

LEE & ASSOCIATES ATLANTA
OFFERING MEMORANDUM

425 WILBANKS DRIVE
BALL GROUND, GA 30107



OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

PRICE	\$5,130,000 (\$135.00 PSF)
ADDRESS	425 Wilbanks Drive Ball Ground, GA 30107
COUNTY	Cherokee
BUILDING AREA	± 38,000 SF
OFFICE AREA	± 3,000 SF
LAND AREA	2.82 Acres
CLEAR HEIGHT	21' - 28'
DOORS	5 DH / 3 DI 1 Loading Dock Oversized Door
YEAR BUILT	1997
USE	Manufacturing Distribution
RATE	Subject to Offer
COMMENTS	Includes Powder Coating Room



LOGISTICS



AIRPORT

Cherokee County Regional Airport
1.7 miles
Hartsfield-Jackson Int'l Airport
55.9 miles

INTERSTATES

I-575 | 0.5 miles
Highway 92 | 18 miles
I-75 | 24.9 miles
I-285 | 34.6 miles

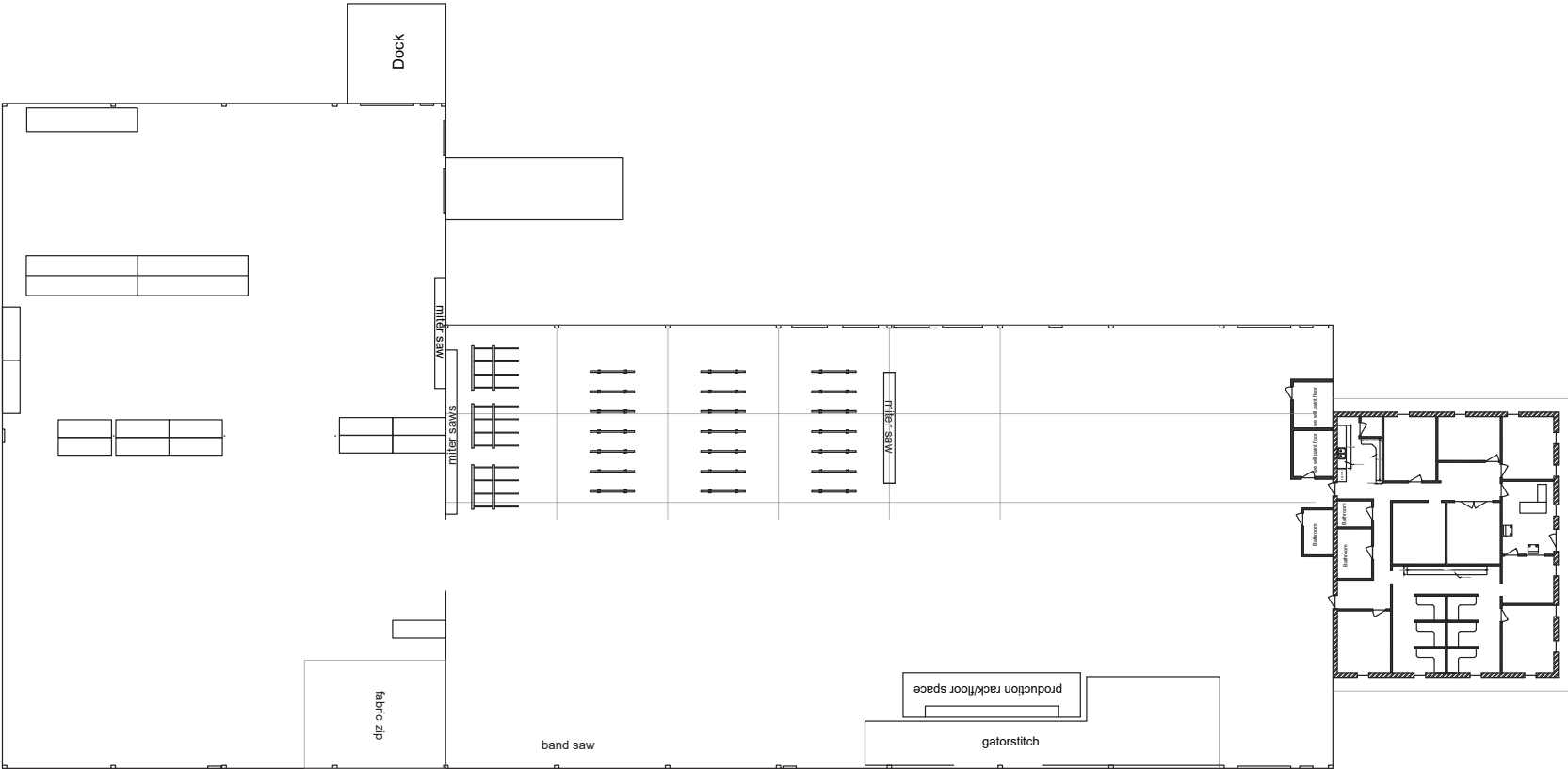
OFFERING SUMMARY

PROPERTY PHOTOS



OFFERING SUMMARY

FLOOR PLAN



± 38,000 SF

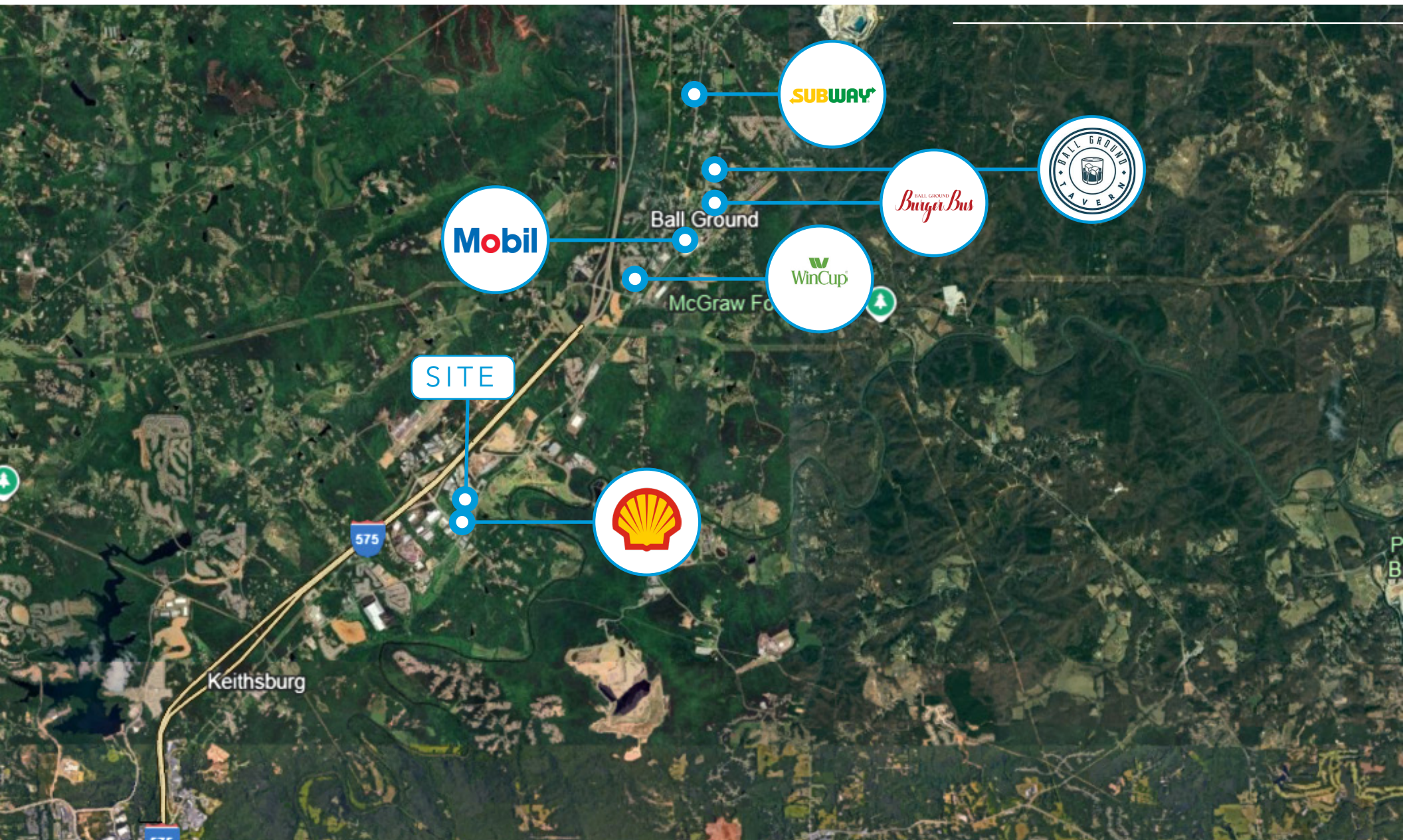
OFFERING SUMMARY

IN GOOD COMPANY



OFFERING SUMMARY

AMENITIES MAP



OFFERING SUMMARY

DEMOGRAPHICS



POPULATION

	2-MILE	5-MILE	10-MILE
2029 Est. Population	2,627	26,585	144,909
2024 Population	2,288	23,131	126,638



HOUSEHOLDS

	2-MILE	5-MILE	10-MILE
2029 Est. Households	988	9,509	50,855
2024 Households	859	8,263	44,381



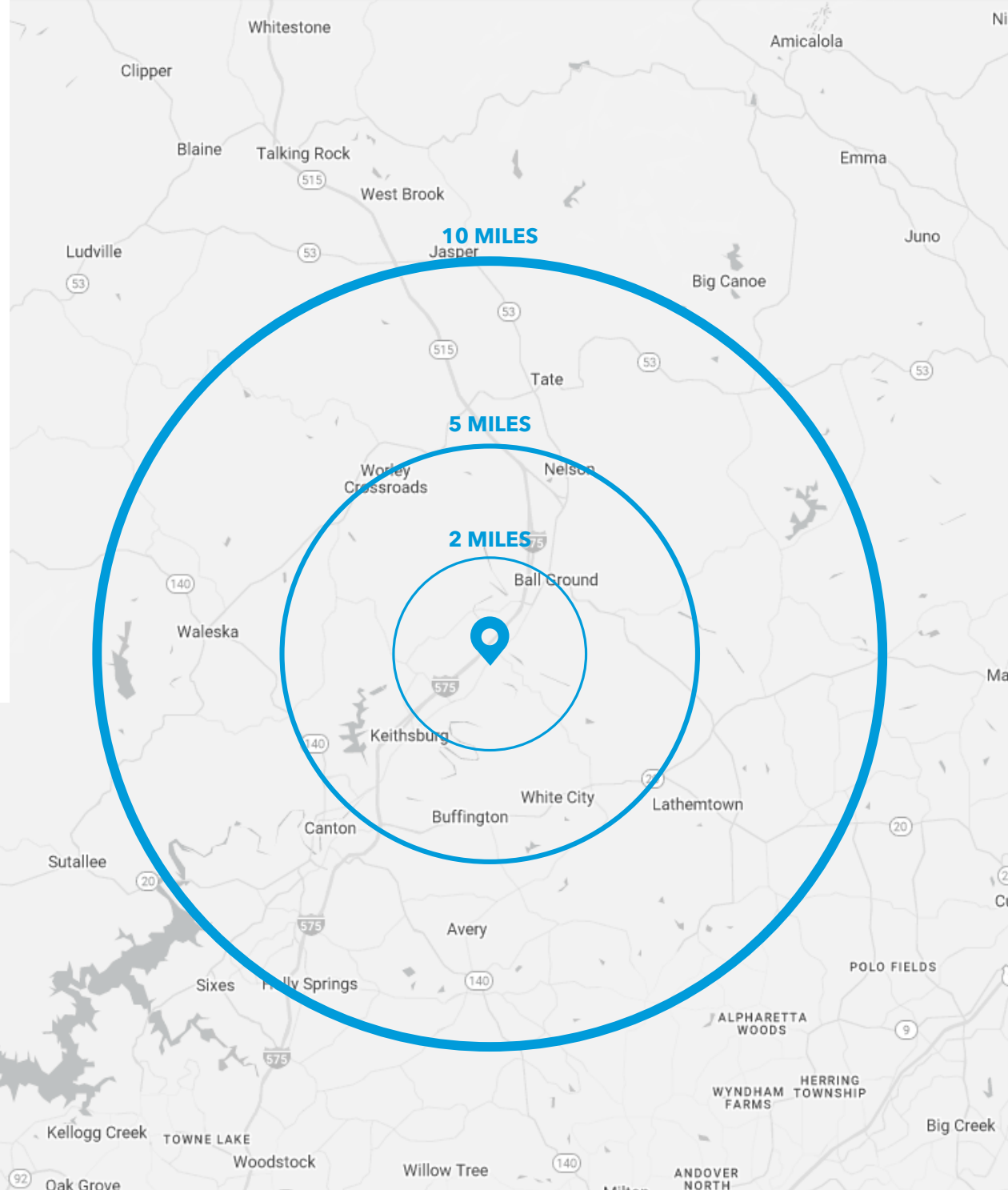
INCOME

	2-MILE	5-MILE	10-MILE
2025 Est. Average Household Income	\$84,097	\$113,476	\$117,346



EMPLOYEES

	2-MILE	5-MILE	10-MILE
2025 Est. Number of Employees in Area	2,353	9,613	35,289



SUBMARKET ANALYTICS

The 575 NW corridor is defined by exceptionally low vacancy rates. Of the 9,044,603 square feet of existing industrial space, slightly less than 4% is currently available for lease. Availability for sale is even more limited, with less than 1% of the total inventory being listed currently.

This submarkets key industrial characteristics include a higher percentage of local owner/user based businesses than nearer Atlanta infill markets, strategic location & infrastructure to the southeast markets, and strong leasing & sales fundamentals.

New construction remains minimal, with projects underway accounting for less than 1% of total supply. The 575 NW corridor is marked by persistent supply constraints across both leasing and sales inventory, thus leading it to be a potentially great short term & long term investment for your business.

