

INVESTMENT OFFERING

710 Morgan Falls Rd, Atlanta, GA

Corporate-Leased Flex / Industrial Asset

“Corporate-Leased Flex Industrial Investment in Supply-Constrained North Atlanta Submarket – 6.0% Cap”

EXECUTIVE SUMMARY

Rare opportunity to acquire a **stabilized, income-producing flex/industrial asset** located in the highly desirable **Sandy Springs / North Fulton submarket of Atlanta**.

The property is **100% leased to a corporate tenant** utilizing the building as its operational headquarters, offering investors **secure cash flow and long-term upside**.

INVESTMENT HIGHLIGHTS

- **Annual Rental Income When if Fully Leased:** \$700,000 (Current 456k Per Year for 20k SQFT of Building)
 - **Net Operating Income (NOI):** ~\$542,000
 - **Lease Term:** 5 Years Remaining
 - **Occupancy:** 100% (Single Tenant)
 - **Asset Type:** Flex / Industrial (Office + Warehouse)
 - **Parking:** ~35 spaces
 - **Mission-Critical Use:** Corporate HQ + operational facility
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FINANCIAL OVERVIEW

- **Gross Income:** \$700,000
- **Expenses:**
 - Taxes: \$38,000

- Operating Expenses: \$120,000
- **NOI:** \$542,000

👉 **Projected Cap Rate @ \$9M:** ~6.0%

PROPERTY DETAILS

- **Building Size:** ±36,000 SF
 - **Office Buildout:** ~15,000–20,000 SF
 - **Warehouse Space:** Balance of building
 - **Configuration:** Flex industrial (ideal for multiple uses)
 - **Condition:** Well-maintained with functional layout
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LOCATION ADVANTAGES

- Prime Sandy Springs / North Fulton location
 - Immediate access to **GA-400 corridor**
 - Minutes to **Alpharetta, Roswell, Buckhead**
 - Strong surrounding corporate and residential demographics
 - Limited supply of quality flex industrial product
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INVESTMENT THESIS

- **Stable Cash Flow:** Long-term lease in place
 - **Strong Market Fundamentals:** High-demand Atlanta submarket
 - **Future Flexibility:** Potential multi-tenant or repositioning upside
 - **1031 Exchange Friendly:** Ideal passive investment profile
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- 1031 Exchange Investors
 - Private Equity / Family Offices
 - Industrial/Flex Investors
 - Long-term income-focused buyers
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OFFERING DETAILS

- **Offering Price:** \$9,000,000
 - **Financials & Lease:** Available Upon Request
 - **Tours:** By Appointment Only
 - **Confidentiality:** Do Not Disturb Tenant
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