

P I T T S B U R G H Y A R D S ®

IT WORKS

unique atlanta beltline adjacent commercial opportunity

5.07 ACRES OF AVAILABLE PADS FOR DEVELOPMENT

NATIONAL
LAND
REALTY

DISCLAIMER

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in this property, and is not to be used for any other purpose or made available to any other party without the prior written consent of the owner, or its exclusive broker, National Land Realty. This Memorandum was prepared by National Land Realty based primarily on information supplied by Owner. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither National Land Realty nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without absolute reliance on this Memorandum or any other

reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither National Land Realty nor Owner guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by National Land Realty and Owner. Owner expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Owner has retained National Land Realty as its exclusive broker and will be responsible for any commission due to National Land Realty in connection with a transaction relating to the Project pursuant to a separate agreement. National Land Realty is not authorized to make any representation or agreement on behalf of Owner. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Owner and all parties approved by Owner and may be used only by parties approved by Owner. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

unique development opportunity

2,000 FEET FRONTING THE BELTLINE TRAIL

Atlanta BeltLine

THE NIA BUILDING®

5

0.85 Acres
37,374 SF

3

0.90 Acres
39,201 SF

4

1.83 Acres
79,580 SF

1

0.83 Acres
36,097 SF

2

0.66 Acres
28,885 SF

PROPERTY DESCRIPTION

NEIGHBORHOOD	PUV5
ZONING	I-MIX, I-I
POTENTIAL FAR	30% FAR MIN
ZONING CONDITIONS	PADS 1, 2 & 3 (I-MIX). 4 & 5 (L-I)
FEDERAL OZ	YES
HEIGHT LIMIT	225 FEET
LOCATED IN BELTLINE OVERLAY	YES

The development-ready pads, ranging from 0.66 to 1.83 acres at Pittsburgh Yards®, present a rare opportunity for developers, investors, and big business to make their mark on the Atlanta business community.

[CLICK HERE](#)

INVESTMENT HIGHLIGHTS



EXCELLENT ACCESSIBILITY

Pad sites offer immediate access to Interstate 85/75, are located within 2 miles of Interstate 20, and minutes away from Hartsfield Jackson Airport.



FANTASTIC ACCESS TO ATLANTA'S EMPLOYMENT NODES

Within 25 minutes of Buckhead, Midtown and Downtown. Pittsburgh Yards enjoys quick access to Atlanta's most prominent employment centers.



FRONTING ATLANTA BELTLINE'S SOUTHSIDE TRAIL

Poised for growth with frontage along the BeltLine Trail, there are 3000 +/- planned or under construction housing units along or near the pad sites.



FLEXIBLE ZONING

Zoning allows for many uses from business to light industrial uses. Pads are located in a Federal Opportunity Zone providing preferential tax treatment.

PITTSBURGH YARDS . 5 COMMERCIAL PADS FOR LEASE

PITTSBURGH YARDS®
infrastructure:works
flexibility:works
opportunity:works
whyit:works

352 UNIVERSITY AVENUE SW . ATLANTA . GA . 30310

opportunity:works

THE OFFERING

National Land Realty presents Pittsburgh Yards®, 5 pad sites for lease with utility infrastructure in place. Ideally located along the Atlanta BeltLine Southside Trail & within a preferential Federal Opportunity Zone, this is a rare opportunity for incoming developers to make a mark on a highly accessible community & change the Downtown Atlanta skyline.

THE OPPORTUNITY

The offering represents the ability to obtain one or more of the five pad sites ranging in size from 0.66 acres to 1.83 acres. The 5.07 acres are zoned for industrial mixed use and allows for the sites to be transformed for a variety of uses to include business and professional services, health and wellness, trade schools, workforce development, light manufacturing, distribution, boutique retail, and mixed-use development in the city of Atlanta. Developers will have adequate time to investigate the property, and familiarize themselves with the site zoning, permitted uses, and the feasibility of their concept and design structure within the Pittsburgh Yards business ecosystem. The sites are zoned I-MIX and I-I.



flexibility:works

PITTSBURGH YARDS: **works**

BUILD AS HIGH AS THE ATLANTA SKY

The City of Atlanta's I-MIX and I-I zoning offers exceptional flexibility for a range of development opportunities. These zoning classifications allow for a blend of both light industrial and commercial uses, providing versatility in project planning and development. Pittsburgh Yards® stands out with a unique advantage not available anywhere else in the neighboring area — a soaring 225-foot height variance, far exceeding the typical 40-foot restriction for other buildings in the project vicinity. This expanded vertical real estate creates new possibilities for maximizing density, functionality, and scale for creative design solutions that scrape the sky and reach bold, new heights, for all to look up to.

225ft



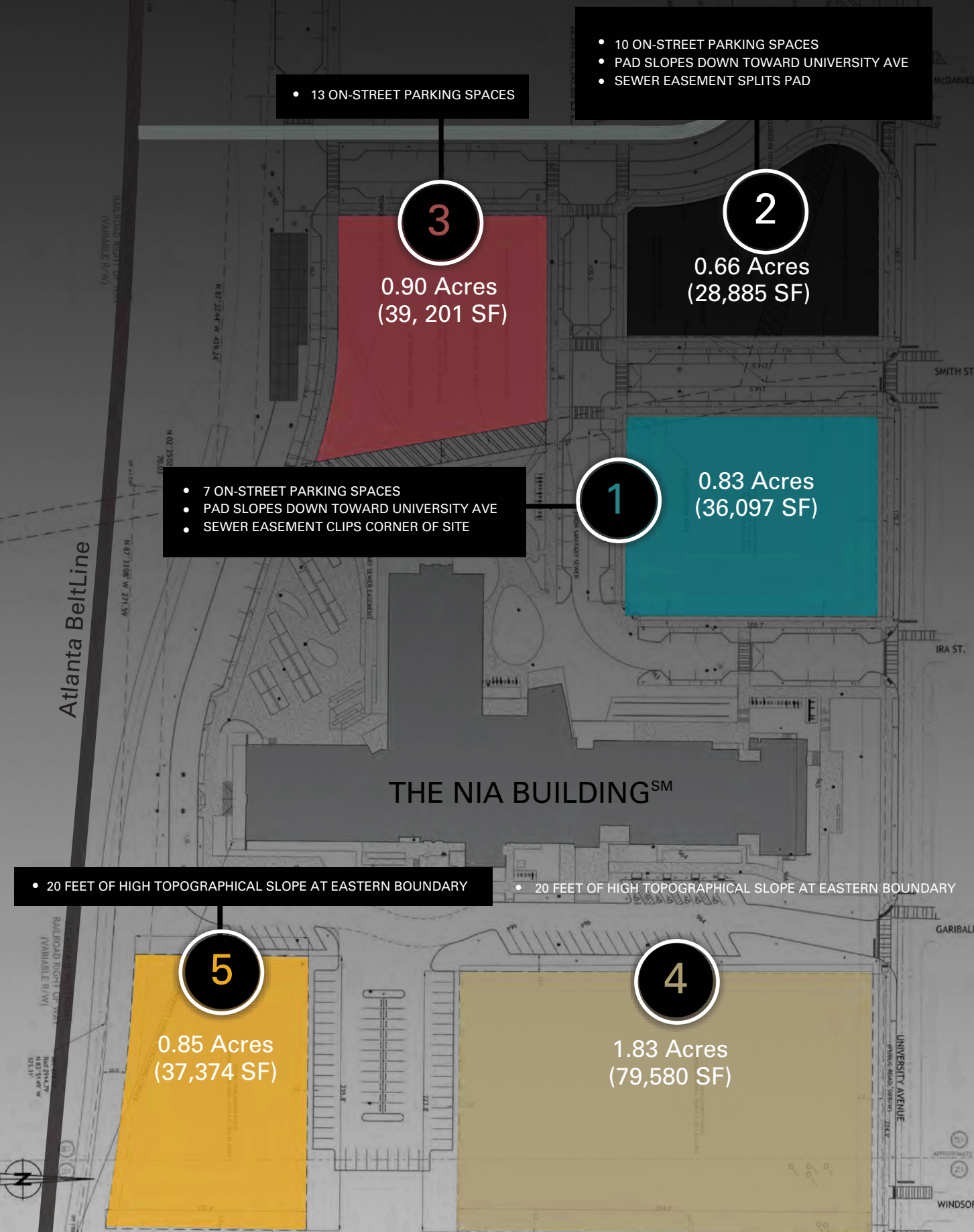
infrastructure:works

THE FIVE PAD SITES COME WITH UTILITY INFRASTRUCTURE IN PLACE

The infrastructure-ready, available pad sites at Pittsburgh Yards® are designed for efficiency and convenience and with your budget in mind. The pads are generally flat and already graded, feature an onsite storm-water detention vault, and are stubbed for water, sewer, and utility connections. The roads clear tractor-trailer turn radius requirements, making transportation and logistics seamless.



JAMES BRIDGES FIELD COMMUNITY GREEN



PITTSBURGH YARDS . 5 COMMERCIAL PADS FOR LEASE

PITTSBURGH YARDS®

atlanta:works

amenity:works

accessibility:works

what:works

352 UNIVERSITY AVENUE SW . ATLANTA . GA . 30310

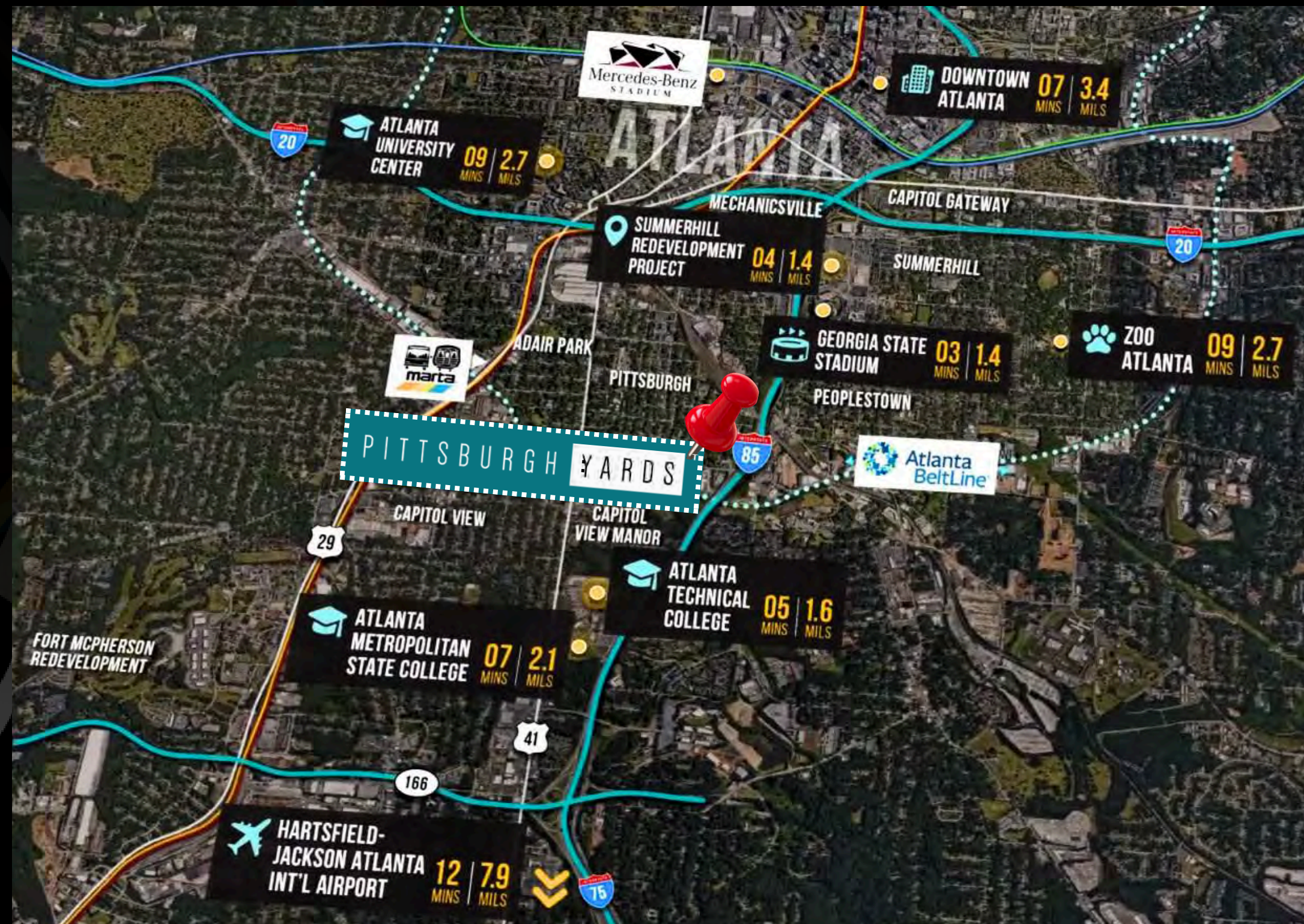
accessibility:works

EASE OF ACCESS BY ANY MEANS NECESSARY

- Served by two MARTA bus routes
- Adjacent to the Atlanta Beltline Trail
- Immediate access to I-85 & I-75
- Great proximity to I-20
- 15-minute drive to Hartsfield-Jackson International Airport and Fort McPherson
- 12-minute bike ride from two MARTA rail stations

ACCESSIBLE COLLEGE TALENT

- Atlanta Metropolitan State College
- Clark Atlanta University
- Morehouse College
- Spelman College
- Georgia State University
- Georgia Institute of Technology
- Emory University



amenity:works

2,000 ft fronting the BeltLine Trail



Strategically located at 352 University Ave SW, Pittsburgh Yards® is positioned with direct access to the Atlanta Beltline Southside Trail, offering great walkability and connectivity to engaging opportunities all over the greater Southwest Atlanta region.

- Opportunity for membership & access to The Nia Building rooftop lounge and plant-based food studio
- Access to 200+ lighted parking lot spaces
- Electric vehicle (EV) charging stations on-site
- Convenient bike racks for tenants
- The Container Courtyard's catalytic retail experience
- James Bridges Community Green market & field events

amenity:works

JAMES BRIDGES
COMMUNITY GREEN

THE NIA BUILDING™ ROOFTOP
LOUNGE FOR MEMBERS

THE CONTAINER
COURTYARD

THE NIA BUILDING™
COWORKING & BUSINESS INCUBATOR

ATLANTA BELTLINE
SOUTHSIDE TRAIL



atlanta:works

incentives offered by the opportunity zone program



The City of Atlanta's Federal Community and Economic Development Initiatives provide long-term, private investment for development across 26 Atlanta neighborhoods, driving positive, powerful impact through purposeful benefits, programming, and incentives.

Established by Congress in the Tax Cuts and Jobs Act of 2017, the program encourages investors with recently realized capital gains to invest in local businesses, real estate, or development projects in exchange for a reduction in their tax obligations.



A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund.



A step-up in basis for capital gains reinvested in an Opportunity Fund. +10% if the investment is held for at least 5 years; an additional 5% if held for at least 7 years.



A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years.

Financial Incentives

- › Tax Increment Financing
- › New Markets Tax Credits
- › EB5 Regional Center Social
- › Impact Fund Economic
- › Opportunity Fund EOF BRE
- › Atlanta BeltLine Affordable Housing Trust Fund

Workforce Training

- › WorkSource Atlanta
- › Georgia Quickstart

Site Selection Support

- › Real Estate Consultation
- › Site and Building Search Assistance
- › Permitting Assistance
- › Zoning Advocacy

Business Support Services

- › Advocacy Assistance
- › Client Service Assessment

Loans

- › Small Business Loans
- › Developer Loans
- › Atlanta Leverage Loan Fund
- › Transit-Focused Fund

Tax Incentives

- › Opportunity Zones
- › Job Tax Credit
- › Quality Job Tax Credit

PITTSBURGH YARDS. 5 COMMERCIAL PADS FOR LEASE

PITTSBURGH YARDS®
progress:works
collaboration:works
your business:works
who:works

352 UNIVERSITY AVENUE SW. ATLANTA, GA. 30310

progress:works

why atlanta?

With a low cost of doing business, cost of living 4% below the national average affordable living, a global business reach and a diverse, highly skilled workforce, Atlanta is where large and small companies come to forge their future.

DEVELOPMENTS NEAR PITTSBURGH YARDS®

3,000 +/- for-sale and rental housing units planned or under construction along or near Southside Beltline trail

PROJECT TRAFFIC COUNTS

Daily Traffic Count Along West Side of Site: 14,300 VPD

#1 METRO AREA FOR
Lowest
Cost of Doing
Business

\$530B
in Annual Revenue

3rd
MOST FORTUNE 500
COMPANY
HEADQUARTERS

1.9M
FORECASTED JOBS
TO BE CREATED
BY 2040

60%
OF POPULATION
25 YEARS AND OVER
HAVE A BACHELOR'S
DEGREE OR HIGHER

#1 MOST-TRAVELED
Airport in the
Western
Hemisphere

#2 MOVING
Destination
in United
States

collaboration:works

A GATEWAY TO GROWTH, PARTNERSHIP, AND TALENT

Big businesses looking to expand into dynamic markets will find Pittsburgh Yards® to be a pipeline of opportunity. Here, growth-stage small businesses are more than tenants. They are future market leaders and new development leaseholders, strategic partners for ambitious initiatives, and even top-tier talent for businesses seeking the right career-minded professionals. A partnership with Pittsburgh Yards® means access to an ecosystem where businesses scale, innovation thrives, and community connections fuel long-term success. For corporations eager to tap into fresh talent, entrepreneurial energy, and a bold new frontier, Pittsburgh Yards® is the launchpad.

- Collaborations among businesses at Pittsburgh Yards have led to 20+ community events, benefiting more than 5,000 residents.
- Businesses have reported an average 30% increase in client engagement and a 25% boost in revenue due to strategic partnerships and collaborative projects, highlighting the economic strength of the project's positioning.
- Programs and workshops organized through collaborations have reached over 1,200 students, offering them valuable skills and mentorship.
- Revitalization efforts have transformed nearby community landmarks including the Atlanta & West Point Trail Clock and James Bridges Field.
- Wellness programs have improved the health and well-being of 2,000+ participants, offering free access to fitness, mental health resources, and nutritional education.
- Through joint ventures and support networks, 60+ local businesses have received resources and assistance to scale their operations and enhance their services.

yourbusiness:works



vital:works



tech:works



accel:works



venture:works



omni:works



vital:**works**

Become the focal point of a thriving community by providing accessible healthcare solutions.



HEALTH &
WELLNESS



tech:**works**

Develop technological strategies
through accessible digital architects
and innovative data structuring.



HEALTH & WELLNESS TECHNOLOGY SERVICES



accel:works

Generate top tier talent through
progressive skill strengthening
implementation.



HEALTH &
WELLNESS

TECHNOLOGY
SERVICES

RETAIL & WORKFORCE
DEVELOPMENT



venture:works

Support the Atlanta business ecosystem by
expanding local sourcing opportunities
for widget fabrication fulfillment locally.



HEALTH &
WELLNESS

HEALTH &
WELLNESS

TECHNOLOGY
SERVICES

RETAIL & WORKFORCE
DEVELOPMENT

LIGHT
MANUFACTURING



omni:works

Inspire clever genius, imagination,
and originality through a collaborative
and inclusive workspace environment.



HEALTH & TECHNOLOGY RETAIL & WORKFORCE
WELLNESS SERVICES DEVELOPMENT

LIGHT
MANUFACTURING

CREATIVE &
PROFESSIONAL SERVICES

WANT TO KNOW MORE?

ATLANTA'S PITTSBURGH NEIGHBORHOOD ON THE RISE

PLANT-BASED "FOOD STUDIO" OPENS AT PITTSBURGH YARDS

FIRST RETAIL CONTAINER STORE OPENS AT PITTSBURGH YARDS

PITTSBURGH YARDS EARNS LEED CERTIFICATION

ATLANTA BELTLINE STRATEGIC PARTNERSHIP WITH PITTSBURGH YARDS

INVEST ATLANTA OPENS OFFICE AT PITTSBURGH YARDS

PITTSBURGH YARDS WINS COMMUNITY DESIGN AWARD

INNOVATION THROUGH STRATEGIC PARTNERSHIP

PITTSBURGH YARDS BUSINESS INCUBATION OPPORTUNITY

PITTSBURGH YARDS NETWORKS

NATIONAL
LAND
REALTY®

R.S BELL, MBA
Atlanta Commercial Land Broker
& Leasing Manager
470.665.3544
rs.bell@nationalland.com