



6522 LANDRUM LN UNION CITY, GA 30291

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

Ryan Jenkins
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OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*



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5912 N Burdick St,
East Syracuse, NY 13057



PROPERTY OVERVIEW

Executive Summary
Investment Highlights

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

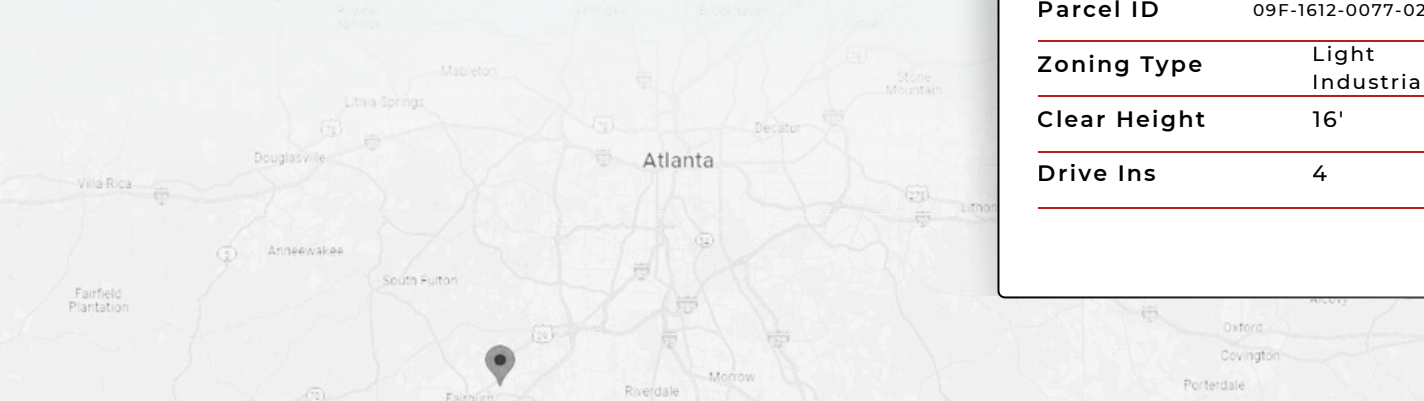
LOCATION OVERVIEW

About Union City, GA
Demographics
Map

TABLE OF CONTENTS

EXECUTIVE SUMMARY

6522 Landrum Lane offers a highly functional light industrial opportunity featuring 2,695 SF of building space on a generous 1.5-acre site in Union City, GA. Built in 1981, the property provides 16' clear height, four drive-in doors, and ample exterior yard area—ideal for service contractors, small logistics users, trades, or businesses needing both indoor workspace and outdoor storage or fleet parking. Its Union City location provides quick access to I-85, the south Atlanta industrial corridor, and Hartsfield-Jackson Atlanta International Airport, giving users strong logistical reach and convenient connectivity to both metro Atlanta and regional markets.



THE OFFERING

Building SF	2,695 SF
Year Built	1981
Lot Size (Acres)	1.50
Parcel ID	09F-1612-0077-024-1
Zoning Type	Light Industrial
Clear Height	16'
Drive Ins	4

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Located in Union City, GA, with excellent access to major highways like I-85 and I-285, providing easy connectivity to the greater Atlanta area and surrounding regions. This ensures superior logistical advantages for distribution and operations.



Expansive Space: The 2,695 +/- sq ft building, constructed in 1981 and recently renovated, features high ceilings (16+ feet), modern storage areas, and ample space for industrial or commercial operations.



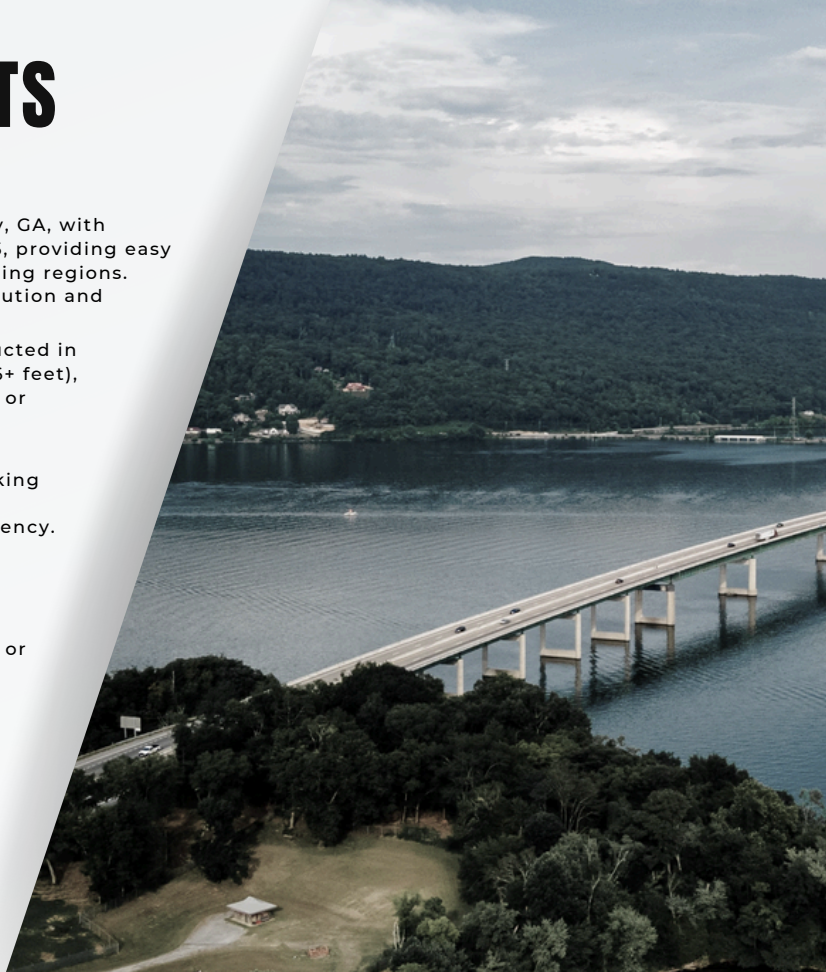
Strategic Features: The property includes ample parking space and 4 drive-in doors, accommodating various commercial vehicles and enhancing operational efficiency.



Industrial Infrastructure: The 2,695 +/- sq ft building, constructed in 1981, features high ceilings (16+ feet), modern storage areas, and ample space for industrial or commercial operations.



Zoning Advantage: Light industrial zoning provides broad operational flexibility, allowing users to leverage the building's indoor workspace and expansive yard for service, logistics, and contractor-related activities.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$95,481	\$98,349	\$101,299	\$104,338	\$107,468	\$110,692
TAX & INS; MANGEMENT FEE	\$5,257	\$5,362	\$5,469	\$5,579	\$5,691	\$5,804
EFFECTIVE GROSS REVENUE	\$100,738	\$103,711	\$106,768	\$109,917	\$113,158	\$116,496
OPERATING EXPENSES						
PROPERTY TAX	\$3,198	\$3,262	\$3,327	\$3,394	\$3,462	\$3,531
INSURANCE	\$2,059	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
TOTAL OPERATING EXPENSES	\$5,257	\$5,362	\$5,469	\$5,579	\$5,691	\$5,804
NET OPERATING INCOME	\$95,481	\$98,349	101,299	\$104,338	\$107,468	\$110,692

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RENT ROLL

6522 LANDRUM LN RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Jones Transportation, Inc.	2,695	\$95,481	\$35.43/sqft	12/15/2022	04/15/2028
TOTAL		2,695	\$95,481			



TENANT SUMMARY

Jones Transportation, Inc.

Jones Transportation Inc. is a trusted logistics and transportation company offering reliable freight management, long-haul trucking, and specialized cargo services. With a focus on safety, efficiency, and on-time delivery, Jones Transportation leverages modern technology and a well-maintained fleet to meet the diverse needs of businesses across various industries.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	12/15/2022
Lease Expiration	04/15/2028
Base Term Remaining	3 years
Options	One (1) Option to Extend for Five (5) years
Rental Increase	3% Annually

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ABOUT UNION CITY, GA

Union City, GA, is a growing community located just south of Atlanta, offering a strategic location for commercial real estate investments. Its proximity to major highways, including I-85 and I-285, provides excellent connectivity to Atlanta and surrounding regions, making it ideal for logistics, distribution, and industrial operations.

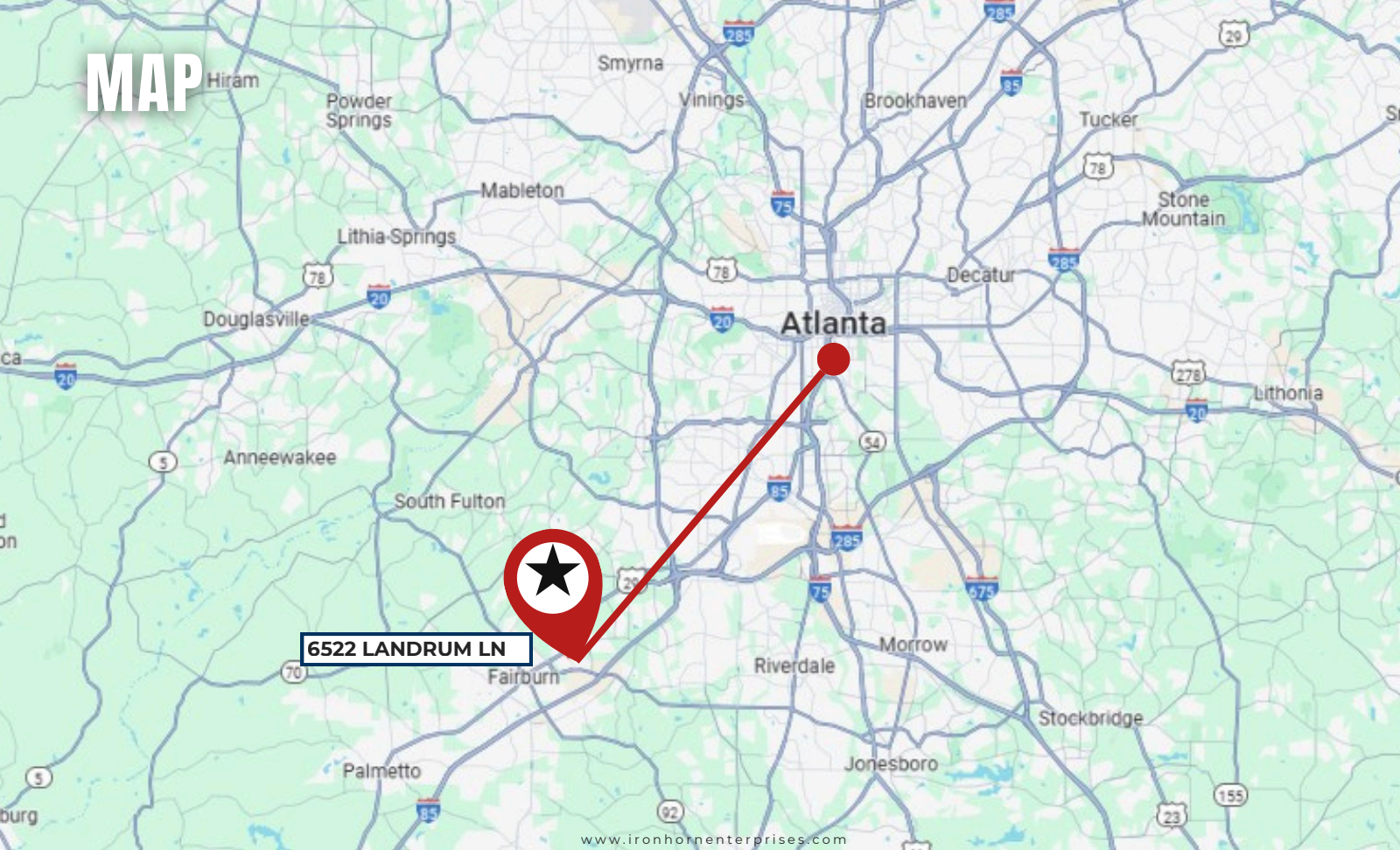
The area has seen increased development, particularly in the industrial and commercial sectors, as businesses seek affordable, well-connected spaces.

With a mix of zoned M1 light manufacturing properties, established infrastructure, and a favorable business climate, Union City presents significant opportunities for investors in the industrial real estate market. The region's growth and accessibility make it a prime location for commercial properties with strong long-term value potential.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	6,937	48,210	112,101
2024 ESTIMATE	6,664	46,783	108,191
2020 CENSUS	6,278	46,648	105,433
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	2,537	18,027	40,986
2024 ESTIMATE	2,443	17,473	39,530
2020 CENSUS	2,351	17,474	38,697
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	56,286	71,270	79,229



MAP



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