4830 MARSETT PARKWAY

Forsyth County, Georgia

27,000 SF INDUSTRIAL ASSET

WAREHOUSE ONE WORKSPACE

W1Lease.com

INVESTMENT OFFERING MEMORANDUM

EXECUTIVE SUMMARY

KEY VALUE PROPOSITION

Warehouse One Marsett 400 presents a premier opportunity to acquire newly built light industrial flex space in the heart of the North Atlanta GA-400 Corridor. Designed for modern business efficiency, this facility combines premium aesthetics with functional versatility.

- New Modern Construction
- Prime Location GA-400 Corridor
- Near Term Lease Up
- $18/SF Benchmark
- Compelling Demographics

IDEAL BUYER PROFILE

- Owner-Users
- Investors
- Distribution
- Service Trades
- Construction Suppliers
- E-commerce Operations
- Light Manufacturing
- Wholesale Distribution
- Technology Companies

YEAR BUILT
2025

ZONING
M1 - Restricted Industrial District

OFFICE SPACE
+/- 10% | 4 office, 2 bathroom, kitchenette

LOADING ACCESS
2/3 Drive-In Doors per suite | 12/14 ft High

ENGINEERED
Full Entitled Utility Infrastructure with off site detention

Investment Highlights

27,000 SF | 2.262 Acres

Light industrial flex space with versatile suite configurations

Newly Built 2025

Brand new modern construction with latest building standards

Zoning

M1 Restricted Industrial District

GA 400 Corridor

North Atlanta's premier industrial submarket

Affluent Demographics

An Expanding base of established business owners

Modern Construction

Efficient layout with premium finishes and functionality

Limited Market Supply

GA-400 Vacancy - 4.3%
Metro Vacancy - 7.8%

$18/SF Rent

Modified Gross + CAM | 72% Occupied | Final 7,500 SF Suite Available

Site Engineering

Fully entitled for industrial operations with off site detention

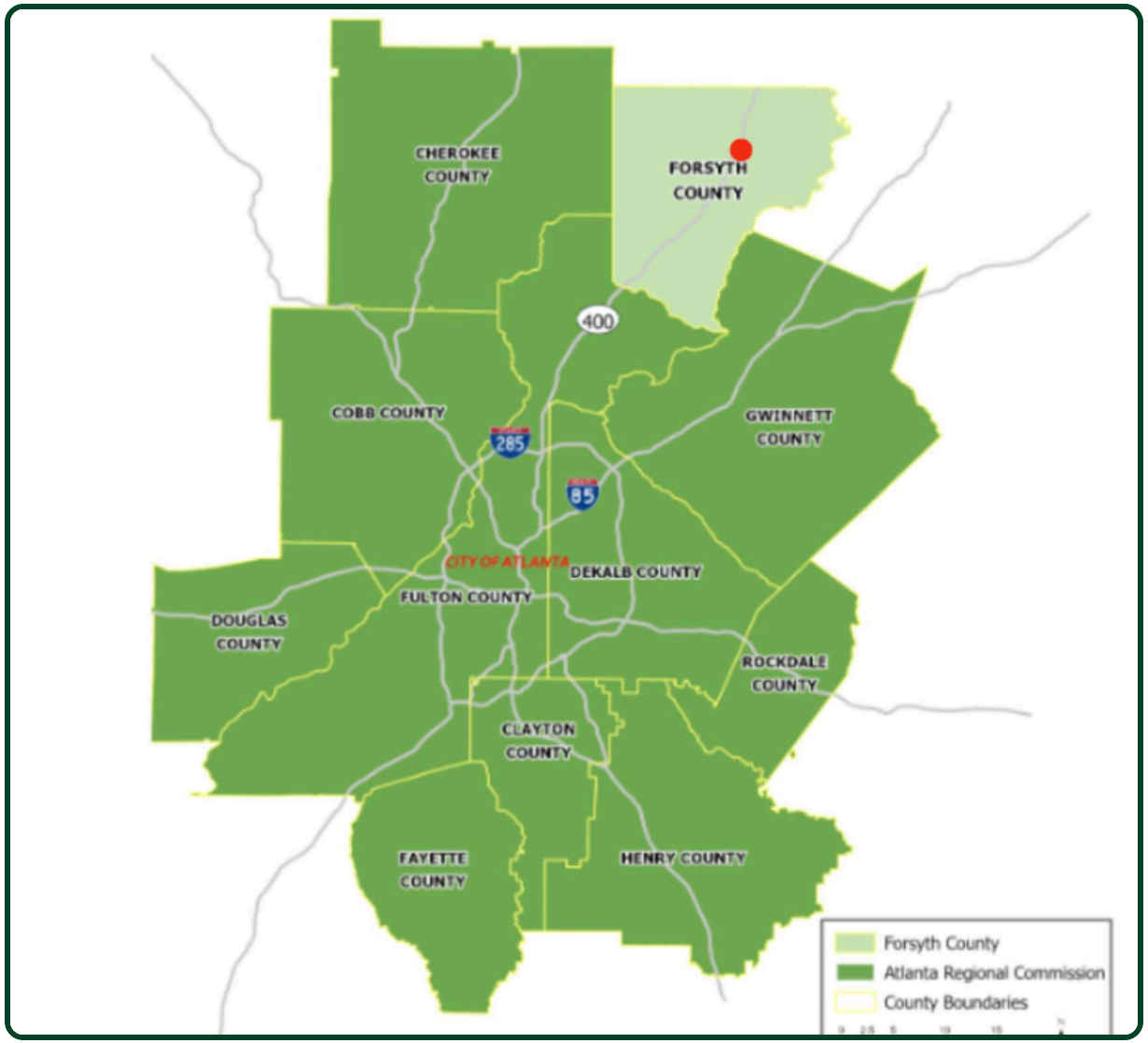
Property Overview

ADDRESS	4830 Marsett Parkway
TOTAL BUILDING	27,000 SF (3 of 4 Suites Leased)
AVAILABLE SPACE	Suite 100 - 7,500 SF
YEAR BUILT	2025
ZONING	M1 - Restricted Industrial District
CLEAR HEIGHT	20–16 ft (Front - Rear)
OFFICE SPACE	+/- 10% per suite | 4 office, 2 bathroom, kitchenette
DRIVE-IN DOORS	2/3 Drive-In Doors per suite | 12/14 ft High
ENGINEERED	Flexible Power up to 400 amps with off site detention
PARKING	Ample Front Entry and Rear Parking

✓ **SPECIAL FEATURES**

Road frontage | Private dumpster pad | Rear truck turn around

Location & Accessibility



SUBMARKET

North Atlanta GA 400 Corridor

HIGHWAY ACCESS

Immediate connectivity to GA-400 & surrounding arterials

KEY ADVANTAGES

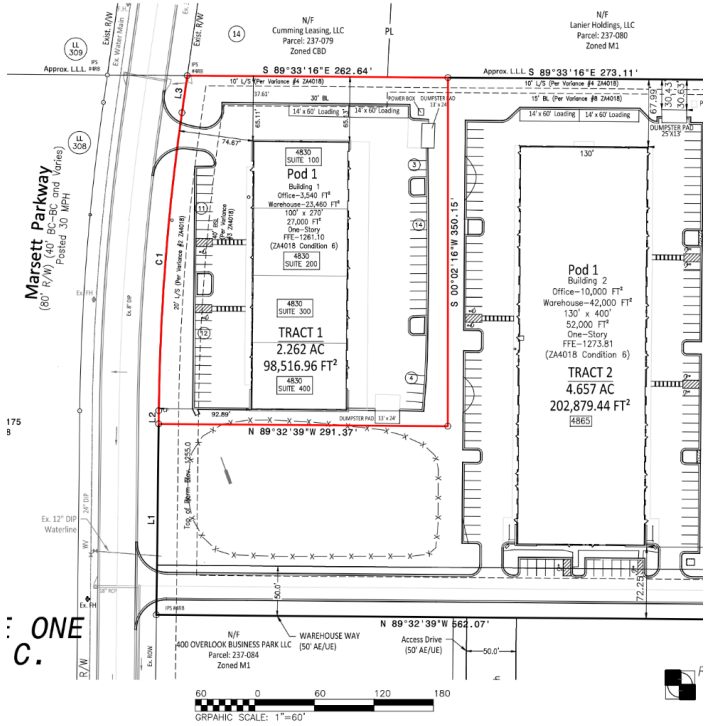
- High Visibility
- Superior Access
- Affluent Forsyth County

PRIMARY DEMAND DRIVERS

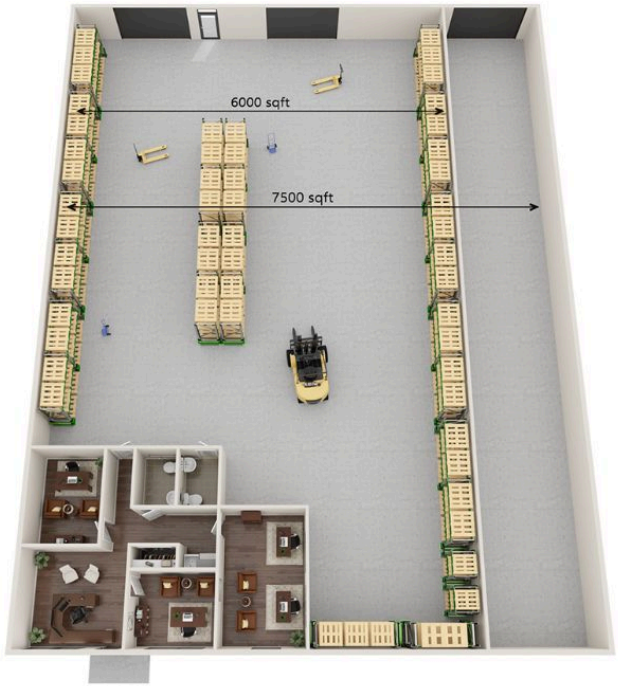
- Professional Services
- Homebuilding & Const.
- E-commerce Distribution
- Technology
- Specialty Contractors
- Building Supply Dist.

Site Plan & Floor Plan

SITE PLAN - TRACT 1



6,000 & 7,500 SF FLOOR PLANS



BUILDING NOTES

- Clear Height: 20–16 ft (Front - Rear)
- Engineered: Flexible Power up to 400 amps with off site detention
- 2/3 Drive-In Doors per suite | 12/14 ft High
- +/- 10% office space per suite | 4 office, 2 bathroom, kitchenette

Property Photos

EXTERIOR VIEW

INTERIOR FINISH

WAREHOUSE SPACE

BACK WAREHOUSE VIEW

Market Overview | North Atlanta Metro

METRO VACANCY
7.6%
Q4 2024

GA 400 VACANCY
4.3%
Below Metro Avg

NET ABSORPTION
7.2M
SF YTD 2024

ANNUAL LEASING
29.4M
SF in 2024

Vacancy Rate Comparison

Source: Cushman & Wakefield Q4 2024

Leasing Activity by Property Type (% of Total SF)

Source: Cushman & Wakefield Q4 2024

Demographics & Workforce Analysis

1-Mile Radius

POPULATION	2,500
MEDIAN INCOME	$130,000
WORKFORCE	Strong

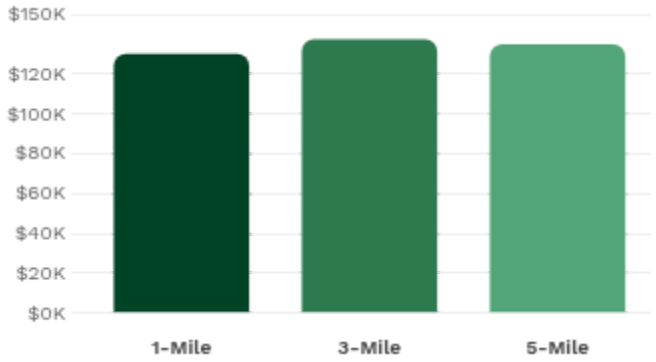
3-Mile Radius

POPULATION	18,000
MEDIAN INCOME	$137,500
HOUSING	Owner-Occ

5-Mile Radius

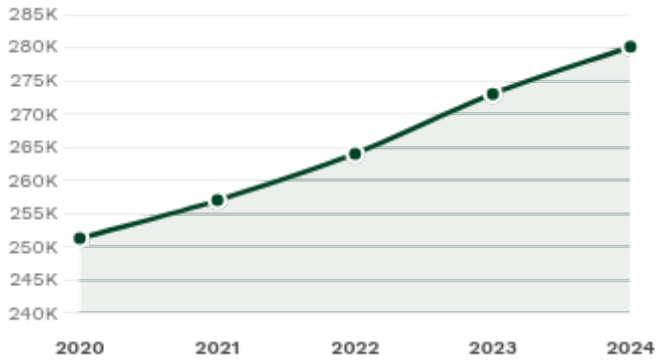
POPULATION	75,000
MEDIAN INCOME	$135,000
COMMUTE	GA-400

Median Household Income by Radius



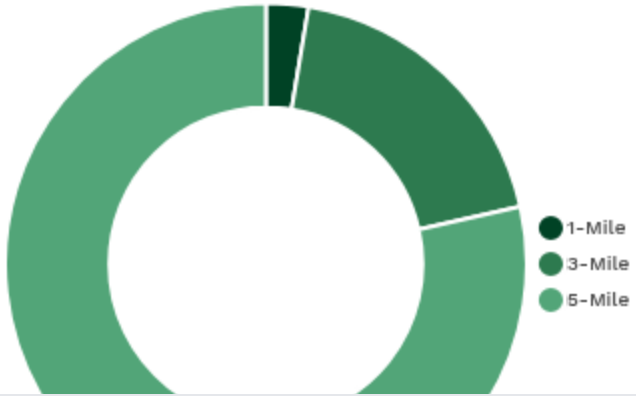
Source: U.S. Census ACS

Forsyth County Population Growth (5-Year)



Source: U.S. Census Data (11.5% Growth 2020-2024)

Population by Radius



WORKFORCE STRENGTH	EMPLOYED POPULATION	HOUSING STABILITY	PROPERTY VALUE
2.7% Unemployment Rate	**135K+** Total Workers	**85%** Homeownership Rate	**$621K** Median Home Value

Financial Summary | Pro Forma

PRO FORMA RENT
$18.00
per SF | Modified Gross

ANNUAL INCOME
$500K
Combined Base Rent

MONTHLY INCOME
$41,667
Stabilized Monthly

ASKING PRICE
TBD
Seller to Determine

Pro Forma Rent Roll

SUITE	SF	RATE ($/SF)	ANNUAL RENT
Suite 100	7,500	$18.00	$135,000
Suite 200	6,000	$17.00	$102,000
Suite 300	6,000	$18.00	$108,000
Suite 400	7,500	$18.00	$135,000
CAM	-	-	$20,000
Total Building	**27,000**	**Blended**	**$500,000**

LEASE STRUCTURE
Modified Gross • 3-5% Annual Escalation into 2030 • Tenant responsible for utilities

Estimated Operating Expenses

EXPENSE CATEGORY	ANNUAL ESTIMATE
Property Taxes	$31,000
Property Insurance	$4,500
Maintenance	$6,000
Est. Total Expenses	**$41,500**

Cap Rate Sensitivity (NOI: $458,500)

CAP RATE	IMPLIED VALUE	PRICE/SF
5.5%	$8,336,364	$308.75
6.0%	$7,641,667	$283.02
6.5%	$7,053,846	$261.25

WAREHOUSEONE WORKSPACE

R. BRAD FOSTER

OWNER / BROKER

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