



Net Lease Investment Opportunity

For Sale

1484 Lake City Industrial Ct
Morrow, GA 30260

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Executive Summary



Single Tenant | Net Leases

This property presents a compelling investment opportunity, featuring a Single Tenant NN (Double Net) Lease, which places the responsibility for property taxes, insurance, and maintenance directly on the tenant. This structure significantly reduces the landlord's obligations, ensuring a hands-off investment with minimal management oversight. With a predictable and steady income stream, investors can enjoy the benefits of long-term tenant stability and reduced operational complexity. Priced under \$1M, this asset represents a highly attractive option for investors seeking a cost-effective entry into commercial real estate, offering an excellent balance of low risk and stable cash flow. The minimal landlord responsibilities not only streamline operations but also contribute to lower overhead costs, making this a highly efficient investment. Additionally, the security of a single tenant lease enhances the property's appeal by providing consistent, reliable rent payments, while the tenant's commitment to covering the property's operational expenses offers a hedge against inflation and fluctuating market conditions.



Quality | Modern Amenities

The property was fully renovated in 2024, providing modern amenities and an upgraded condition, minimizing immediate capital expenditure needs for the new owner. The facility includes a 10' roll-up door, suitable for various industrial or storage purposes, enhancing its functionality for a wide range of potential tenants.



Prime Location

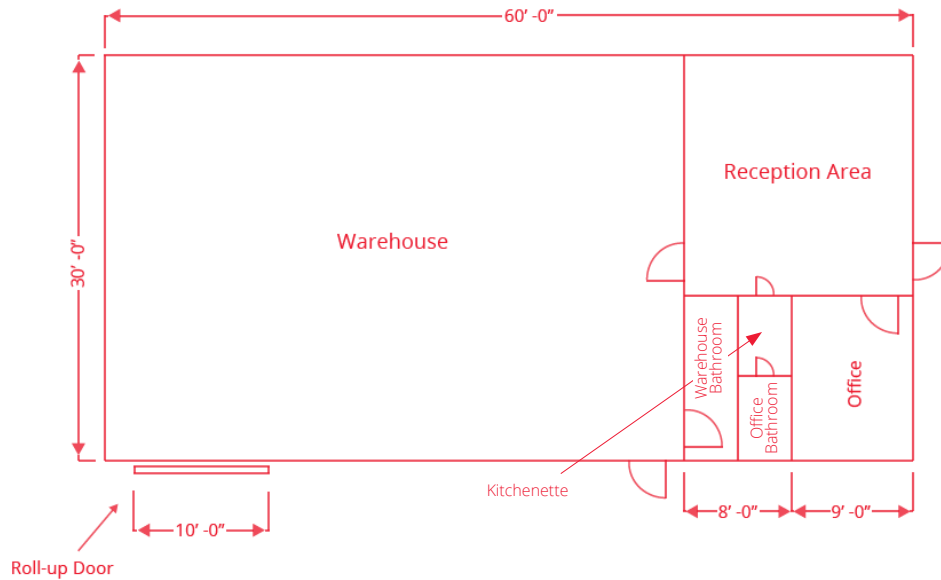
Located less than 5 miles from Clayton State University and Fort Gillem/Gillem Logistics Center, home to global corporations like Boeing, Amazon, and HD Supply, this property is situated in a high-demand business corridor, making it a prime location for industrial or logistics operations. Additionally, it is less than 10 minutes from the Atlanta State Farmers Market and less than 15 minutes from Hartsfield-Jackson International Airport, further enhancing its strategic accessibility and appeal for businesses.



Low Maintenance Asset

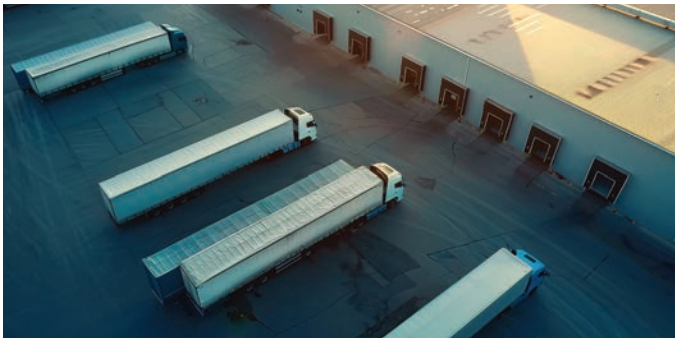
This property offers an ideal opportunity for investors seeking a low-maintenance asset in a high-growth, well-connected area. With a Single Tenant NN Lease, the property comes with minimal landlord responsibilities, ensuring ease of management and low overhead costs. The recent full renovation in 2024 provides modern amenities and an upgraded condition, reducing immediate capital expenditure needs for the new owner. Located in a high-demand business corridor, it benefits from proximity to key business hubs, transportation networks, and global corporations, making it a prime, hassle-free investment in a thriving area.

THE OPPORTUNITY



PROPERTY DETAILS:

PRICE	\$500,000
CAP RATE	6.24%
NOI	\$31,200
RENT INCREASES	3% Increases in Primary Term and in the Option Period
PROPERTY TYPE	Flex
TOTAL SQUARE FOOTAGE	1,800 SF
SPACE BREAKDOWN	1,200 SF (Office) 600 SF (Warehouse)
TOTAL SIZE (ACRES)	±.27 AC
LEASE TYPE	NN - Landlord Responsible for Roof & Structure
LEASE TERM REMAINING	2+ Years
LEASE TERM EXPIRATION	February 2027
RENEWAL OPTION	One, 3 Year Option
YEAR RENOVATED	2024
WAREHOUSE CLEAR HEIGHT	10'
PARKING	8 spaces
TENANT OVERVIEW	Bunch Consulting, Information Technology Consulting



Market Summary

Lake City and Morrow, Georgia, are located in the southern suburbs of Atlanta, providing strong connectivity to the region's key commercial hubs. Morrow, in particular, is home to Clayton State University, the Georgia Archives, the Southlake Mall and several retail and office spaces, serving as a local business and residential hub. The area has seen significant growth in recent years due to its proximity to major infrastructure, including Interstate 75 and Interstate 285, offering easy access to downtown Atlanta and regional distribution centers.

Lake City is situated just to the west of Morrow and benefits from its access to Hartsfield-Jackson Atlanta International Airport (less than 15 minutes away), which remains a key driver for logistics, e-commerce, and transportation-based industries. Both cities are strategically located near Fort Gillem and the Gillem Logistics Center, a growing business park home to major corporations like Boeing, Amazon, and HD Supply.

As of 2024, Morrow's population is approximately 24,000, while Lake City has a smaller population of about 3,000. Despite their relatively small sizes, both towns are positioned within a high-growth region, contributing to increased demand for industrial, warehouse, and logistics spaces. This demand is further fueled by the proximity to Clayton State University, major transportation infrastructure, and global business hubs.

With a relatively affordable cost of living and commercial properties under \$1M, Lake City and Morrow offer attractive investment opportunities for both local and national investors looking to capitalize on a growing market with strong access to both regional and global supply chains.

Demographics

3 Mile

66,778
POPULATION

\$68,635
AVERAGE HH INCOME

7.2%
POPULATION GROWTH
2000-2024

5 Miles

163,914
POPULATION

\$73,804
AVERAGE HH INCOME

19.1%
POPULATION GROWTH
2000-2024

7 Miles

316,837
POPULATION

\$75,620
AVERAGE HH INCOME

14.6%
POPULATION GROWTH
2000-2024

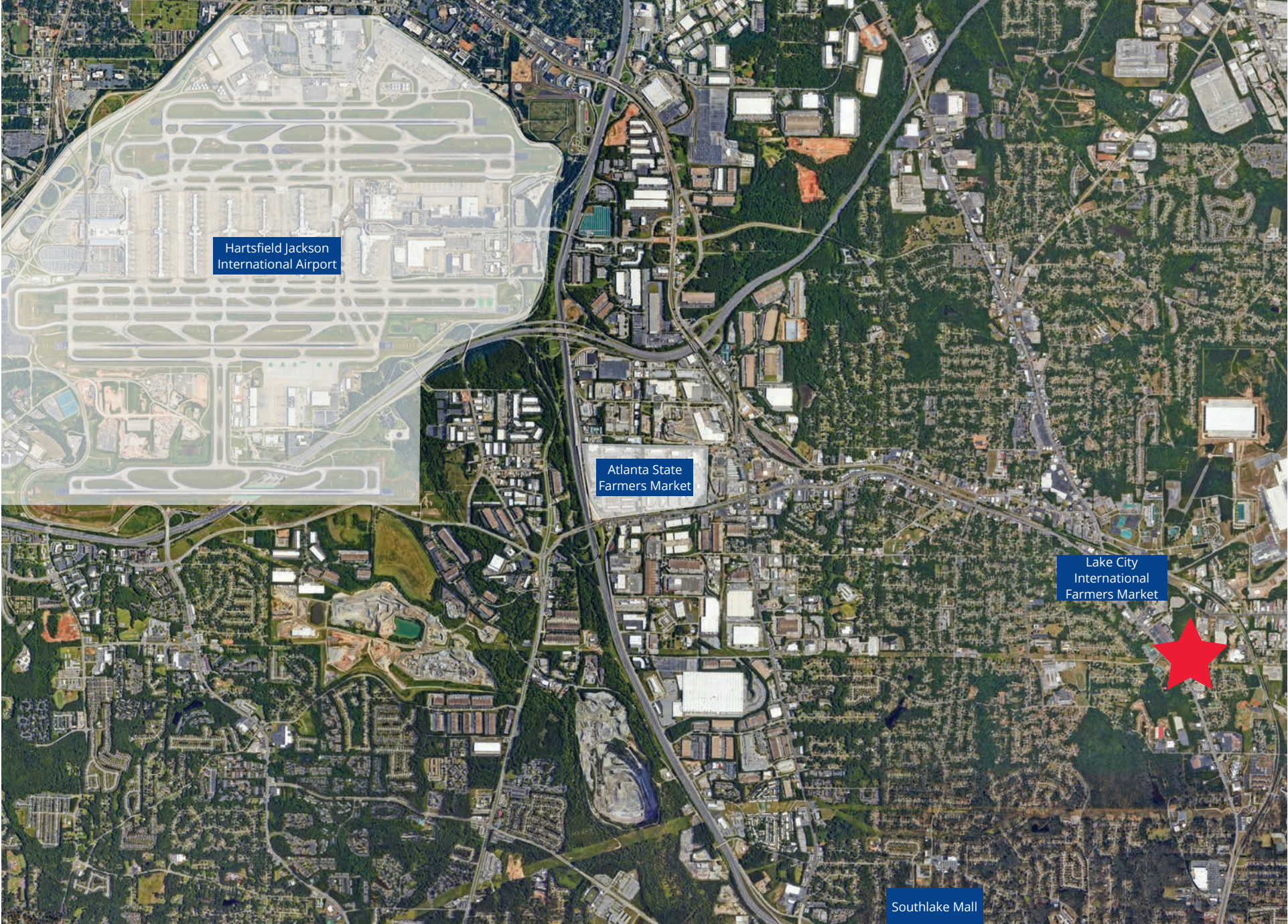
Property Photos

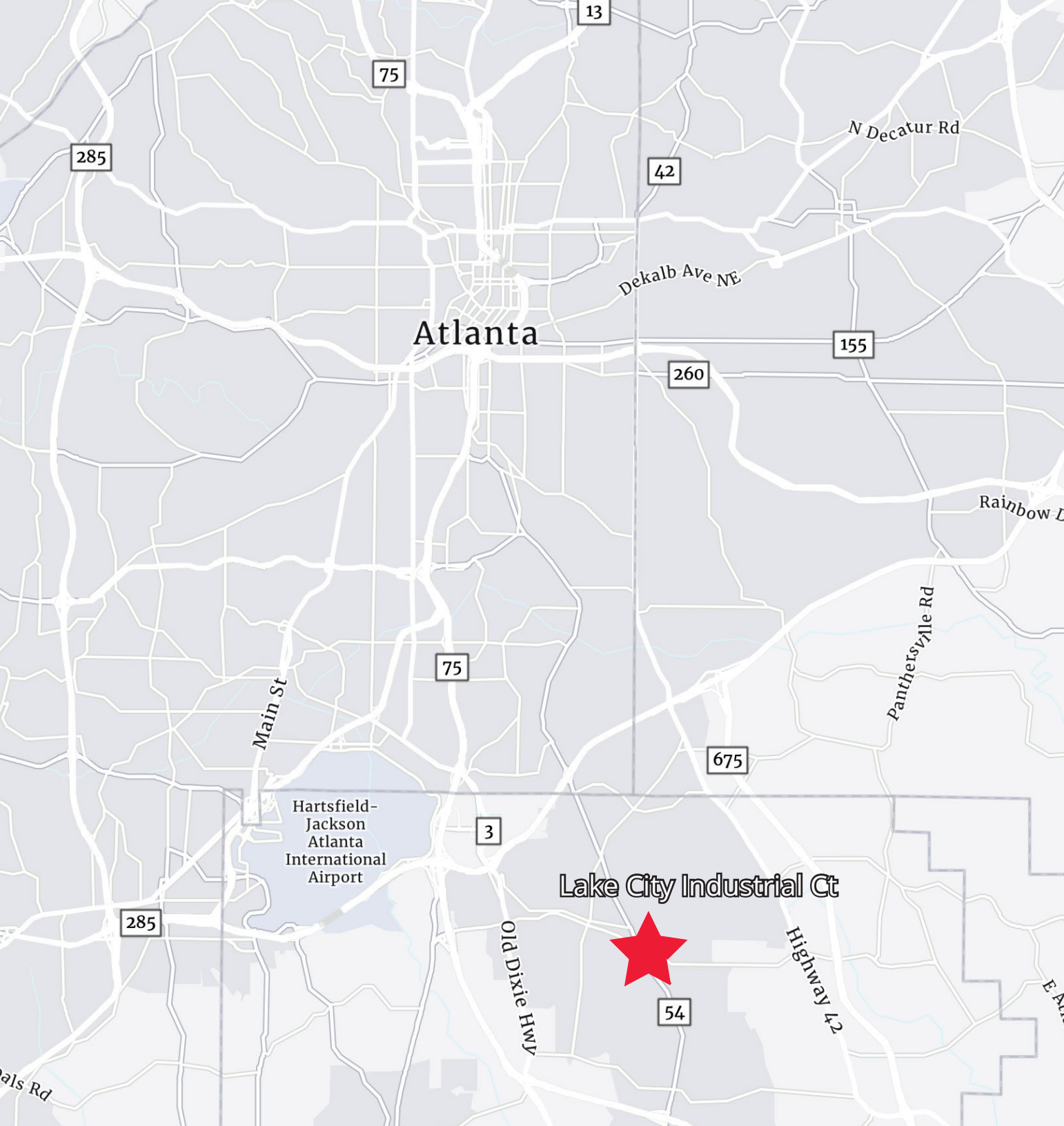


DETAILED VIEW



OVERVIEW





Accelerating success.

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