

Atlanta MSA | Shallow Bay

7180 Southlake Parkway | Morrow, GA 30260

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWSTM

Exclusively Listed By



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Property Overview

\$1,400,000
List Price

±13,950
GLA (SF)

\$100.36
Price Per SF

10.71%
Pro Forma Cap Rate

Building Specs

Address	7180 Southlake Parkway, Morrow, GA 30260
Parcel	12-082C- A-001
MSA	Atlanta
County	Clayton
Zoning	HI
Total SF	±13,950 SF
Total Acreage	±2.25 AC
Lot Square Feet	±98,010 SF
Year Built/Renovated	2002
Construction	Masonry/Metal
Clear Height	14'
Grade-Level Doors	9



Financial Summary

Income & Expenses

Base Rent	\$ 85,620
Expenses	
Reassessed Property Tax	\$ 19,525
Property Insurance (\$0.25/SF)	\$ 3,488
CAM (\$0.20/SF)	\$ 2,790
Replacement Reserves (\$0.10/SF)	\$ 1,395
Total Expenses	\$ 27,197
Current NOI	\$ 58,423
Proforma NOI	\$149,963



Rent Roll

Unit	Tenant	GLA (SF)	Rent/SF	Monthly Rent	Annual Rent	Lease Commencement	Lease Expiration	Increases
A	Your Parents Place LLC	±3,975	\$6.14	\$2,035	\$24,420	3/1/2022	MTM	-
B	Autograph Signs Inc	±3,975	\$7.55	\$2,500	\$30,000	11/30/2010	MTM	-
C	DBA Rozier Solution Services	±1,500	\$6.40	\$800	\$9,600	4/1/2023	MTM	-
D	DBA Rozier Solution Services	±1,500	\$6.40	\$800	\$9,600	4/1/2023	MTM	-
E	DBA Rozier Solution Services	±1,500	\$8.00	\$1,000	\$12,000	4/1/2023	MTM	-
F	Vacant	±1,500	-	-	-	-	-	-
Total/Sum	-	13,950	\$6.88	\$7,135	\$85,620	-	-	-
Proforma	-	13,950	\$11.29	\$13,122	\$157,463	-	-	-

Morrow, GA

Local Market Overview

Morrow, Georgia, located in southern Clayton County approximately 15 miles from Downtown Atlanta, benefits from its strategic position along the I-75 corridor and immediate access to the broader Atlanta transportation network. The city sits adjacent to Hartsfield-Jackson Atlanta International Airport, one of the world's busiest airports, and offers direct connectivity to I-285, I-675, and major regional distribution routes. This location has made Morrow an attractive market for logistics, warehousing, light industrial, and service-oriented businesses seeking efficient access to both metro Atlanta consumers and regional supply chains.

The surrounding South Atlanta submarket continues to experience strong demand driven by population growth, workforce availability, and the expansion of e-commerce and logistics operations throughout Clayton County and neighboring markets. The area benefits from a diverse labor pool, proximity to major freight infrastructure, and continued investment in transportation and economic development initiatives. Employment growth across logistics, transportation, distribution, and light manufacturing sectors has reinforced the region's position as a key industrial hub within the Atlanta metropolitan area.

For this industrial asset, the combination of exceptional highway connectivity, airport proximity, and location within an established commercial-industrial corridor enhances its appeal to a broad range of users. As Atlanta's industrial market continues to evolve and larger-scale developments push farther from the urban core, well-located infill assets in markets such as Morrow offer attractive alternatives for tenants seeking operational efficiency and last-mile distribution capabilities. With occupiers increasingly focused on functionality, accessibility, and cost-effective locations, assets in the South Atlanta submarket remain well positioned to benefit from ongoing leasing demand and long-term industrial fundamentals.



Atlanta, GA | ±16 Miles Away

Atlanta, GA

The Atlanta MSA is one of the nation's most dynamic and resilient markets, supported by a diverse economy and its role as a hub for commerce, culture, and transportation. A strong tourism industry, global corporate presence, and growing population continue to fuel demand for housing, making Atlanta a prime market for long term investments.

Total Population

6,305,839

Annual Visitors

51 Million

Tourism Economic Impact

\$20 Billion

GDP

\$571+ Million



 **Dobbins Air Reserve Base**
14,000 Annual Aircraft Operations









 **DeKalb-Peachtree Airport**
230,000 Annual Passengers

marta 
Serving over 49.5M Trips Annually

 **Hartsfield-Jackson
Atlanta International Airport**
Busiest Airport in the World
108.1 M Annual Passengers

Atlanta

Atlanta MARTA Metro

-   Red Line: North Springs | Atlanta Airport
-   Gold Line: Doraville | Atlanta Airport
-   Blue Line: Hamilton E. Holmes | Indian Creek
-   Green Line: Bankhead | Edgewood / Candler Park

Tourism & Cultural Events

Atlanta offers a compelling tourism and cultural scene anchored by world-class attractions like the Georgia Aquarium, World of Coca-Cola, and the Martin Luther King Jr. National Historical Park, alongside a thriving arts and theater district. Major events such as

the Peach Bowl, Atlanta Film Festival, Music Midtown, and Atlanta Jazz Festival highlight the city's diverse cultural identity, while professional sports teams like the Falcons, Braves, and Hawks further cement their reputation as a premier entertainment hub.



Georgia Aquarium
2.2M Annual Visitors



Peach Bowl
\$73.4M in Economic Impact



FIFA World Cup 2026
Est. \$503M in Economic Impact



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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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