

INDUSTRIAL PROPERTY FOR SALE

249 MILTON AVENUE
Atlanta, GA 30315

- **Price: \$4,500,000**
- **Fully-leased building with a 4.53% - 6% Cap Rate over a 5 1/2 year term**
- **±18,145 Square Feet Building**
- **±1.47 Acre Site**
- **Located in an Opportunity Zone**
- **Zoned I-1-C City of Atlanta & High Density Residential under the Beltline Overlay District**

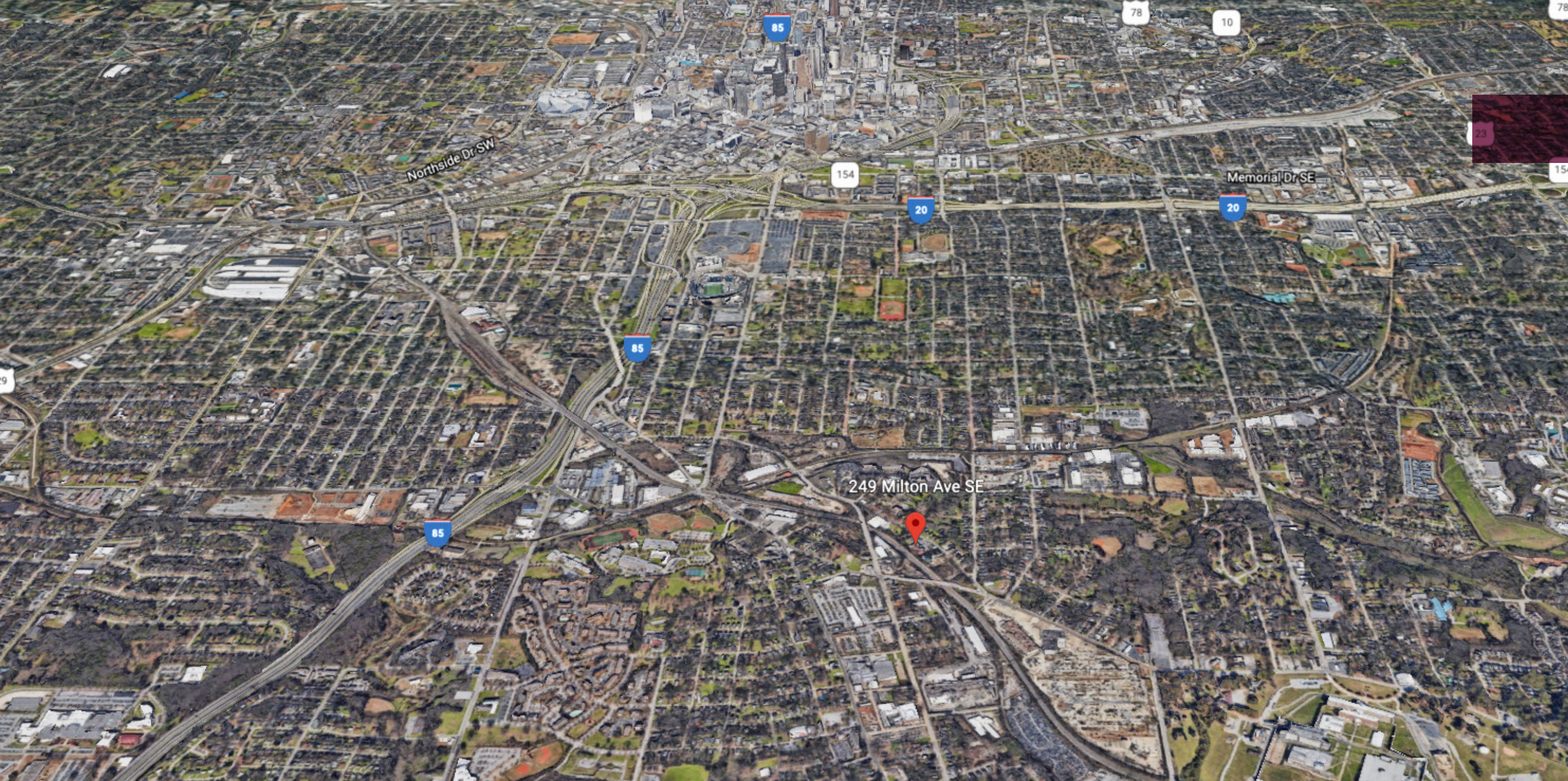


Exclusively Listed & Marketed by:

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**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL



PROPERTY HIGHLIGHTS

- The building is fully leased with established Tenants in place. The leases feature rental escalations that increase the NOI over time and hedge against inflation.”
- Located in an Opportunity Zone | Pad Ready Site | High Density Mixed Use | ±1.47 Acre Site | Desirable & Versatile I-1 Light Industrial Zoning City of Atlanta which is also part of the Beltline Overlay District | Future Land Use Code allows for High Density Residential
- Easy & Quick access to the Atlanta Beltline | Major benefactor to many approved future projects | Near Summerhill which is home to the 565 Hank, a new Multifamily development along with the future site for Publix | Close proximity to the Beacon & The Grant Park Neighborhood | Near many new Multifamily projects
- Located in an Opportunity Zone | Situated in Chosewood park | Fenced Property | Built 1943 | Plenty of non-assigned parking spots for patrons | Tenant can vacate or leaseback upon sale



Beltline/New
Apts



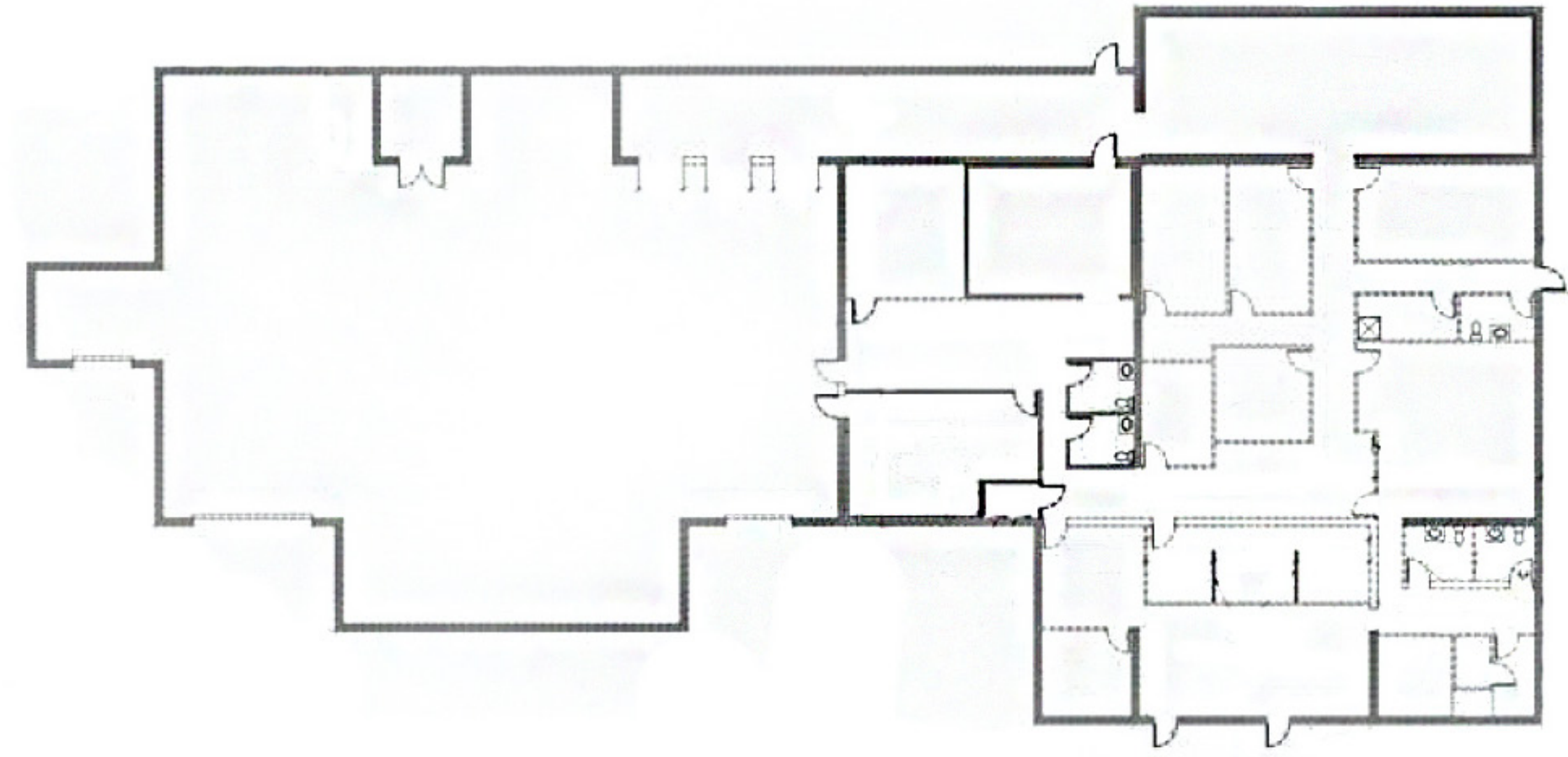
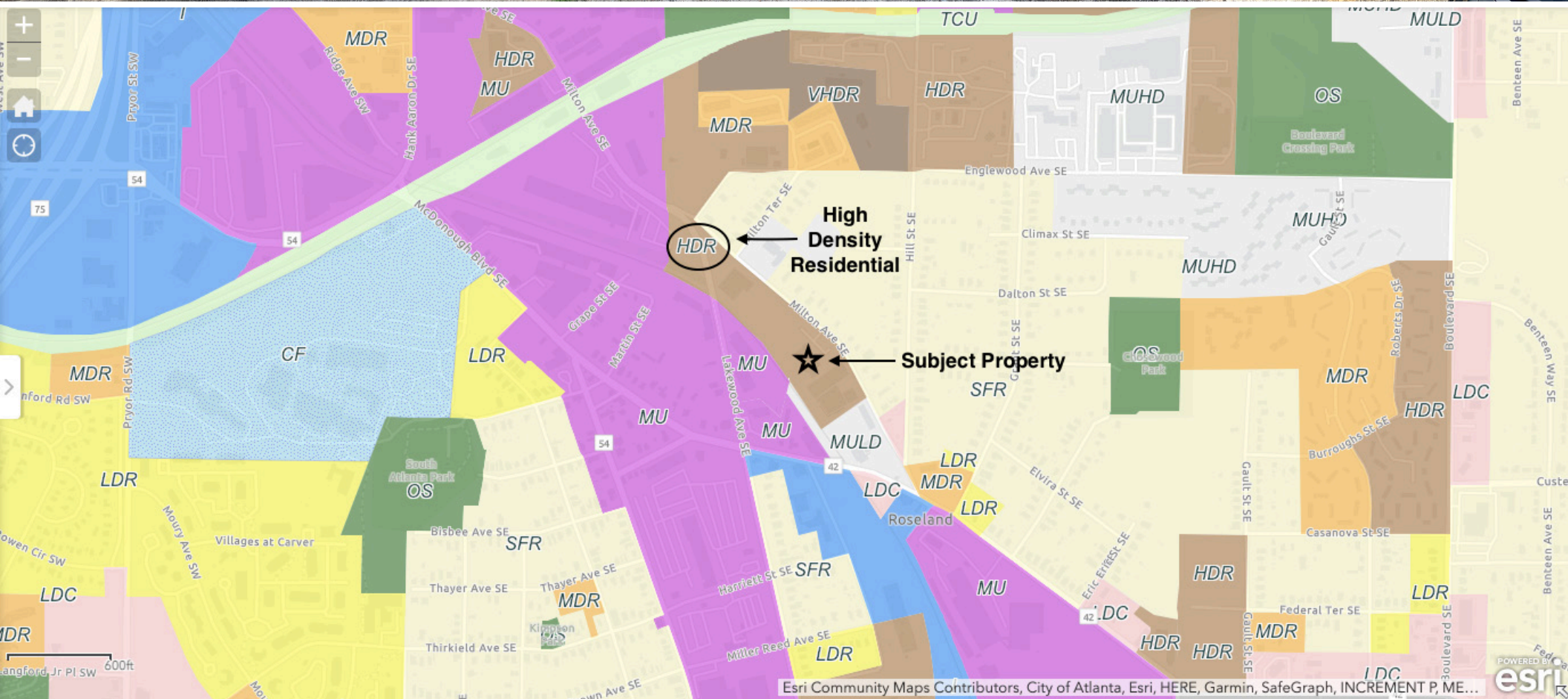
More Apts

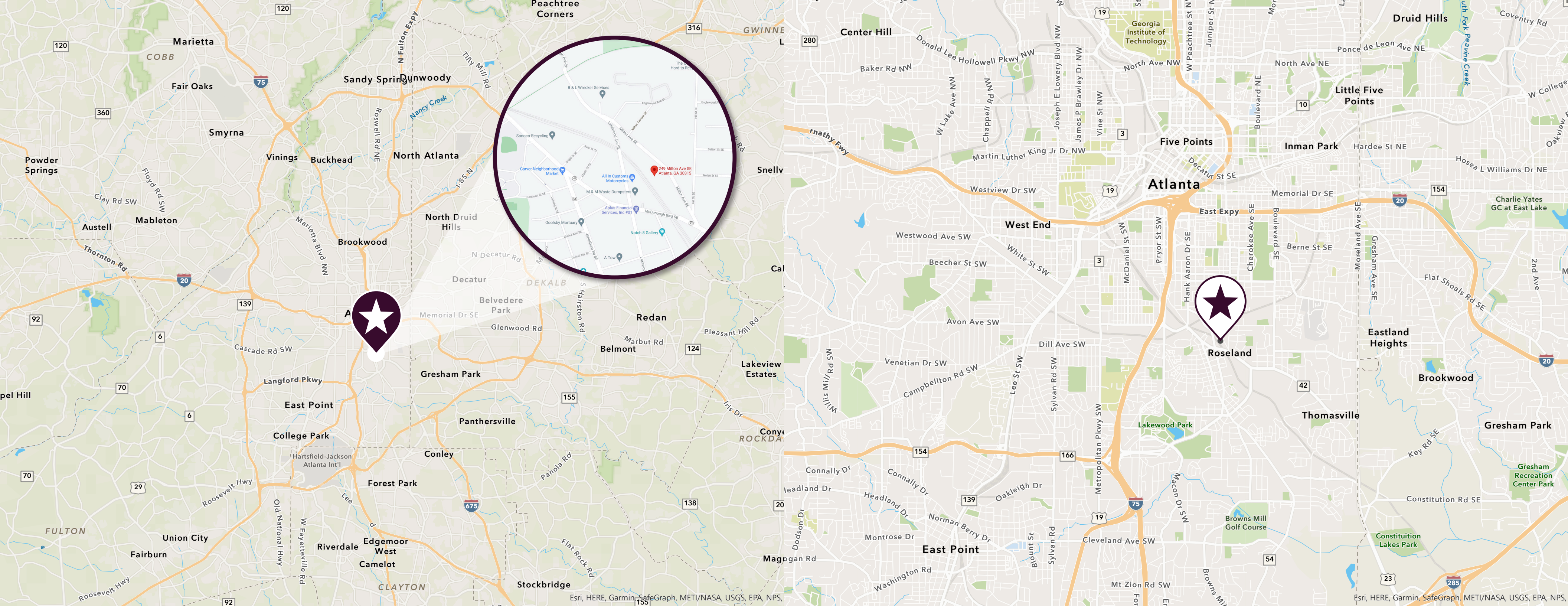


Subject Property











ABOUT THE AREA

Located in Chosewood Park, this property is on the Atlanta BeltLine, five minutes Southeast of Downtown. Chosewood Park is named for the six-acre park located near the center of the neighborhood. The park offers tennis courts, basketball courts, a baseball field, a children's playground and a small grilling area. Portions of the neighborhood are perched atop a gently sloping hill that provides an unobstructed view of the downtown Atlanta skyline from the neighborhood's north side.

In 2010 the park was enlarged to include approximately six additional acres to the southeast of the original park. The additional acres contains mostly deep woods with nature trails. The Park is designated a Certified Wildlife Habitat by the National Wildlife Federation.

The Southside Beltline is open in its unpaved state, with greenspace close-by within the corridor. D.H. Stanton is an 8-acre park featuring a splash pad, playground and baseball diamond. Boulevard Crossing is a 5-acre park with multi-use activity fields.

Many restaurant and retail options are situated nearby, including The Beacon Atlanta and Glenwood Park. The Southside Trail passes just south of Grant Park and Zoo Atlanta.

Phase I of the Pittsburgh Yards development includes the adaptive reuse of an existing 61,000 sf structure into a commercial village of small businesses and multi-purpose greenspace for youth soccer and community activation.

A BOOMING METROPOLIS

Fortune 500/1000 Headquarters

30

In fiscal year 2019, these 30 Fortune 500/1000 companies generated aggregate revenues of \$438 billion.

Home to nearly 6 million people and more than 150,000 businesses, metro Atlanta continues to be an attractive place for Fortune 500 and 1000 companies because of the region's low cost of doing business, ease of travel around the world through Hartsfield-Jackson Atlanta International Airport, the thriving innovative ecosystem, a business-friendly environment and its reputation as a logistics hub, says Gregg Simon, vice president of economic development at the Metro Atlanta Chamber. "We offer a steady talent pipeline through our graduates coming out of the region's 66 colleges and universities," he continues. "Atlanta's economy has been fueled by a decades-long influx of population from around the world, offering a talent pipeline for all of our employers."

With Atlanta's highly skilled and abundant workforce, the area has been a perfect place for these companies to thrive. "Atlanta is one of the country's top cities in which to do business," states a representative from The Home Depot. "It has great entrepreneurial opportunities, great career options and plenty of access to excellent education. Plus, it's constantly growing."

Busiest Airport in the World

#1

Since 1998, Hartsfield-Jackson Atlanta International Airport has been the busiest airport in the world and functions as headquarters for Delta Air Lines.

Best State for Doing Business

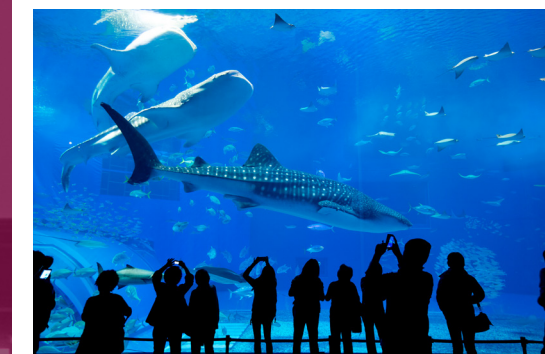
#1

Georgia's business climate has been ranked #1 in the nation for the 6th consecutive year by Site Selection, and Area Development ranked Georgia top state for doing business for 5th year in a row.

ATLANTA FORTUNE 500 COMPANIES

- 26. The Home Depot - homedepot.com
- 43. United Parcel Service (UPS) - ups.com
- 68. Delta Air Lines Inc. - delta.com
- 88. The Coca-Cola Company - coca-colacompany.com
- 146. Aflac, Inc. - aflac.com
- 153. The Southern Company - southerncompany.com
- 171. Genuine Parts Company - genpt.com
- 177. WestRock - westrock.com
- 309. Pulte Group Inc. - pultegroupinc.com
- 316. Newell Brands - newellbrands.com
- 321. Mohawk Industries - mohawkind.com
- 350. AGCO Corporation - agcocorp.com
- 412. Veritiv - veritivcorp.com
- 428. Asbury Automotive Group, Inc. - asburyauto.com
- 439. NCR Corporation - ncr.com
- 459. Intercontinental Exchange (ICE) - intercontinentalexchange.com
- 477. Graphic Packaging International, Inc. - graphicpkg.com
- 478. HD Supply Holdings - hdsupply.com

SOURCE: AtlantaChamber.com & KNOWAtlanta.com





For More Information:

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