

# 3350 HAMILTON

INFILL INDUSTRIAL • 86,468 SF • 37% LEASED • SOUTH ATLANTA

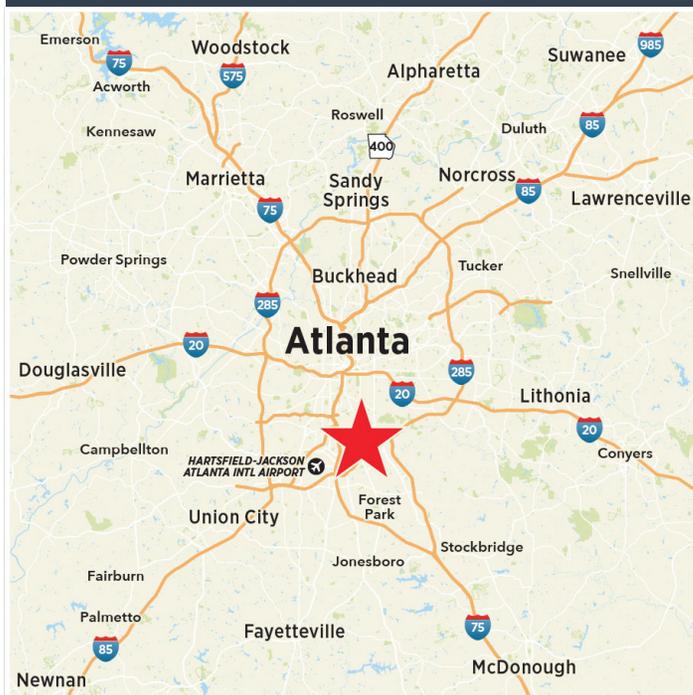
Owner/User Acquisition Opportunity



SECTION ONE

# Executive Summary

# Executive Summary



Stream Realty Partners is pleased to present the opportunity to acquire the property located at 3350 Hamilton Boulevard SE, Atlanta, GA 30354 (the "Property"). The building is a cross-docked, 86,468 square foot, light industrial facility located inside the I-285 Perimeter in South Atlanta. The Property sits in the heart of the Airport submarket, a key logistical area for both the City of Atlanta and greater Southeast region. Situated in Hapeville, the Property

provides less than a mile proximity with two turn access to I-75 and less than three-mile proximity and three turn access to the Air Cargo Terminal at Hartsfield-Jackson Airport, the world's busiest passenger airport. The acquisition offers immediate, appreciating cash flow for approximately 37% of the Property and the ability for a user to utilize the remaining 55k SF vacancy day 1 with the flexibility of expanding into the entire 87k SF building in 1 year.

## Highlights:

**87K**  
SF BUILDING  
**37%**  
OCCUPIED

- Immediate Cash Flow
- Cross-Docked Configuration
- Move-In Ready
- 3 Miles from the World's Busiest Airport



SECTION TWO

# Investment *Highlights*



### **Move-In Ready with Existing Cashflow**

Upon Closing, the Property will be 37% leased at below market lease rates. The balance of the building is available for immediate occupancy for a user in a brand new “white boxed” warehouse with a 2K SF office. The Property offers the user the flexibility to remain in 55K SF or expand into the entire 87K SF building.



### **Infill Location with Functionality**

The Property sits inside the I-285 perimeter and falls within the Atlanta City limits. The building offers 17’ clear height with cross-dock functionality that can easily accommodate both multi-tenant or single-tenant lease-up strategies.



### **Superior Access**

The Property provides users with direct access to Atlanta’s major trucking corridors. The Airport Submarket’s three main interstates, I-75, I-85, and I-285, are all located within a 10 minute drive of the Property.



### **Air Cargo Terminal**

South Atlanta is home to Hartsfield-Jackson Atlanta International Airport, the world’s busiest airport by annual passenger volume. The Airport’s Air Cargo Terminal is located on the east side of the airport along I-75 South and sits within an 8-minute drive of the Property. The world’s largest freight forwarders and air cargo providers maintain a physical presence in the Hapeville and Forest Park area. Furthermore, the City of Atlanta is committed to the growth of this facility with a \$200M investment to expand air cargo capacity.



### **Completed Capital Improvements**

Current ownership has completed extensive improvements throughout the Property with a focus on high-quality, speculative improvements throughout the vacant suite. The spec suite is ready for immediate occupancy and suited for wide array of distribution, assembly or manufacturing uses.



SECTION THREE

Property Overview

# Site Plan

IMMEDIATE MOVE-IN OPPORTUNITY



# Property Overview

ADDRESS: 3350 Hamilton Blvd SE,  
Atlanta, GA 30354

SUBMARKET Airport/North Clayton

BUILDING SIZE 86,468 Square Feet

LOT SIZE 4.0 Acres

CONFIGURATION Cross-Dock

YEAR BUILT 1964

LOADING: 8 Dock High  
w/ Pit Levelers, 1 Drive-In

CLEAR HEIGHT: 17' to Eaves, 18.5' to Ceiling

OFFICE 2,000 Square Feet

LIGHTING LED

SPRINKLER Wet System

POWER Heavy Power

EMPLOYEE PARKING 50 Spaces

SECURITY Fenced and Gated Truck Courts  
/ Employee Parking

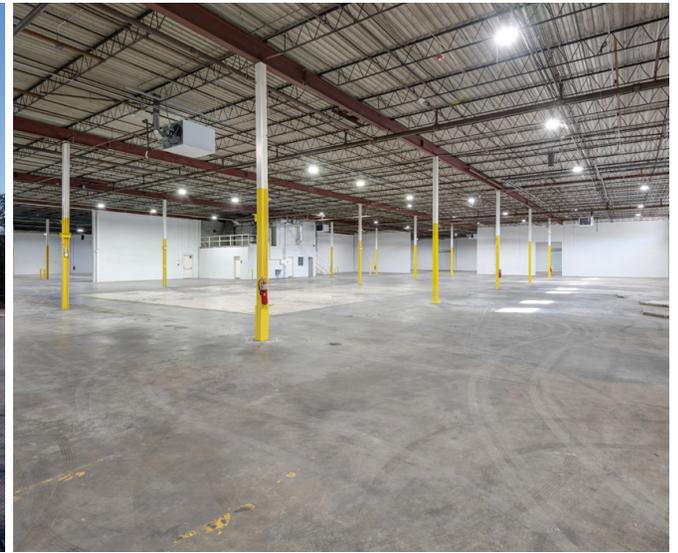


IN THE LAST 2 YEARS,  
OWNERSHIP HAS INVESTED  
OVER \$1M IN

# Capital Improvements



NEW SECURITY GATE  
AND SURVEILLANCE SYSTEM



WHITE BOXED WAREHOUSE INCLUDING  
LED LIGHTING, DOCK DOORS, HEATERS  
AND ENLARGED CASED OPENING



NEW ROOF OVER SUITES 200/300

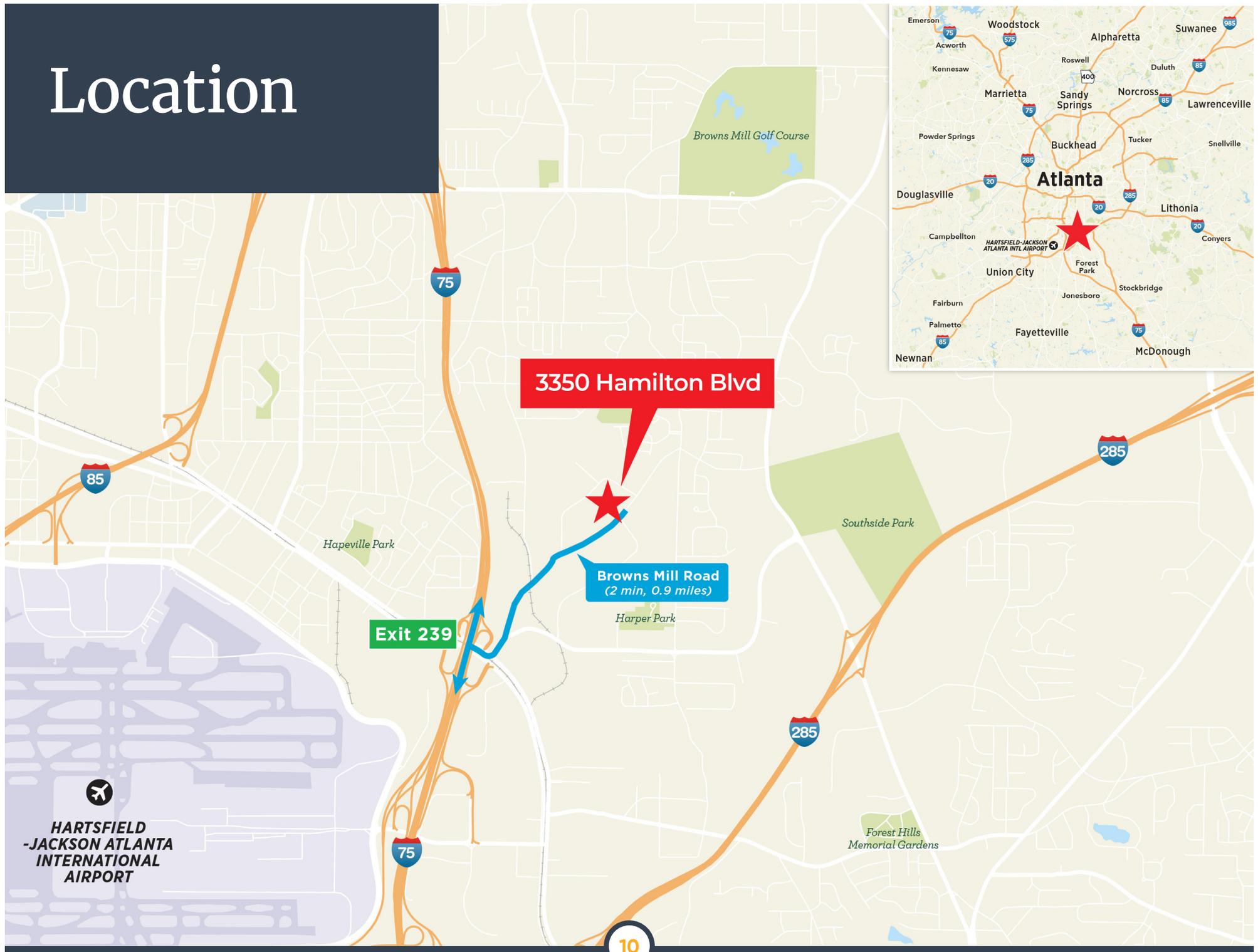


WHITE BOXED OFFICE INCLUDING  
BREAK ROOM AND BATHROOMS



REPAVED TRUCK COURT

# Location



# 3350

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# HAMILTON

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