

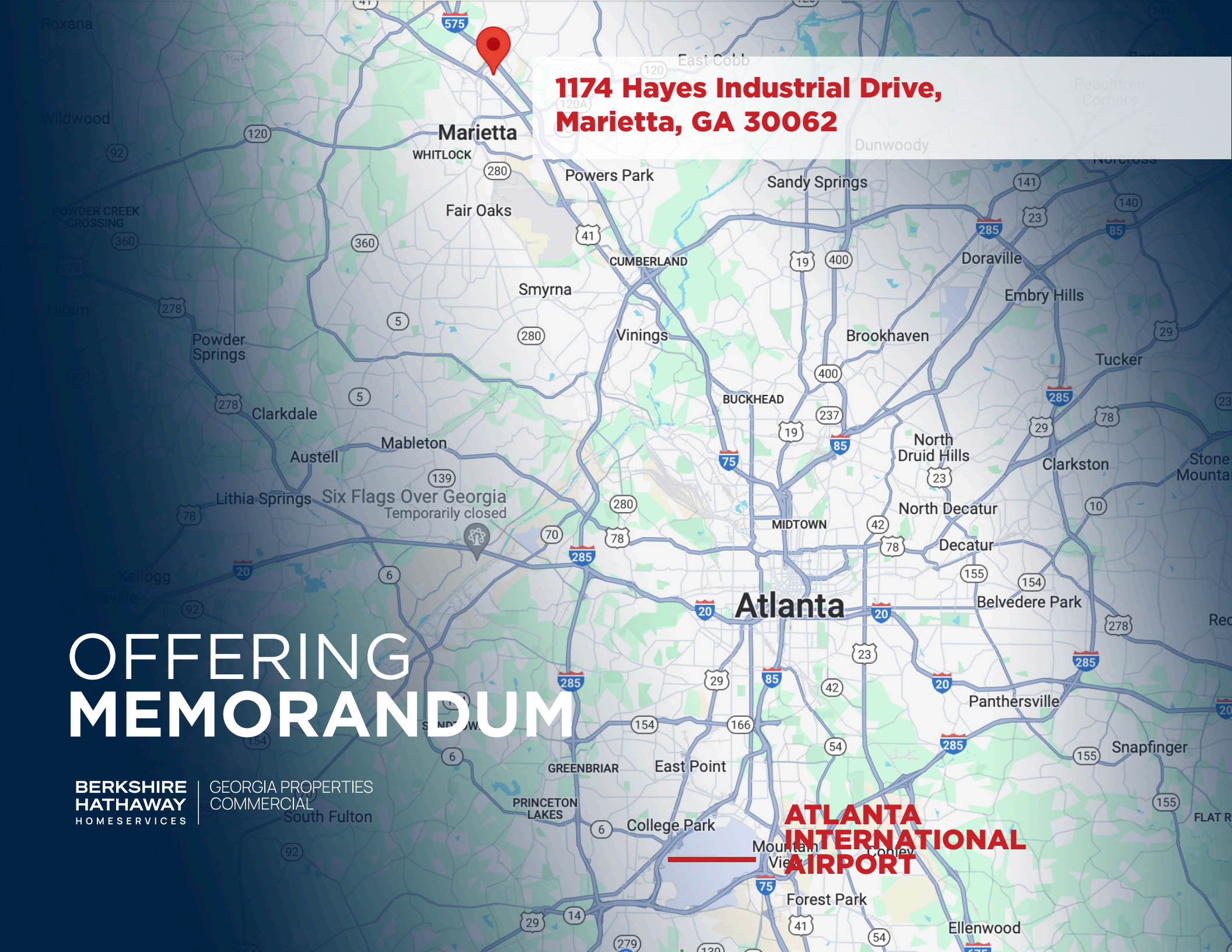
**1174 Hayes Industrial Drive,
Marietta, GA 30062**

OFFERING MEMORANDUM

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL
South Fulton

**ATLANTA
INTERNATIONAL
AIRPORT**



1174 Hayes Industrial Drive, Marietta, GA 30062



EXECUTIVE SUMMARY

THE OFFERING

Berkshire Hathaway is pleased to offer this B Class warehouse/office space with over 38,000sf on 1.47 acres is located less than half a mile from I-75 in Marietta and centrally located. Zoned Light Industrial with 13,346 office space and over 24,000 sf warehouse space including 5 loading docks with 3 high doors and 2 drive-indoors. Building height 25' with a clearance height of 24'. Office space includes a conference room, lobby, multiple private offices, ample space for team base layout, break rooms, and several bathrooms w/ showers. Renovated upgrades include (4) 25-ton HVAC units installed in 2019 in the warehouse and (2) HVAC units installed in 2020 in the office area, along with 2000 amps @ 480. Near CSX rail lines and the Georgia Southern Railway Co, LLC for your logistics needs. Great opportunity for an investor or end user.

Property Highlights

- 38,240 SF includes 24,894 warehouse 13,346 office
- Four 25 ton HVAC units in the warehouse added 2019.
- Two New HVAC units in the office added 2020.
- Sprinkler system throughout entire building/warehouse
- 5 Loading Docks - 3 high door / 2 drive-in
- Convenient access & ample parking.

Market Highlights

- Average Market Asking Rent - \$11.82
- Average Vacancy Rate - 4.9%
- Average Market CAP Rate - 7.2%
- Average Market Price/SF - \$130



Overall Building Plan
office 13,346 sf whse 24,894 sf total 38,240 sf

Call for Updated Price



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171

1225

1233

1215

1205

1146

1177

1214

1126

1150

1200

1190

1098

1180

1081

1076

1160

1061

1058

1148

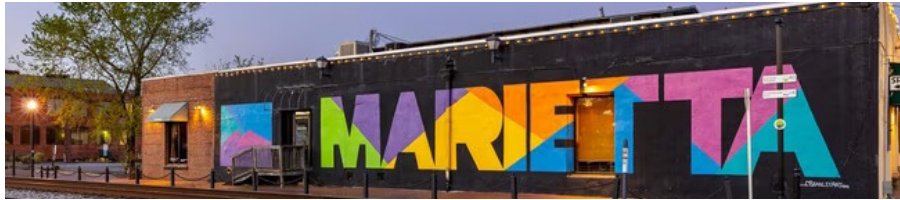
1130

1092

1014

1030





City of Marietta

Marietta is rich in diverse culture and historic charm and pro-business climate. Marietta is a community where businesses thrive. The City provides business support through Economic Development Staff. Staff is eager to assist in your business needs and strive to ensure Marietta continues to be your chosen city. WorkSource Cobb helps ensure adequate supply of skilled workers while supporting the recruitment needs of businesses to strengthen the workforce in the community. The Business Services Team will work with employers to determine the best approach in meeting employment and training needs through a wide range of programs and services.

Market Summary

The vacancy rate in SE Cobb/Marietta has hovered below the Atlanta metro average in recent years. Demand for industrial space near Atlanta's dense population centers should help keep vacancies in SE Cobb/Marietta relatively tight over the next few quarters. With scarce available space in the submarket and a muted construction pipeline, landlords have been able to push rents at an impressive pace in recent years. Average asking rents of roughly \$11.80/SF are about 30% higher than the Atlanta market average.

Located along I-75, one of Atlanta's major thoroughfares, the SE Cobb/Marietta industrial submarket benefits from connectivity to vital interstates as well as CSX rail lines. A large portion of the submarket's inventory consists of small or midsize warehouses and light manufacturing facilities, rather than the distribution centers more commonly seen in submarkets in the southern part of the metro and further north on I-75 in Kennesaw and Acworth. Many of the tenants in this submarket have small footprints and have maintained operations in this part of Atlanta since Cobb County's peak growth years in the 1980s and 1990s.

Leasing

The vacancy rate in SE Cobb/Marietta has loosened recently, but a lack of new supply has kept it below the Atlanta metro benchmark. While overall leasing velocity has slowed heading, a thin supply pipeline and continued demand for small-bay industrial close to urban areas should help stabilize fundamentals in the submarket in the near term.

The average tenant footprint in SE Cobb/Marietta is roughly 25,000 SF, and no tenant takes up more than 500,000 SF in the submarket. More recent lease deals have come from medical-related manufacturers and distributors such as AMR Resources (56,745 SF), Enplas (28,000 SF), and Biolyte (27,000 SF) or local home-related services such as Jeremiah's Inc. metal fabricator (57,300 SF) and Majestic Plumbing (7,300).

Rent

The SE Cobb County/Marietta Submarket is home to some of the region's most affluent suburbs, and transportation nodes such as Interstate-285 give industrial tenants quick access to Atlanta's core. These qualities combined with lack of new supply has kept rents elevated in the SE Cobb County/Marietta Submarket. Rents are growing by 7.6%, year over year, which is above the historical average.

Well-located smaller spaces command higher rents, such as a sign company signing for 1,100 SF starting at \$17.45/SF MG in Marietta in December 2023. Other recent leases include Majestic Plumbing's 7,300-SF space at Allgood 75 Business Park for \$13.05/SF NNN, and Canterbury Press' 12,600-SF space at Interstate North, which started at \$13.50/SF on a NNN basis. And in September 2023, a tenant signed a three-year lease for a 4,340-SF space on Oakdale Road in Smyrna for \$12.50/SF NNN.



CSX LINE



Location
 1174 Marietta Industrial Dr NE, Marietta, Georgia, 30062

Georgia boasts one of the most extensive freight rail systems in the U.S. that transports more than 196 million tons of freight. The railroad system in Georgia includes 28 freight railroads, including two Class I railroads - Norfolk Southern and CSX, as well as the largest intermodal facility on the East Coast. CSX runs near the Haynes Industrial property.



Norfolk Southern Line

Location
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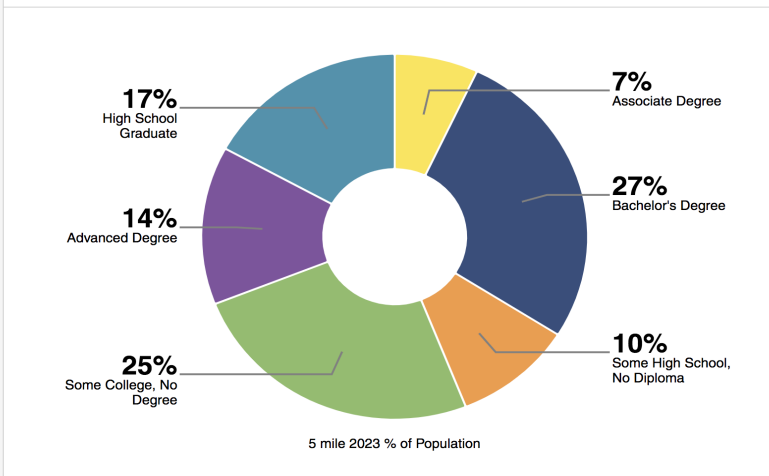
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DEMOGRAPHICS

- POPULATION
- EDUCATION
- DAYTIME EMPLOYMENT

Population	2 mile	5 mile	10 mile
2010 Population	20,143	159,794	660,773
2023 Population	22,280	177,758	745,256
2028 Population Projection	22,495	179,636	757,655
Annual Growth 2010-2023	0.8%	0.9%	1.0%
Annual Growth 2023-2028	0.2%	0.2%	0.3%
Median Age	38.5	38.1	38.8
Bachelor's Degree or Higher	38%	40%	46%
U.S. Armed Forces	9	261	809

Educational Attainment



Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	34,558	3,977	9	96,715	10,881	9	312,320	33,864	9
Trade Transportation & Utilit...	4,729	429	11	21,881	1,835	12	71,785	5,141	14
Information	654	45	15	3,210	216	15	13,213	723	18
Financial Activities	1,728	259	7	7,116	1,168	6	38,813	4,509	9
Professional & Business Se...	8,355	627	13	17,870	1,868	10	49,018	6,391	8
Education & Health Services	12,554	2,084	6	23,111	3,525	7	68,905	10,250	7
Leisure & Hospitality	1,582	169	9	12,130	909	13	42,441	2,850	15
Other Services	1,503	255	6	6,980	1,183	6	19,387	3,646	5
Public Administration	3,453	109	32	4,417	177	25	8,758	354	25
Goods-Producing Industries	6,308	341	18	24,102	1,229	20	46,481	3,392	14
Natural Resources & Mining	9	3	3	150	14	11	236	45	5
Construction	3,779	216	17	8,079	828	10	18,427	2,465	7
Manufacturing	2,520	122	21	15,873	387	41	27,818	882	32
Total	40,866	4,318	9	120,817	12,110	10	358,801	37,256	10





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