

ABS. NNN INDUSTRIAL & IOS ATLANTA MSA

5085 Old Ellis Pt | Roswell, GA



**EARTH
DEVELOPMENT
ATLANTA**
A DIVISION OF ED ATLANTA, LLC



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\$5,077,000
PRICE



6.50%
CAP RATE



10 YEARS
BASE TERM



\$330,000
NOI



7,300 SF
GLA



2.71 AC
TOTAL LOT SIZE



Prime Passive Investment Opportunity | Atlanta MSA | Single-Tenant Industrial & IOS Site Fully Occupied by Earth Development, Inc. (EDI) | Abs. NNN Sale Leaseback | 2.71 Total AC | IL Light Industrial Zoning



Strong Tenant & Guaranty | Full-Service Site Development Contracting Firm | EDI Specializes in Sitework Solutions for Commercial & Industrial Projects | One of the Atlanta's Largest Private Equipment Fleets



Long-Term Sale Leaseback | Tenant to Enter a 10-Year Absolute NNN Lease Upon COE | Two, 5-Year Renewal Options & 10% Rental Increases Every 5 Years to Hedge Against Inflation | Zero Landlord Responsibilities



IOS in Extremely High-Demand | One of the Fastest-Growing & Most Sought-After Industrial Asset Classes in the Country | Avg. IOS Vacancy Sits at Approx. 2.8% Nationally with Atlanta Amongst the Tightest Markets



Ideally Situated in Roswell | High Barriers-to-Entry Area | Located in an Industrial Corridor in Between Downtown Roswell & Alpharetta, Two of Atlanta's Most Affluent & Fastest Growing Cities

Exclusively Offered by:

NORTHMARQ NATIONAL SALE LEASEBACK GROUP



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