



FOR SALE · INDUSTRIAL INVESTMENT

Hwy 85 Industrial Park

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

±30,080 SF

THREE BUILDINGS

5.00 Acres

217,799 SF SITE

±1 Acre IOS

TRUCK-PARKING YARD

I-M2

GENERAL INDUSTRIAL

±313 ft

HWY 85 FRONTAGE

OFFERED AT

\$4,495,000

Leaseback Available or Vacant Delivery · ±\$149 / SF

Presented by

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The Offering

KW Commercial • Christian Swann Group is pleased to present **1510 Highway 85 N** — a ±30,080 SF, three-building industrial portfolio on ±5.00 acres with ±313 feet of frontage on State Route 85 in Fayetteville, Georgia. The property has been substantially rehabilitated and is offered for sale with a flexible possession structure: a seller **leaseback is available**, or **vacant delivery** for an owner-user — terms to be negotiated with the successful buyer.

The site sits directly across Highway 85 from **Fayette Pavilion** (Home Depot, Target) on a corridor carrying ±30,873 vehicles per day, and includes a **±1-acre IOS / truck-parking yard** — among the most actively pursued industrial land uses in the South Atlanta corridor.

Two buildings (A & C, ±16,170 SF combined) are **vacant and available for immediate lease-up**. The third (Building B, ±13,910 SF) is occupied by **Showtech Stone Inc.**, offering a new owner the option of day-one leaseback income or a defined path to full possession.

INVESTMENT HIGHLIGHTS

- ◆ **Substantially rehabbed** (2024–2025) — finished showroom, upgraded office build-out, painted warehouse interiors, LED lighting.
- ◆ **Hard frontage on demand:** ±313 ft on SR 85 at ±30,873 VPD, directly across from Fayette Pavilion retail.
- ◆ **±1-acre IOS yard** — a separate, high-demand revenue line actively pursued by institutional capital.
- ◆ **Income optionality:** leaseback available on Building B, plus near-term lease-up of Buildings A & C.
- ◆ **Flexible possession** broadens the buyer pool — investor (leaseback) or owner-user (vacant).
- ◆ **I-M2 General Industrial** • Zone X (minimal flood) • 20'8" clear • multiple drive-in + dock loading • 3-phase power.

OFFERING SUMMARY	
Offered At	\$4,495,000
Price / SF	±\$149 / SF
Building Area	±30,080 SF • 3 bldgs
Land Area	±5.00 AC • 217,799 SF
IOS / Yard	±1 acre
Zoning	I-M2 General Industrial
Frontage	±313 ft • SR 85
Traffic Count	±30,873 VPD
Possession	Leaseback or Vacant
Stabilized NOI	±\$328,558
Rehabbed	2024–2025
Flood Zone	X — minimal

Stabilized NOI is illustrative and assumes lease-up of Buildings A & C, leaseback income on Building B, and yard income. See Stabilized Pro Forma. Leaseback terms, if elected, are negotiated at offer stage.

Property Overview

Address	1510 Highway 85 N, Fayetteville, GA 30214
County / Submarket	Fayette County · Fayette / Coweta Submarket
Parcel ID	0545 036 (Alt: 20373)
Land Area	±5.00 acres (217,799 SF) · ±313 ft Hwy 85 frontage
Building Area	±30,080 SF across three buildings (per assessor)
Year Built	1984 (effective 1994) · substantially rehabbed 2024–2025
Zoning	I-M2 General Industrial (City of Fayetteville)
Flood Zone	Zone X — minimal hazard (above 500-yr flood)
Clear Height	20' 8"
Loading	Multiple drive-in doors (12'×10' & 14'×12') + dock-high access
Power	3-phase
Site Amenities	Fenced, signage, 24-hour access, covered storage bays, ample parking

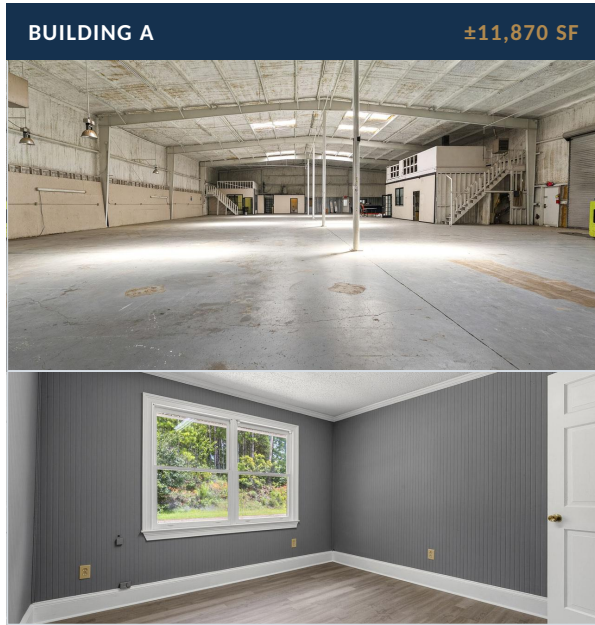


Site plan view: three-building configuration with covered bays (right), truck court, and the ±1-acre IOS / truck-parking yard.

BUILDING BREAKDOWN

BUILDING	±SF	CONFIGURATION	STATUS
Building A	11,870	10,870 SF warehouse + ~1,000 SF makeready office; reception, private restrooms, shower	Vacant — available for lease
Building B	13,910	Warehouse / fabrication + finished two-story showroom — occupied by Showtech Stone Inc.	Occupied · leaseback available
Building C	4,300	Warehouse + ~500 SF office; 1 drive-in + 1 dock door; covered storage both sides	Vacant — available for lease
IOS Yard	±1 ac	Paved / graveled truck parking & outdoor storage; gated	Available
Total	±30,080	On ±5.00-acre site · 217,799 SF	—

The Buildings



Clear-span warehouse with skylights, mezzanine office pods, drive-in access — plus a fully rehabbed ~1,000 SF makeready office suite with private restrooms.



Fabrication warehouse with finished two-story front showroom — LVP flooring, display-ready retail presentation. Occupied by Showtech Stone; leaseback available.



Freestanding warehouse with office, drive-in + dock loading, and covered storage bays on both sides — a rare small-footprint offering in this trade area.



The full complex from the southeast: two-story showroom front, warehouse buildings, covered bays, and expansive paved yard and parking.

Improvements & Condition

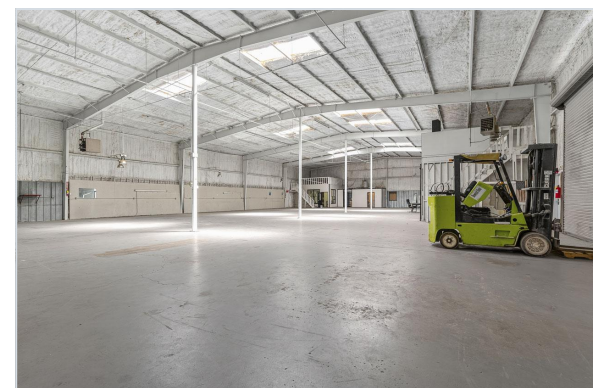
The property presents well above the standard 1980s-vintage warehouse profile. The front building delivers a finished, display-ready showroom; office areas carry a recent full rehab; and the warehouses are clean, lit, and lease-ready.



Showroom — LVP flooring, finished trim, natural light, retail-ready presentation.



Rehabbed office — fresh paint, crown molding, new LVP, arched window detail.



Warehouse — clear-span floor plate, skylights, LED lighting, operational roll-ups.

- ◆ **Showroom & curb appeal:** two-story stucco front with arched window detail presents as finished commercial retail, not bulk warehouse; interior showroom is display-built with modern finishes.
- ◆ **Office build-out:** luxury vinyl plank, fresh two-tone paint with chair rail and crown, finished restrooms with modern vanities — recent-vintage rehab quality throughout.

- ◆ **Warehouse interiors:** clean concrete floors, insulated roof decks, skylights and upgraded LED lighting, mezzanine office pods, operational drive-in and dock doors.
- ◆ **Site & envelope:** mixed stucco and metal-clad exteriors in serviceable-to-good condition; fenced yard, covered storage bays, and generous paved parking and truck circulation.

The Opportunity

The property is structured to fit multiple buyer profiles. An investor can acquire it with leaseback income in place and clear lease-up upside; an owner-user can negotiate possession to match their timeline. **Possession is part of the negotiation** — a seller leaseback on Building B is available, with structure, rent, and term to be agreed at offer stage.

01

Flexible Possession

Acquire with a seller leaseback on Building B or negotiate a defined path to full possession. The structure adapts to the buyer's timeline and underwriting — removing the friction that constrains single-structure deals.

02

Income + Value-Add

Optional leaseback income on Building B from day one, while Buildings A & C (±16,170 SF vacant) lease up at ±\$0.95–\$1.00/SF NNN — roughly \$187K of gross potential rent to stabilize the asset.

03

±1-Acre IOS Yard

A separate, high-demand revenue line. Paved/gated truck parking and outdoor storage with Hwy 85 access — a land use being actively aggregated by institutional capital within ten miles of the site.

TARGET BUYER PROFILES

- Income Investors / Private Capital
- 1031 Exchange Buyers
- Family Offices & Small REITs
- IOS Aggregators
- Owner-Users
- Value-Add / Repositioning Capital

For income buyers, leaseback income plus lease-up of A & C provides a clear path to stabilized cash flow. For IOS aggregators, the yard underwrites on its own. For owner-users, negotiated possession puts a rehabbed, Hwy-85-frontage facility into service with room to grow.

Stabilized Pro Forma

Illustrative stabilized income assuming lease-up of Buildings A & C at submarket rents, market-rate income on Building B (via leaseback or re-tenanting), and IOS yard income. Figures are estimates for buyer modeling, not in-place rents.

INCOME COMPONENT	±SF / UNIT	RATE (NNN)	ANNUAL
Building A — Warehouse + Office (lease)	11,870	\$0.95/SF/mo	\$135,318
Building C — Warehouse (lease)	4,300	\$1.00/SF/mo	\$51,600
Building B — Leaseback / Re-tenant	13,910	\$0.95/SF/mo	\$158,574
IOS / Truck-Parking Yard	±1 acre	\$0.25/SF/mo	\$130,680
Gross Potential Rent (Stabilized)			\$476,172
Less: Vacancy & Credit Loss (8%)			(\$38,094)
Effective Gross Income			\$438,078
Less: Operating Expenses (~25%)			(\$109,520)
Net Operating Income (Stabilized)			\$328,558

IOS yard income reflects market outdoor-storage rates for the South Atlanta corridor and represents value-add potential. NNN structure passes taxes, insurance, CAM and utilities to tenants; the ~25% expense load reflects structural/unrecovered costs and management. Building B income shown at market rate regardless of occupancy path.

BEYOND THE INCOME

- ◆ **Capex already spent** — 2024–2025 rehab complete; showroom, offices, and warehouses are delivery-ready.
- ◆ **Frontage & identity** — ±313 ft on Hwy 85 at ±30,873 VPD with signage, across from Fayette Pavilion.
- ◆ **Finished showroom front** — retail-grade presentation rarely found in industrial product.
- ◆ **±1-acre IOS yard** — separately monetizable land use with active institutional demand.
- ◆ **Flexible possession** — leaseback or negotiated vacancy fits investor and owner-user alike.

The pro forma is one lens on value. The offering price also reflects the completed rehabilitation, highway frontage and showroom component, owner-user utility, and IOS optionality — attributes that stabilized income alone does not capture.

Sale Comparables

Core Fayette / Coweta and South Atlanta industrial sales (2024–2026) on a per-SF basis. At ±\$149/SF the subject prices well below institutional / owner-user upper-tier comps — conservative given its rehabbed condition, Highway 85 frontage, finished showroom component, and IOS yard.

ADDRESS	SALE DATE	±SF	\$/SF	NOTES
7365 Graham Rd · Fairburn	Mar 2026	16,890	\$296.03	Institutional (Jadian Capital)
5237 Jones Rd · Forest Park	Dec 2024	12,047	\$249.02	Owner-user, leased
335 1st St · Forest Park	Mar 2025	7,141	\$147.04	Part of multi-property sale
134 Jonesboro Rd · Fairburn	Aug 2025	6,400	\$140.63	Vacant at sale
1550 Senoia Rd N · Tyrone	May 2024	10,500	\$123.81	Leased at 5.1% cap
Subject @ List · 1510 Hwy 85 N	2026	30,080	\$149.44	Rehabbed · IOS yard · Hwy 85 frontage

The subject's combination of rehabbed condition, hard highway frontage, a finished showroom front, and a separately monetizable IOS yard differentiates it from the bulk-vacant lower tier — each feature individually supports upward adjustment from the discount end of the range.

Lease Comparables

Asking NNN rents for comparable small-bay industrial in the Fayette / Coweta submarket. Stabilized small-bay product clusters at \$0.85–\$0.92/SF for 1986–1996 vintage (Lee Center on Bethea Rd), with premium and small-footprint space reaching \$1.00–\$1.16 — supporting the subject's lease-up assumptions for Buildings A & C and market-rate income on Building B.

ADDRESS	YR BUILT	±SF	ASKING NNN (\$/SF/MO)	ANNUAL \$/SF
445 Ethan Dr	2007	10,653	\$1.16	\$13.92
570 Marksmen Ct	2005	5,000	\$1.03	\$12.36
140 Etowah Trce	—	12,000	\$1.00	\$12.00
115 Industrial Way	1995	9,467	\$0.99	\$11.88
116 Bethea Rd · Lee Center 200	1996	19,250	\$0.92	\$11.04
135 Bethea Rd · Lee Center 500	1988	19,600	\$0.89	\$10.68
Subject · Bldgs A & C (asking)	1984	16,170	\$0.95–\$1.00	\$11.40–\$12.00

The subject's rehabbed finishes, Highway 85 frontage, and adjacent IOS yard position Buildings A & C at the upper-middle of this set. Yard space is not reflected in CoStar peer rent data and supports incremental income beyond the building rents shown.

LOCATION

Location & Corridor

Fayetteville is an affluent South Atlanta suburb in Fayette County, anchoring the Highway 85 commercial corridor. The subject fronts State Route 85 directly across from **Fayette Pavilion** — one of the largest open-air retail centers in the Southeast (Home Depot, Target, and national anchors) — placing industrial product on a high-traffic, retail-anchored stretch with strong visibility and signage.

The location combines metro access with Fayette County's quality-of-life draw. It sits within easy reach of **Hartsfield-Jackson Atlanta International Airport**, the region's logistics core, and **Trilith Studios**, the major film-production campus driving sustained business activity in the area. Industrial demand for well-located, quality small-bay and IOS product across the South Atlanta corridor remains deep.

APPROXIMATE DRIVE DISTANCES

Fayette Pavilion retail	Across SR 85
Downtown Fayetteville	± 2 miles
Trilith Studios	± 6 miles
Hartsfield-Jackson Atlanta Int'l Airport	± 18 miles
Downtown Atlanta	± 22 miles
Interstate 85 / I-285	Direct corridor access



The full ±5-acre site with State Route 85 frontage (left) — ±30,873 vehicles per day passing the property.

Traffic Count	±30,873 VPD on State Route 85
Frontage	±313 ft on Highway 85
Across the Street	Fayette Pavilion (Home Depot, Target)

For More Information

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Tour Aerial video & 3D tour available — contact broker or visit the listing page

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