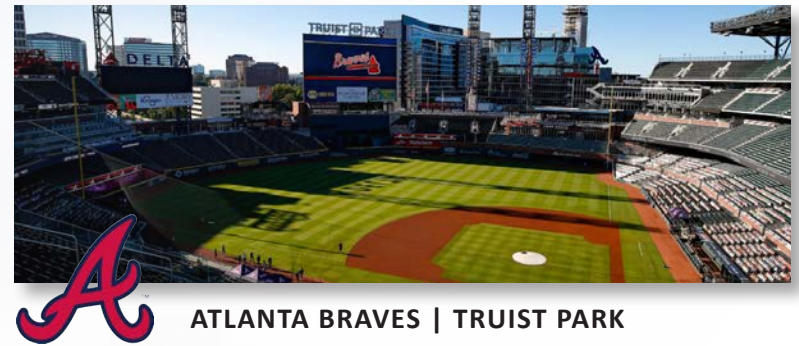
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



Broker Profile



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Shadia Jaraysi serves as Bull Realty's V.P. of The Retail Group assisting clients in the acquisition and disposition of retail investment properties across the Southeast. Leveraging Bull Realty's extensive buyer databases, market research, and advanced marketing tools, Shadia provides exceptional service and results for her clients.

With deep family roots in the commercial real estate industry, Shadia has been immersed in the business from a young age, gaining hands-on experience including helping her father manage his retail properties. This early exposure has given her a well-rounded perspective that she applies when advising clients. Additionally, her brother's role as a commercial attorney adds another layer of industry insight. Shadia holds a Bachelor's Degree in Psychology from Kennesaw State University, which enhances her ability to understand and address the unique needs and goals of her clients.

An active member of the Atlanta Commercial Board of Realtors, Shadia is also fluent in Arabic, further expanding her ability to connect with diverse clients.

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.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

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, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 27 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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27

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES