



# 925 GREENSBORO DR SW ATLANTA, GA 30336

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED

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OFFERING MEMORANDUM



# EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,  
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## PROPERTY OVERVIEW

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Investment Highlights

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## LOCATION OVERVIEW

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# EXECUTIVE SUMMARY

925 Greensboro Drive presents an excellent fully leased industrial investment opportunity in the heart of Atlanta's established Fulton Industrial corridor. The property consists of a 6,735-square-foot high-bay facility situated on 1.26 fully fenced acres, offering a rare combination of functional building improvements and secured outdoor storage. The building features seven oversized grade-level high-bay doors, one dock-high door, and approximately 1,500 square feet of office space, supporting a wide range of contractor, fleet, distribution, and service-oriented uses. The expansive, paved and fenced lot provides ample space for fleet parking, delivery vehicle storage, or equipment laydown—an increasingly valuable feature in today's industrial market.

Strategically positioned at the corner of Fulton Industrial Boulevard and Boat Rock Road SW, the property benefits from immediate access to I-20 and proximity to I-285, providing seamless connectivity to Downtown Atlanta, Hartsfield-Jackson Atlanta International Airport, and the broader Southeast logistics network. This high-visibility, high-traffic location within one of Atlanta's most established industrial submarkets enhances long-term tenant demand and positions 925 Greensboro Drive as a stable, income-producing asset with strong underlying real estate fundamentals.

## THE OFFERING

<b>Building SF</b>	6,735 SF
<b>Year Built</b>	1987
<b>Lot Size (Acres)</b>	1.26
<b>Parcel ID</b>	14F0134 LL0195
<b>Zoning Type</b>	Commercial
<b>Clear Height</b>	20'
<b>Drive Ins</b>	7
<b>Docks</b>	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 6,735 SF high-bay facility on 1.26 acres of fully fenced land, providing ample room for fleet parking, delivery vehicle storage, or equipment laydown.



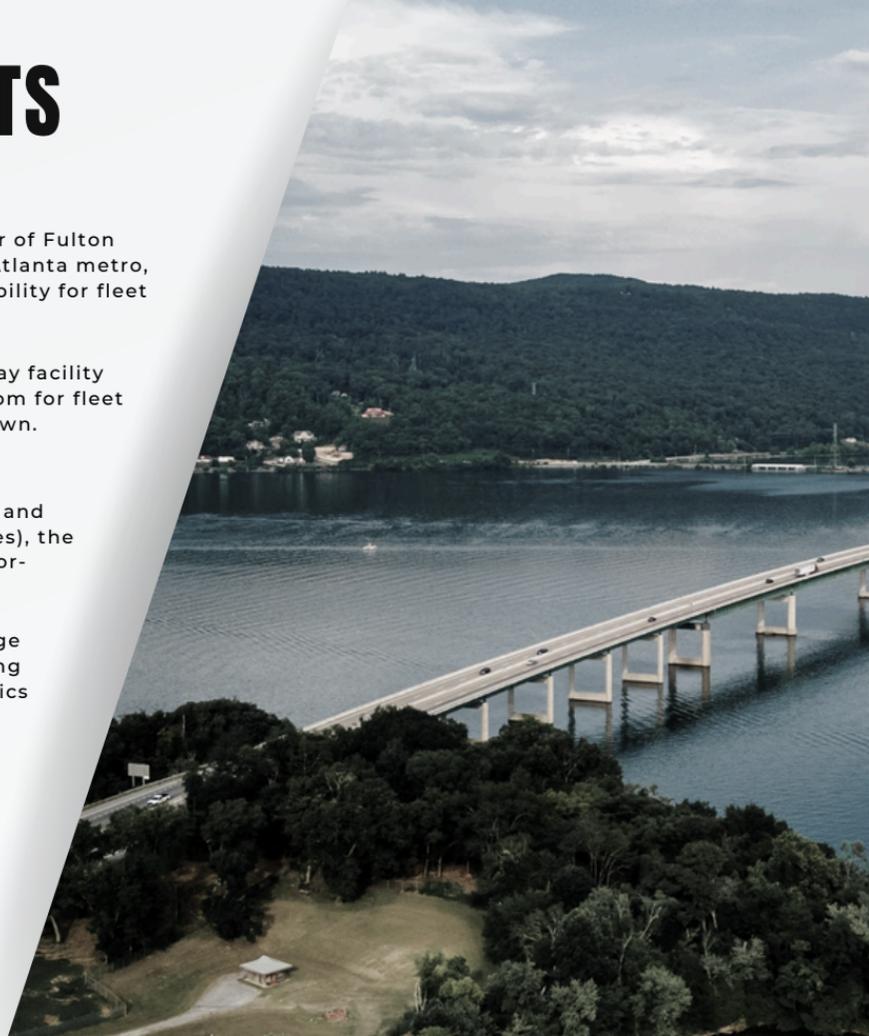
**Strategic Features:** Configured for single-tenant use and net leased to First Transit (now Transdev United States), the asset delivers stable income with an efficient, operator-friendly layout.



**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
<b>GROSS REVENUE</b>						
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
<b>OPERATING EXPENSES</b>						
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.	6,735	\$193,480	\$28.73/sqft	06/01/2022	06/30/2027

TOTAL

6,735

\$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

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	06/01/2022
<b>Lease Expiration</b>	06/30/2027
<b>Base Term Remaining</b>	2 Years
<b>Options</b>	Two (2) Options to Extend for Five (5) years
<b>Rental Increase</b>	+3% Annually

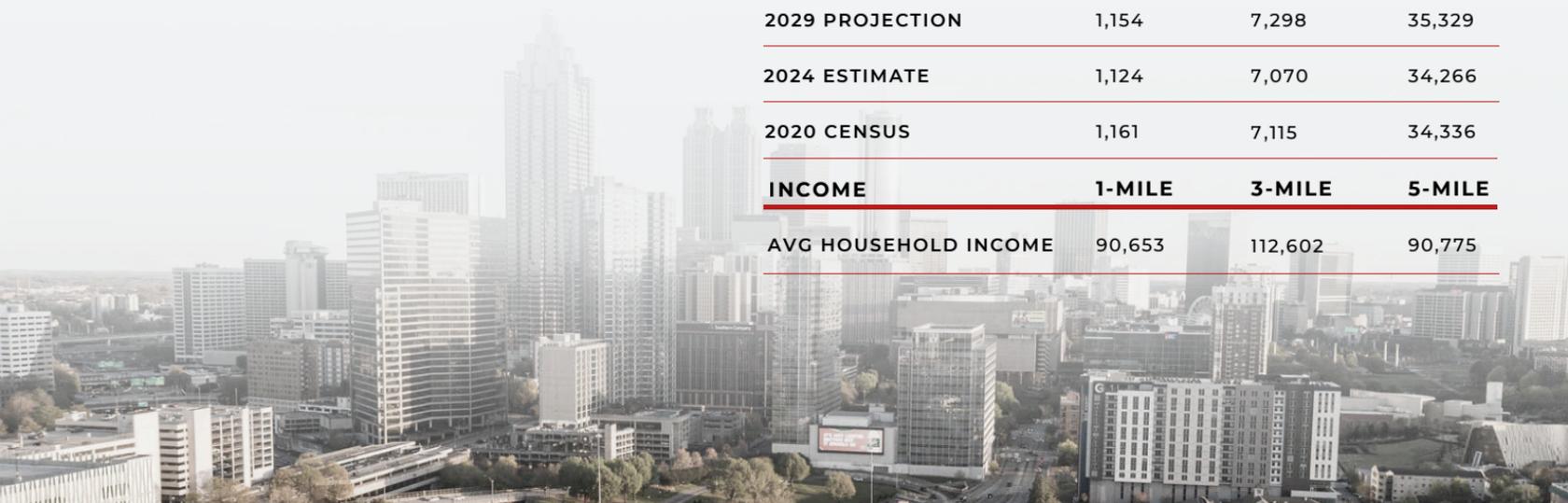
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# ABOUT ATLANTA, GA

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.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	2,588	18,800	92,413
<b>2024 ESTIMATE</b>	2,522	18,237	89,643
<b>2020 CENSUS</b>	2,587	18,316	89,275
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	1,154	7,298	35,329
<b>2024 ESTIMATE</b>	1,124	7,070	34,266
<b>2020 CENSUS</b>	1,161	7,115	34,336
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	90,653	112,602	90,775



# MAP



925 GREENSBORO DR SW

Atlanta

# 925 GREENSBORO DR SW | ATLANTA, GA 30336

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