



925 GREENSBORO DR SW ATLANTA, GA 30336

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

Dispositions Officer

 (315) 744-4063

 brian@ironhornenterprises.com





Ryan Jenkins


VP of Dispositions



IronHorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Atlanta, GA
Demographics
Map

TABLE OF CONTENTS

EXECUTIVE SUMMARY

925 Greensboro Drive presents an excellent fully leased industrial investment opportunity in the heart of Atlanta's established Fulton Industrial corridor. The property consists of a 6,735-square-foot high-bay facility situated on 1.26 fully fenced acres, offering a rare combination of functional building improvements and secured outdoor storage. The building features seven oversized grade-level high-bay doors, one dock-high door, and approximately 1,500 square feet of office space, supporting a wide range of contractor, fleet, distribution, and service-oriented uses. The expansive, paved and fenced lot provides ample space for fleet parking, delivery vehicle storage, or equipment laydown—an increasingly valuable feature in today's industrial market.

Strategically positioned at the corner of Fulton Industrial Boulevard and Boat Rock Road SW, the property benefits from immediate access to I-20 and proximity to I-285, providing seamless connectivity to Downtown Atlanta, Hartsfield-Jackson Atlanta International Airport, and the broader Southeast logistics network. This high-visibility, high-traffic location within one of Atlanta's most established industrial submarkets enhances long-term tenant demand and positions 925 Greensboro Drive as a stable, income-producing asset with strong underlying real estate fundamentals.

THE OFFERING

Building SF	6,735 SF
Year Built	1987
Lot Size (Acres)	1.26
Parcel ID	14F0134 LL0195
Zoning Type	Commercial
Clear Height	20'
Drive Ins	7
Docks	1

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Located at the corner of Fulton Industrial Blvd (I-70) and Boat Rock Road SW in the Atlanta metro, the property offers excellent regional access and visibility for fleet and service operations.



Expansive Space: The site includes a 6,735 SF high-bay facility on 1.26 acres of fully fenced land, providing ample room for fleet parking, delivery vehicle storage, or equipment laydown.



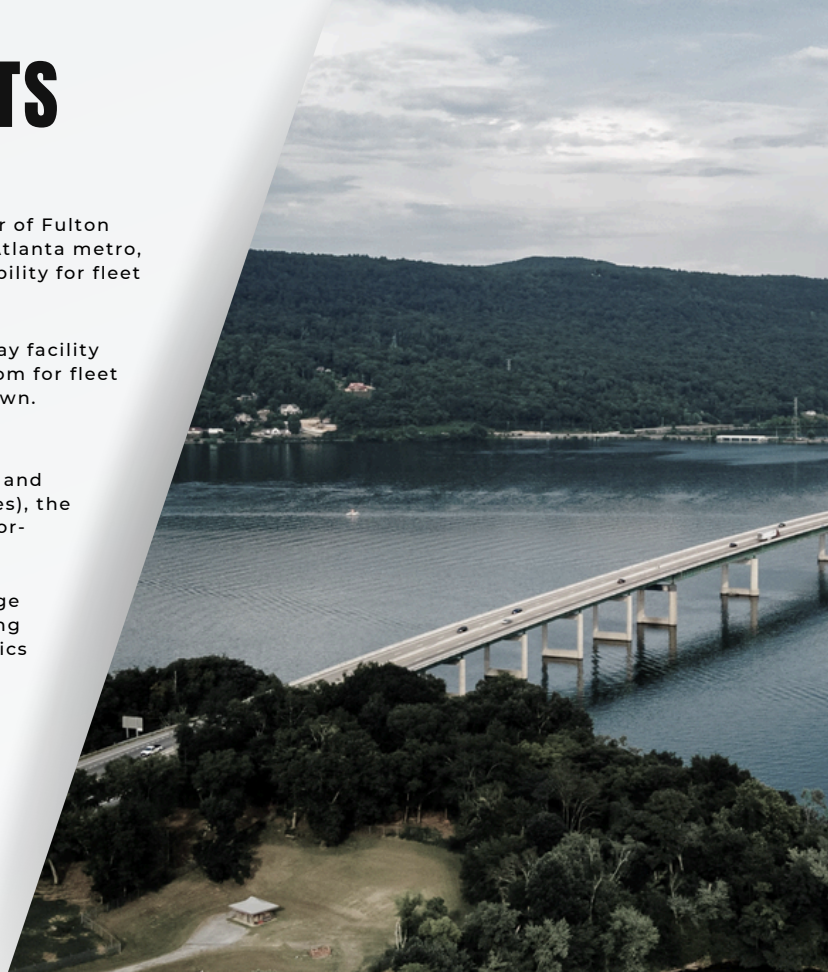
Strategic Features: Configured for single-tenant use and net leased to First Transit (now Transdev United States), the asset delivers stable income with an efficient, operator-friendly layout.



Industrial Infrastructure: The building features 7 large high-bay grade-level doors and 1 dock door, supporting seamless vehicle movement, maintenance, and logistics functions.



Zoning Advantage: Industrial zoning supports transportation, fleet, and service uses, reinforcing long-term tenant demand and flexibility for future users.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$191,133	\$196,867	\$202,773	\$208,856	\$215,123	\$221,575
TAX & INS; MANGEMENT FEE	\$6,887	\$7,025	\$7,165	\$7,308	\$7,454	\$7,604
EFFECTIVE GROSS REVENUE	\$198,020	\$203,891	\$209,938	\$216,164	\$222,577	\$229,179
OPERATING EXPENSES						
PROPERTY TAX	\$3,090	\$3,152	\$3,215	\$3,279	\$3,344	\$3,411
INSURANCE	\$3,797	\$3,873	\$3,950	\$4,029	\$4,110	\$4,192
TOTAL OPERATING EXPENSES	\$6,887	\$7,025	\$7,165	\$7,308	\$7,454	\$7,604
NET OPERATING INCOME	\$191,133	\$196,867	\$202,773	\$208,856	\$215,123	\$221,575

RENT ROLL

925 GREENSBORO DR SW RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	First Transit, Inc.	6,735	\$193,480	\$28.73/sqft	06/01/2022	06/30/2027

TOTAL

6,735

\$193,480

\$28.73/sqft



TENANT SUMMARY

First Transit, Inc.

First Transit is a North American transportation services company that provides public and private transportation solutions. It offers a wide range of services, including bus and shuttle operations, paratransit, and vehicle leasing. First Transit works with municipalities, transit agencies, and private companies to provide safe, efficient, and reliable transit solutions. They focus on improving mobility, reducing congestion, and enhancing customer service across various markets.

The logo for First Transit, featuring the word "First" in a bold, blue, sans-serif font and "Transit" in a lighter blue, sans-serif font.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	06/01/2022
Lease Expiration	06/30/2027
Base Term Remaining	2 Years
Options	Two (2) Options to Extend for Five (5) years
Rental Increase	+3% Annually

ABOUT ATLANTA, GA

Atlanta is the capital of the U.S. state of Georgia. It played an important part in both the Civil War and the 1960s Civil Rights Movement. Atlanta History Center chronicles the city's past, and the Martin Luther King Jr. National Historic Site is dedicated to the African-American leader's life and times. Downtown, Centennial Olympic Park, built for the 1996 Olympics, encompasses the massive Georgia Aquarium.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	2,588	18,800	92,413
2024 ESTIMATE	2,522	18,237	89,643
2020 CENSUS	2,587	18,316	89,275
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	1,154	7,298	35,329
2024 ESTIMATE	1,124	7,070	34,266
2020 CENSUS	1,161	7,115	34,336
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	90,653	112,602	90,775



MAP



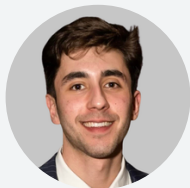
925 GREENSBORO DR SW

Atlanta

925 GREENSBORO DR SW | ATLANTA, GA 30336

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Brian Rowe

Dispositions Officer

📞 (315) 744-4063

✉️ brian@ironhornenterprises.com



Ryan Jenkins

VP of Dispositions



IronHorn Enterprises

📞 315-214-8406

🌐 www.ironhornenterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.