

For **sale**

Infill Industrial Opportunity

86,129 +/- SF

3289 Montreal Industrial Way, Tucker GA 30084





Contents

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Executive summary

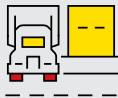
Located just inside the Atlanta perimeter, this property provides exceptional access to the region's highway network. I-285 is only 1.2 miles away, offering a sub-5-minute drive time and direct connectivity to I-85, I-20, and I-75. Hartsfield-Jackson Atlanta International Airport is within a 30-minute drive.

Originally built in 1965 and fully renovated in 2011, the property offers more than 77,000 SF of warehouse space and 7,000+ SF of office space with 18' clear height throughout. With a limited supply of industrial buildings over 85,000 SF in Tucker, this asset represents a rare opportunity for both investors and owner-occupants.

Key features include:



18' clear height
throughout



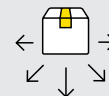
6 dock-high
doors and 3
drive-in doors



15.14-acre lot
with ample outdoor
storage and trailer
parking



Direct rail spur
access operated
by CSX



Expansion
Capabilities

Property **details**



Property **details**

Rentable SF
86,129

Office Space
7,028 SF

Site Acreage
15.14 (6.50 Usable)

Dock Doors
Six (6)

Drive-Ins
Three (3)

Clear Height
18'

Year Built / Renovated
1965 / 2011

Zoning
NL-3

Construction Components
Concrete, Steel

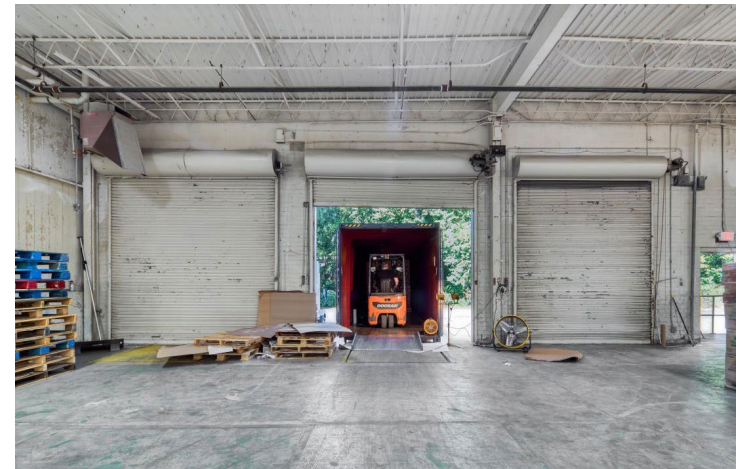
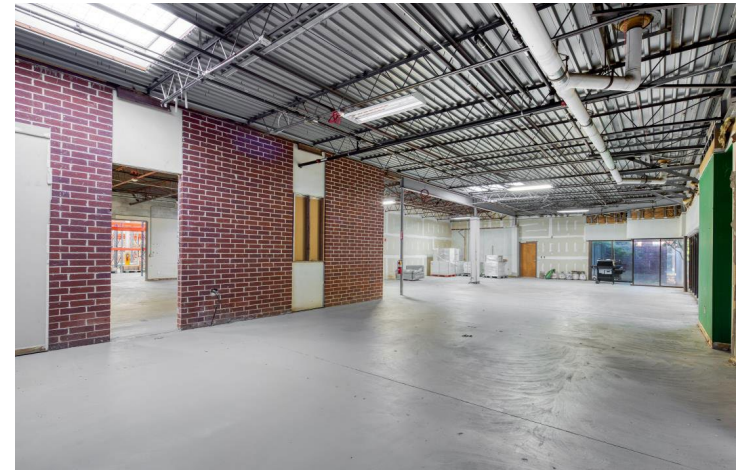
Exterior Finish
Brick, Steel

Interior Finish
Dry Wall in Office | Steel in Warehouse

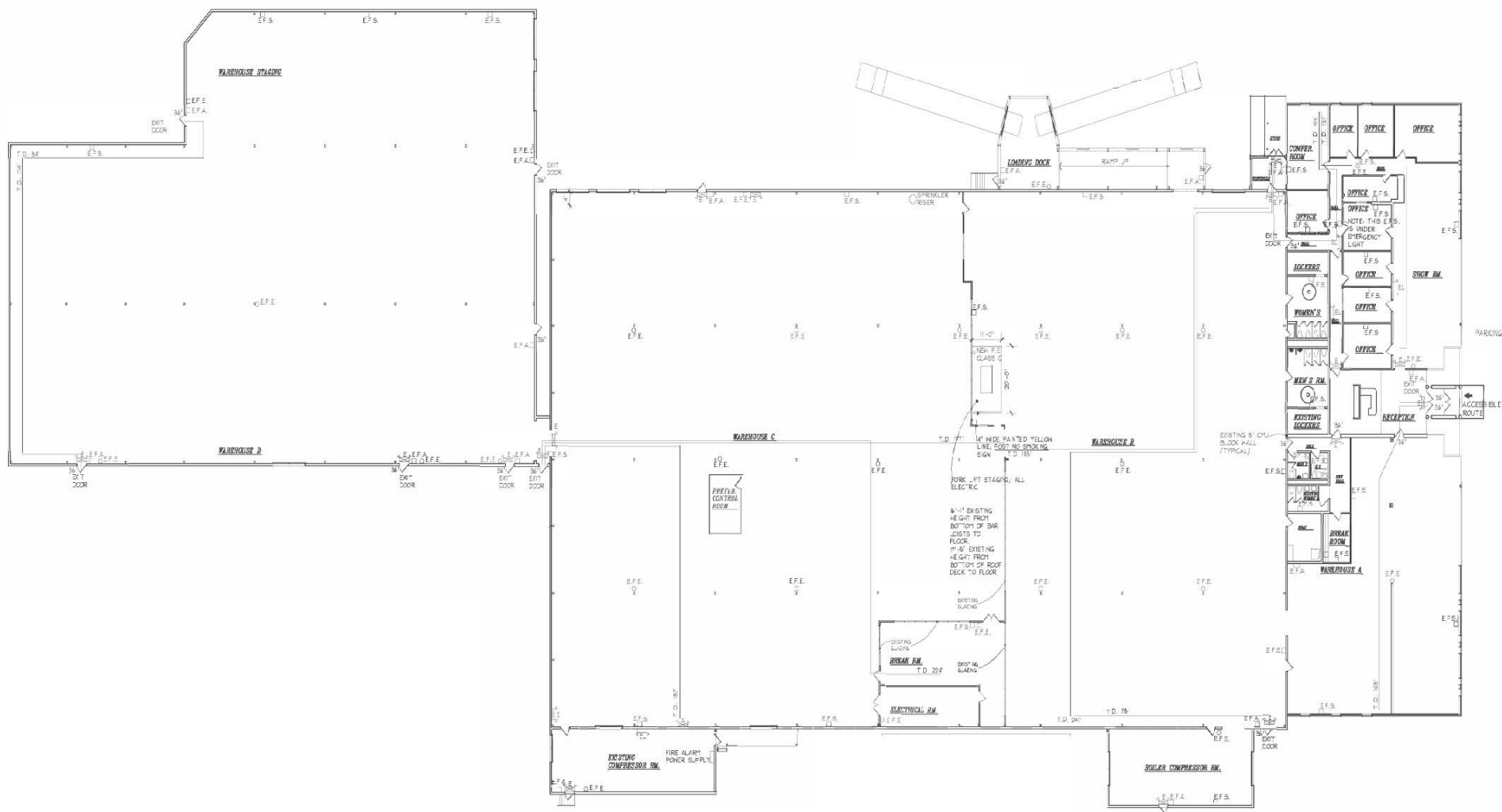
Flooring
Concrete | Ceramic Tile

Roof
Membrane on Office | Steel on Warehouse



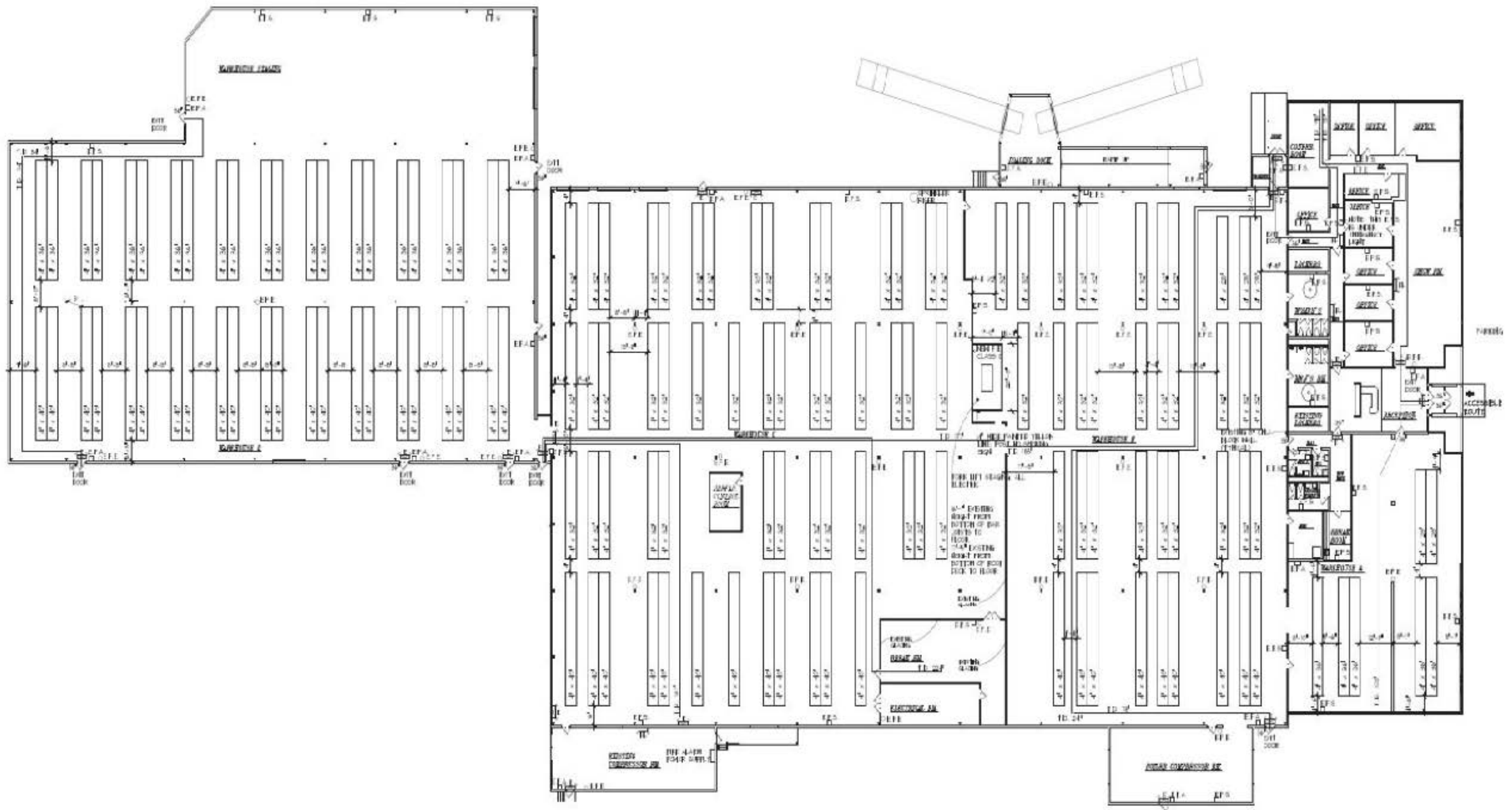


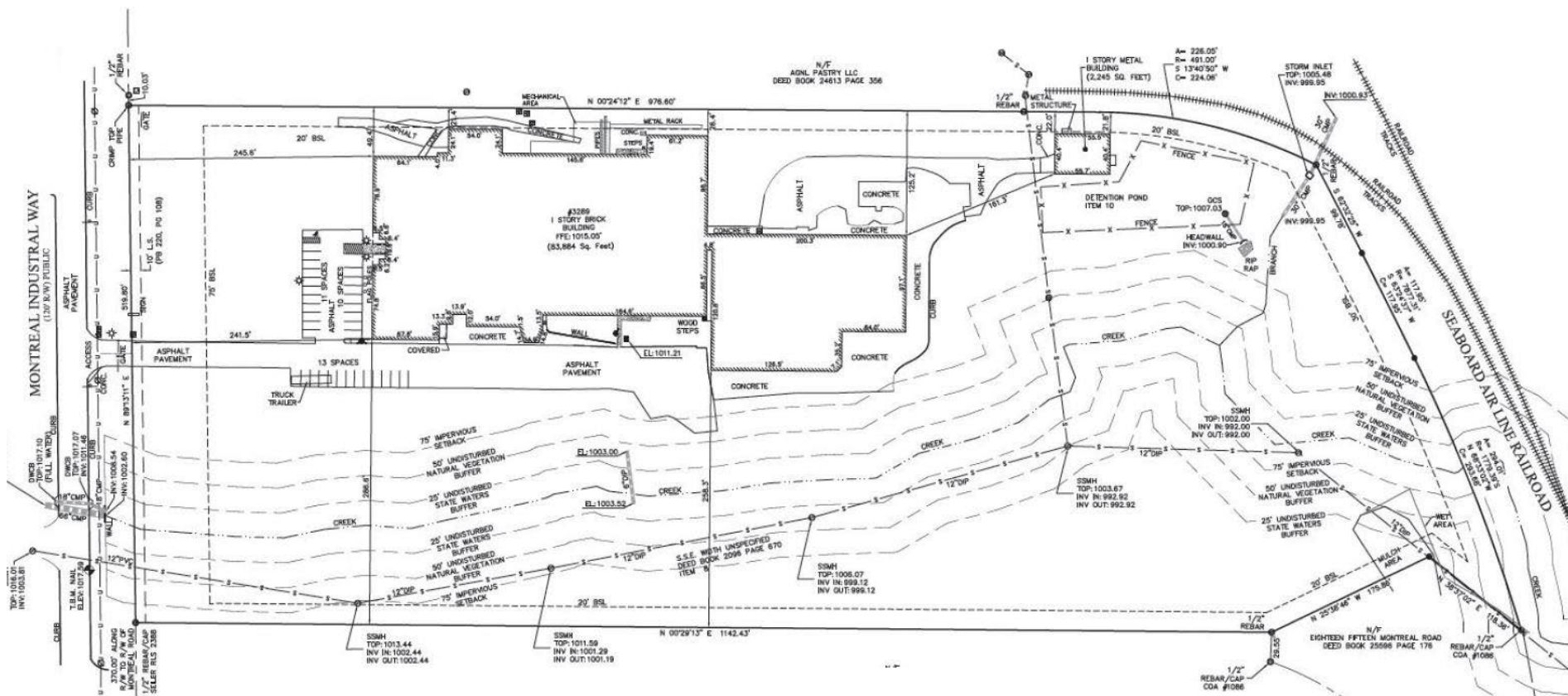
Floor plan



Racking

plan





Location **overview**



Metro Atlanta **overview**

Metro Atlanta, the bustling capital of the Southeast, is a magnet for tomorrow's workforce and a mosaic of welcoming hometowns. It's the eighth-largest and one of the fastest-growing areas in the nation.

Home to more than 6.4 million people in 2024, Atlanta's 29-county Metropolitan Statistical Area (MSA) experienced the third-largest population increase of all MSAs in the nation – an increase of 799,320 people from 2014 to 2024.

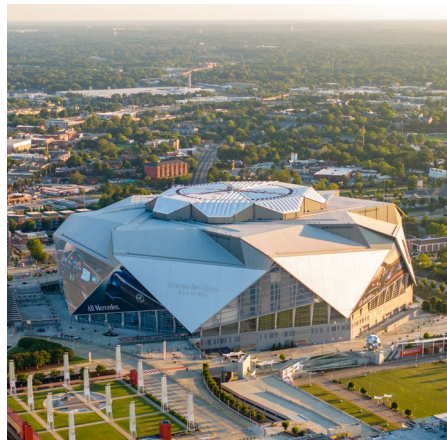
With the amenities of an international crossroads and lower cost of doing business than peer regions, Metro Atlanta was built for business. As the capital of the most business-friendly state in the country, this has always been a place where opportunity can become reality. One of the largest economies in the nation with a GDP of more than \$570 billion, metro Atlanta's business community keeps rising.

Home to headquarters of 33 of America's largest corporations (Fortune 1000), including 15 ranked in the elite Fortune 500, as well as more than 200 of the nation's fastest-growing private companies (Inc. 5000), metro Atlanta is a premier location for the headquarters of companies across industries. The region has also attracted more than 30 corporate innovation centers.



Atlanta is a global business hub, home to nearly 1,000 international companies. Flights from Hartsfield-Jackson Atlanta International Airport, the busiest and most efficient airport in the world, travel nonstop to 70 international and 150 domestic destinations. 30+ bi-national Chambers of Commerce are located in the region, in addition to more than 60 Consular Offices, 26 of which are Consuls General representing their countries as posted diplomats in Atlanta.

A business-friendly environment and low cost of doing business are key elements for why companies choose metro Atlanta. Area Development magazine ranked Georgia the #1 state for doing business for the last eleven years (2014-2024).



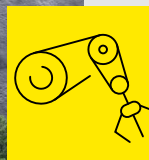


A THRIVING HUB FOR BUSINESS & TALENT

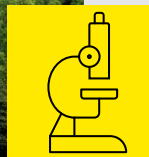
DeKalb County stands out as one of Georgia's fastest-growing job markets, hosting over 18,000 businesses across key industries such as healthcare, advanced manufacturing, logistics, and entertainment. Its dynamic workforce is underpinned by a highly educated community—with 90% of residents holding at least a high school diploma and nearly 44% holding a bachelor's degree or higher.



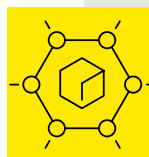
LEADING INDUSTRIES THAT POWER THE REGION



ADVANCED MANUFACTURING: Home to over 545 manufacturers employing about 12,500 people, including established firms like WinCup, Sugar Bowl Bakery, and Dart Container.



HEALTHCARE & LIFE SCIENCES: A major regional cluster, comprising 20% of the area's healthcare companies and leading institutions like the CDC, Emory Healthcare, Quest Diagnostics, and Children's Healthcare of Atlanta.



LOGISTICS & DISTRIBUTION: A major national hub with four interstates, proximity to Hartsfield-Jackson Airport, and nearly 468 transportation and warehouse facilities employing around 15,200 people.



CORPORATE & BUSINESS SERVICES: Headquarters and operations of major firms—including State Farm, Cox Automotive, Krystal, and The Weather Company—contributing over 30,000 jobs.



FILM & DIGITAL ENTERTAINMENT: A powerhouse with ~23% of Metro Atlanta's production stages located here; recent expansions include NBCUniversal's Assembly Studios, LEED-Gold Electric Owl Studios, and the massive Shadowbox Studios development.



Market **statistics**

INFILL LOCATION WITH HIGH DEMAND

This submarket offers prime proximity to Atlanta's core and key demographics, backed by robust infrastructure—namely I-285, Stone Mountain Freeway (US 78), and two CSX rail lines—making it a top choice for industrial users seeking efficient access and connectivity

TIGHT VACANCY, STEADY RENTS

Vacancy remains low at approximately 5.5%, well below Atlanta's average of 10.4%, highlighting sustained demand for infill industrial space

Rents hold steady around \$10.60 per square foot with annual growth near 3.8%, just shy of the broader metro's 4.0% pace.

LIMITED NEW SUPPLY, DESPITE STRONG INVESTMENT

No large-scale industrial developments have launched since 2021—aside from Amazon's 2.8 million SF build-to-suit in 2020—due to limited developable land. Still, investment activity remains robust: \$186 million in industrial property trades occurred in the past year, exceeding the 10-year average of \$146 million

REDEVELOPMENT & ADAPTIVE REUSE OPPORTUNITIES

Examples of adaptive reuse include the transformation of a 105,800 SF warehouse on Mountain Industrial Blvd. into a CubeSmart self-storage facility—reflecting flexibility and strong demand for repurposed industrial assets.

Tucker/Stone Mountain Q2 Industrial Stats

24.9M
square feet
of existing inventory

4.8%
vacancy

0.7%
sublet vacancy

5.5%
Total vacancy

1.6% ↑
Vacancy YOY

(114K)
Net Absorption
Q2 2025

(183K)
Net Absorption YTD

\$10.60
Annual direct asking
rent psf NNN

WHY IT MATTERS

- Strategic access to highways and rail enhances distribution efficiency.
- Low vacancies + stable rental growth signal a strong, resilient industrial market.
- Robust investment activity, even amid limited land availability, reflects investor confidence.
- High occupancy in key nodes like Stone Mountain Industrial Park underscores market health.
- Adaptive project pipeline suggests industrial space versatility and future potential for redevelopment.

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