

Move In Ready - Flex/Industrial w/Yard - Clean/Secure



Executive Summary — 5827 Powell Dr, Mableton, GA 30126

HSI Commercial is pleased to present for sale 5827 Powell Dr, a freestanding General Commercial building totaling 3,784 SF of enclosed space under a 5,000 SF roof footprint, situated on approximately ±0.46 acres (APN 18- 0034-0-016-0) in Mableton, Cobb County, Georgia. The additional ~1,216 SF of covered, unenclosed rear area provides a meaningful operational amenity — a weather-protected, drive-accessible staging and materials-storage zone that commands a premium with contractor, trade, and service-sector occupants. Alternatively enclosing the space immediately increases leasable square footage. The property is offered free and clear of existing financing, providing prospective purchasers maximum flexibility in structuring acquisition debt.

Property Configuration

- Property Type: Flex / Light Industrial / Warehouse
- Total Building Size: 5,000 SF Covered
 - 3,784 SF (Enclosed Rentable Space)
 - Office Space: 1,000 SF (20' x 50')
 - Covered Open Bay: 1,250 SF (25' x 50')
- Lot Size: 0.458 Acres (19,948 SF)
- Drive-In Doors 3

Building & Interior Specifications

Office Space (Built New in 2016)

- Size: 1,000 SF (20' x 50')
- Layout: 4 private office areas, 1 kitchen area, dedicated hallway space for file storage, and 2 restrooms.
- Access: Direct exterior entry from the front, plus interior access to the warehouse.
- Mezzanine / Overhead Storage: 400 SF (20' x 20') decking over office area with R-30 insulation installed above (2016).

Warehouse & Storage

- **Enclosed Warehouse:** High-bay open layout with updated lighting throughout (2016).
- **Natural Light:** 6 new 3' x 10' skylights installed (2017).
- **Covered Exterior Storage:** 1,250 SF (25' x 50') open-air covered staging/storage area at the rear.

Loading & Access

- **Front Loading Door:** One (1) 14' wide drive-in dock door.
- **Rear & Side Loading:** Standard dock doors located at rear and side.
- **Pedestrian Access:** Dedicated side entry door for warehouse personnel.

Building Systems & Capital Improvements

- **Roof & Drainage (Major Upgrades 2025):**
 - New GAF Elastomeric White Cool Roof System applied over entire roof area (2025).
 - New rust sealant applied to gutter system (2025).
 - Underground drainage pipe system installed at downspouts.
 - Side drainage ditch reworked to prevent water intrusion. (Flood Zone B / X (minimal hazard))
- **HVAC & Climate Control:**
 - HVAC System: Office area served by a 2.5-Ton Trane Split System (R-410A Refrigerant; installed 2016), with a rooftop condenser unit and ceiling-mounted air handler with Gas heat.
 - Office HVAC split unit located above office storage area.
 - Gas warehouse unit heater (serviced regularly).
- **Electrical System:**
 - Updated electrical service panel (2016) — 200-Amp, 120/240V, Single-Phase service with Sensus Stratus IQ+ AMI Smart Meter (6,778 AIC).
 - Upgraded lighting throughout office and warehouse (2016).
- **Plumbing & Utilities:**
 - Hot water heater located in mezzanine storage area.
 - Septic system inspected and fully serviced (June 2026).
 - Dedicated Telecom system installed.
- **Security:**
 - Security - Installed Honeywell LYNX Touch wireless security control panel with local zone monitoring and door chime.
 - Property is surrounded by a chainlink fence and has a wheeled sliding lockable gate and protective planter beds.

Site Details, Parking & Security

- **Fencing & Access:**
 - Fully secured site — 4-side perimeter fencing.
 - Two (2) front access gates: 13' and 20' wide.
- **Parking Configuration:**
 - **Interior Paved Parking (Secured):** 50' x 90' paved area inside the fence.

- **Exterior Paved Parking:** 15' x 90' paved strip outside the gate.
- **Driveway & Yard:** Thick gravel layer applied surrounding both sides and rear of the building for complete perimeter vehicle access.
- **Dumpster Pad:** Paved and fully enclosed dumpster area within the fence line.
- **Landscaping:** Trees trimmed/canopy raised; installed wooden planters and new shrubs along the front facade.



The three drive-in doors combined with the covered rear area make the property particularly functional for contractor operations, trade services, light distribution, and last mile service businesses — the core small-tenant demand categories in the I-20 West corridor.

Utilities.

- **Main Electrical Panel:** 200-Amp, 120/240V, Single-Phase, 3-Wire Service Panel.
- **Capacity & Expansion:** 40-Space Breaker Panel with active branch circuits and available capacity for future additions.
- **Auxiliary Lighting/Power Control:** Dedicated Intermatic timer/control box installed adjacent to the panel for automated exterior, signage, or building system controls.
- **Gas/Water** - Meters and service in place
- **Sewer** - Septic system in place and serviced May 2026

Zoning & Use Flexibility.

The property is classified General Commercial under the City of Mableton's municipal code, with permitted uses activatable via a standard occupancy-permit process — no rezoning, variance, or special-use petition required. This low-friction entitlement posture materially broadens the buyer pool to include both owner-users seeking immediate occupancy and investors underwriting a range of tenant profiles. Permitted uses encompass retail, service, office, light trade, and warehouse/storage operations, positioning the asset at the intersection of several of the most active small-tenant demand categories in the submarket.

Location & Submarket. 5827 Powell Dr is located in Mableton, Cobb County, within the I-20 West Industrial/Commercial submarket of greater Atlanta. The property benefits from direct access to Interstate 20 (west toward Douglasville, east into Downtown Atlanta and the Fulton Industrial corridor) and I-285 (Perimeter) via the I-20 interchange, opening the full metro logistics network. The trade area is dense with small-business, contractor, and service-sector users concentrated along Mableton Parkway and Veterans Memorial Highway.

The I-20 West submarket has posted four consecutive quarters of positive net absorption, with vacancy declining 120 basis points year-over-year per Colliers' Q1 2026 submarket report. Cushman & Wakefield reported weighted-average net rents of \$8.03-\$10.48/SF in the submarket as of Q4 2025.

Atlanta Industrial Market Context — Q2 2026

METRIC	VALUE
Metro NNN Asking Rent	\$7.76/SF (+8% YoY)
Metro Vacancy Rate	8.2%
Q2 2026 Net Absorption	2.6M SF
Under Construction	9.4M SF (large-format only)
Metro Asking Cap Rate	6.16%
Sale-to-Ask Ratio	0.96
Closed Sale Price/SF	\$165.59 (+6.6% QoQ)
Newly Originated Mortgage Rate	6.19% (from 6.80% one year prior)

New small-bay general commercial construction is economically infeasible at current land and construction costs in Cobb County — a structural scarcity that insulates well configured existing product from new competition.

Investment Highlights

1. Infill Mableton location with no small-format supply competition — the entire 9.4M SF Atlanta construction pipeline is large-format; replacement cost at this scale is prohibitive.
2. Three drive-in doors plus ~1,250 SF of covered unenclosed storage — a functionally superior configuration for contractor, trade, and service users vs. standard strip-commercial alternatives.
3. General Commercial zoning with occupancy-permit-only pathway — broadest permissible tenant/buyer pool with minimal entitlement risk. Move-in-ready office/warehouse buildout — reception, three private offices, open work area, and separate office and warehouse restrooms reduce TI requirements for incoming occupants.
5. I-20 West submarket momentum — vacancy down 120 bps YoY, four consecutive quarters of positive absorption, net rents \$8.03–\$10.48/SF.
6. Favorable financing environment — Atlanta industrial newly originated mortgage rate at 6.19% in Q2 2026, down from 6.80% one year prior; LTV at 74%.

All market data sourced from Crexi Intelligence (Q2 2026), CBRE (Q2 2026), Colliers (Q1 2026), Cushman & Wakefield (Q4 2025), Matthews Real Estate (Q2 2025), and public Cobb County records. Subject building specifications should be verified by purchaser during due diligence. Broker is not responsible for errors or omissions in third-party data.



ROBERT ALDRICH

MANAGING DIRECTOR
LIC#359439

M 404.934.5332

E raldrich@hsicommercial.com

W www.hsicommercial.com

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