

OFFERING MEMORANDUM

ACWORTH/KENNESAW

18,180 SQFT WAREHOUSE



3430 NOVIS POINTE NW



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* All information is believed to be reliable but not guaranteed, and TruStone Realty Advisors makes no representations or warranties

SUMMARY



INVESTMENT SUMMARY

Trustone Realty Advisors is pleased to present for sale the property located at 3430 Novis Pointe in Acworth, Georgia. Built in 2006, the property features a well-maintained building on over 2 acres, covered dock platform, grade level doors on multiple sides of the building, and 22' clear height.

PROPERTY HIGHLIGHTS

- ~2.14 AC Lot
- ~18,180 SqFt building
- ~22' Clear Height
- Exterior Covered Dock Platform
- 3 Grade Level Loading Doors
- AC Ducts in Warehouse
- Built Out Office Space
- Ample Parking
- Zoning I4 Heavy Industrial
- Built in 2006

Price: \$2,695,000



Recently acquired by Morgan Stanley, Archer Restoration Services is family owned and operates in the Greater Metro Atlanta area.

Lease Term

- October 1, 2025 – July 31st 2026 – \$16,650.00/Month + \$1,930.00/Month Taxes
- August 1, 2026 – July 31st 2027 – \$16,650.00/Month + Taxes TBD
- August 1, 2027 – July 31st 2028 – \$17,149.50/Month + Taxes TBD

Tenant Options

- 3 Year Renewal at Fair Market Value
- 90 Day Termination Right

Improvements

- Invested over \$100k in building improvements, including fencing, additional outdoor parking areas, concrete apron, new offices, office floors and paint

03 PROCESS & PROPERTY TOURS

Tour dates will be scheduled in advance by the Broker with prospective purchasers. Other terms and conditions will apply based on the purchase and sale agreement, which will include among other things an acknowledgement that the Property is being sold 'as-is'.

All due diligence materials will be provided online by the Seller.



04 PROPERTY PHOTOS

