



5955 SW BAKERS FERRY RD ATLANTA, GA 30336

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

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EXECUTIVE SUMMARY

5955 Bakers Ferry Rd presents a fully leased industrial investment opportunity in the heart of Atlanta's established westside industrial corridor. The 6,840-square-foot facility sits on 1.16 acres and features an efficient layout with 26' clear heights, five drive-in doors, and approximately 625 square feet of office space—providing strong functionality for a variety of light industrial and service-oriented users. Zoned M-1, the property supports a wide range of industrial applications, enhancing long-term versatility and tenant demand.

Strategically located just minutes from I-285 and I-20, the property offers direct connectivity to Hartsfield-Jackson Atlanta International Airport and downtown Atlanta, positioning it within one of the Southeast's most active logistics and distribution markets.

THE OFFERING

Building SF	6,840 SF
Year Built	2007
Lot Size (Acres)	1.16
Parcel ID	14F-0114-LL-093-4
Zoning Type	M1
Clear Height	26'
Drive Ins	5

Atlanta

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned just minutes from I-285 and I-20 with direct access to Hartsfield-Jackson Atlanta International Airport, placing the asset in the heart of Atlanta's core logistics network.



Expansive Space: Situated on 1.16 acres, the property offers valuable yard and operational flexibility rarely found in small-bay infill industrial assets.



Strategic Features: Fully leased 6,840 SF facility with 26' clear height and five drive-in doors, delivering functional design and immediate cash flow stability.



Industrial Infrastructure: Purpose-built industrial layout with efficient warehouse-to-office ratio and grade-level loading to support fleet, contractor, and light manufacturing users.



Zoning Advantage: M-1 Industrial zoning allows for a broad range of light manufacturing, distribution, and service-based uses, enhancing long-term flexibility and re-leasing optionality.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$133,993	\$137,008	\$141,118	\$145,352	\$149,712	\$154,204
TAX & INS; MANGEMENT FEE	\$6,628	\$6,761	\$6,896	\$7,034	\$7,174	\$7,318
EFFECTIVE GROSS REVENUE	\$140,491	\$143,769	\$148,014	\$152,385	\$156,887	\$161,521
OPERATING EXPENSES						
PROPERTY TAX	\$4,186	\$4,270	\$4,355	\$4,442	\$4,531	\$4,622
INSURANCE	\$2,442	\$2,491	\$2,541	\$2,591	\$2,643	\$2,696
TOTAL OPERATING EXPENSES	\$6,628	\$6,761	\$6,896	\$7,034	\$7,174	\$7,318
NET OPERATING INCOME	\$133,993	\$137,008	\$141,118	\$145,352	\$149,712	\$154,204

RENT ROLL

5955 BAKERS FERRY RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	USA Body Shops LLC	6,840	\$133,993	\$19.59	4/1/2022	3/31/2029
TOTAL		6,840	\$133,993			



TENANT SUMMARY

USA Body Shops LLC

USA Body Shop provides expert commercial auto body services across Texas, Colorado, and Oklahoma. Specializing in truck and fleet repairs, they deliver quality craftsmanship, fast turnaround times, and competitive pricing. With extensive experience in sheet metal and fiberglass fabrication, they handle everything from repairs to custom modifications—done right the first time.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	04/01/2022
Lease Expiration	03/31/2029
Base Term Remaining	4 years
Options	Extension Term
Rental Increase	+3% Annually

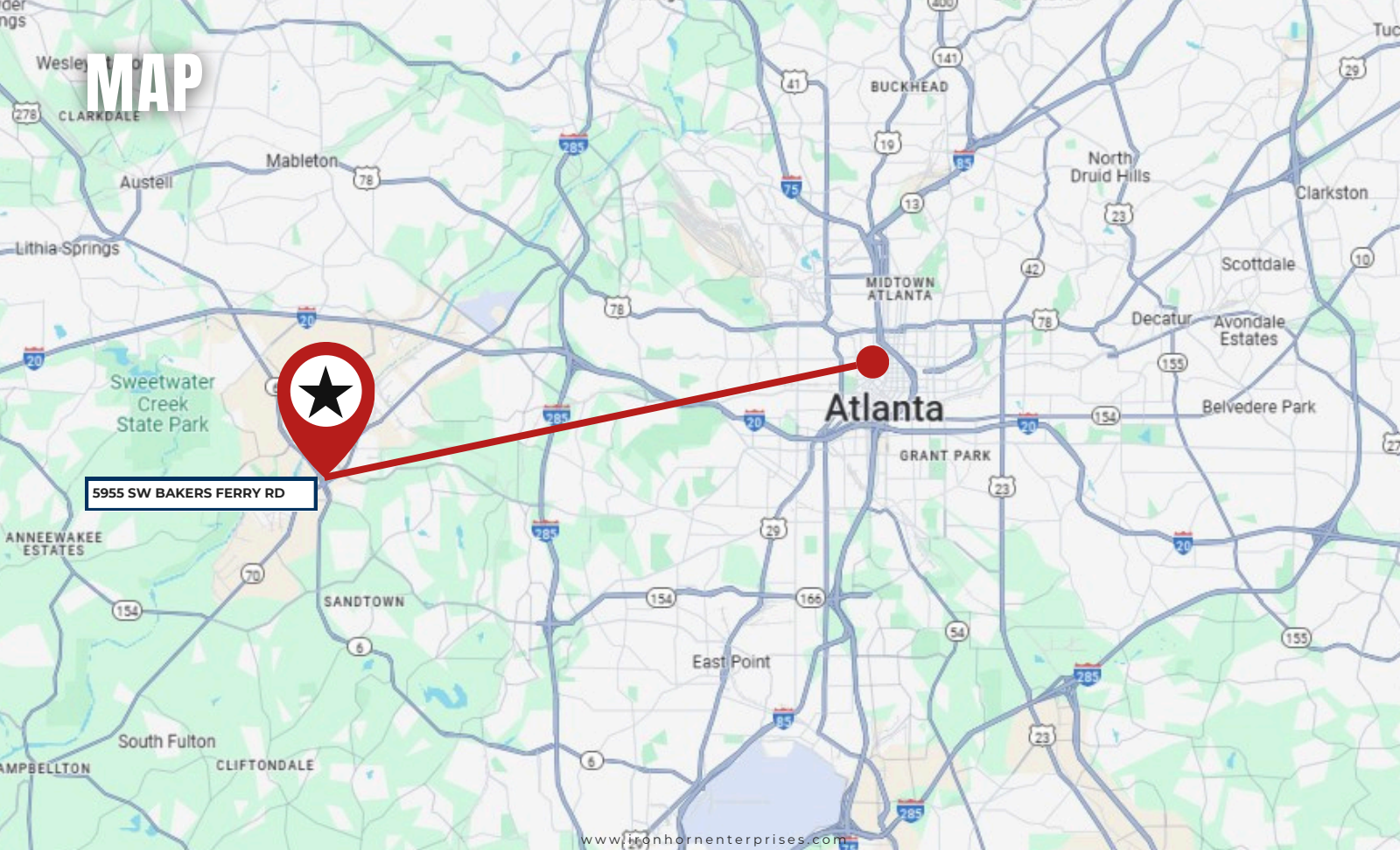
ABOUT ATLANTA, GA

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	2,779	20,111	102,397
2024 POPULATION	2,726	19,548	99,184
2020 CENSUS	2,869	19,787	97,095
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	1,243	7,921	39,256
2024 HOUSEHOLDS	1,218	7,689	38,003
2020 CENSUS	1,287	7,793	37,397
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$103,266	\$100,802	\$87,209



MAP

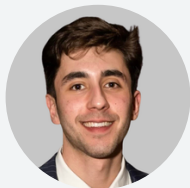


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