



INDUSTRIAL INVESTMENT · FAYETTEVILLE, GA

# Hwy 85 Industrial Park

1510 Highway 85 N · Fayetteville, GA 30214 · Fayette County

OFFERED AT

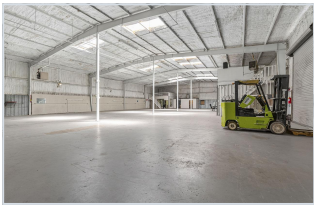
\$4,495,000

±\$149 / SF · Leaseback Available or Vacant Delivery  
±\$328K Stabilized Pro Forma NOI

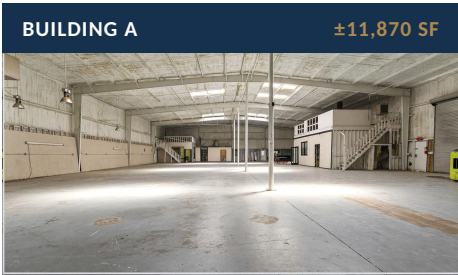
|                  |       |          |        |                 |        |
|------------------|-------|----------|--------|-----------------|--------|
| ±30,080          | 5.00  | ±1 AC    | I-M2   | ±313'           | 30,873 |
| SF · 3 BUILDINGS | ACRES | IOS YARD | ZONING | HWY 85 FRONTAGE | VPD    |

Substantially rehabbed (2024-2025) three-building portfolio directly across Highway 85 from **Fayette Pavilion** (Home Depot, Target) — a finished two-story showroom front, clean lease-ready warehouse space, and a **±1-acre IOS / truck-parking yard**.

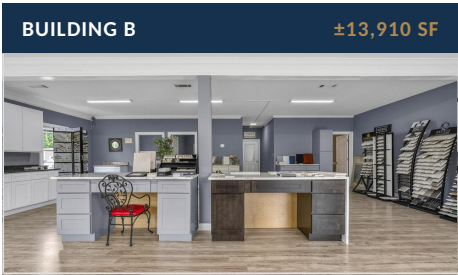
- ◆ **±16,170 SF vacant** — immediate lease-up at \$0.95-\$1.00/SF NNN
- ◆ **Flexible possession** — seller leaseback available or negotiated vacancy
- ◆ **IOS yard** — separate revenue line with active institutional demand
- ◆ **Finished showroom + rehabbed offices** — retail-grade presentation
- ◆ **20'8" clear** · drive-in + dock loading · 3-phase power · fenced, 24-hr access



# Three Buildings + Yard on Five Acres



Clear-span warehouse, skylights, mezzanine office pods + rehabbed ~1,000 SF office suite. Vacant.



Fabrication warehouse + finished two-story showroom. Occupied; leaseback available.



Freestanding warehouse w/ office, drive-in + dock, covered storage bays both sides. Vacant.



The full ±5-acre site with State Route 85 frontage (left) — ±30,873 vehicles per day, directly across from Fayette Pavilion.

## DETAILS

|              |                                    |
|--------------|------------------------------------|
| Parcel       | 0545 036 • City of Fayetteville    |
| Zoning       | I-M2 General Industrial            |
| Year Built   | 1984 • rehabbed 2024–2025          |
| Clear Height | 20' 8"                             |
| Loading      | Drive-in (12'×10', 14'×12') + dock |
| Power        | 3-phase                            |
| Flood        | Zone X — minimal                   |

## STABILIZED PRO FORMA

|                                           |                   |
|-------------------------------------------|-------------------|
| Building A — lease-up                     | \$135,318         |
| Building C — lease-up                     | \$51,600          |
| Building B — leaseback / re-tenant        | \$158,574         |
| IOS yard                                  | \$130,680         |
| <b>NOI (after vacancy &amp; expenses)</b> | <b>±\$328,558</b> |

Illustrative stabilized estimates, not in-place income. Full underwriting in the Offering Memorandum. Leaseback terms, if elected, negotiated at offer stage.