INVESTMENT SALE

Pearl Industrial Park

53, 55, 57 & 51 Pearl Industrial Ave
Hoschton, Georgia 30548

A 4-BUILDING, 50,000 SF
MULTI-TENANT SMALL BAY
INDUSTRIAL PARK
100% LEASED

OFFERED BY:

Andrew Johnson &
Brian Bratton, SIOR

King Industrial Realty, Inc.

CORFAC INTERNATIONAL

TAMARACK INVESTMENTS

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The Opportunity

Pearl Industrial Park is a stabilized, 100% leased, four-building small-bay industrial portfolio totaling 50,000 SF across 14 well-diversified NNN tenant suites. Built in 2000 & 2004 and situated approximately three miles from I-85 in Hoschton, Georgia. The park sits in the I-85 North corridor, metro Atlanta's tightest-vacancy, top-performing industrial submarket and directly in the path of substantial rooftop and retail growth.

- Fully stabilized, 100% leased across 14 suites with staggered NNN lease expirations providing rollover diversification
- Newer (2000-2004 built) construction relative to comparable small-bay product in the corridor
- Located in the I-85 North corridor - submarket vacancy below 8.25% in this size range, the tightest in metro Atlanta
- Immediate trade area benefiting from ~2,500 new homes added/entitled and major retail growth (Kroger, Publix)

7.0 %
IN-PLACE CAP RATE

50,000 SF
4 BUILDINGS / 14 SUITES

100%
OCCUPANCY

PROPERTY OVERVIEW

Portfolio Summary

Park Name	Pearl Industrial Park
Addresses	55, 57, 51 & 53 Pearl Industrial Avenue, Hoschton, Georgia 30548
County	Jackson County, Georgia
Number of Buildings	4 (55, 57, 51, 53 Pearl Industrial Ave)
Total Park Size	50,000 +/- SF
Suite Count	14 Suites (2,500 - 7,500 SF each)
Year Built	2000, 2004
Construction	Multi-Tenant, Front-Load, Pre-Engineered Metal
Clear Height	14' Clear; 15' at Center
Loading	Dock-High (10'x10'); Drive-In / Van-High (14'x12')
Lease Structure	NNN (all suites)
Occupancy	100% Leased (14 of 14 Suites)

BUILDING-BY-BUILDING BREAKDOWN

Building	SF	Suites	Occ.
55 Pearl	12,500	5	100%
57 Pearl	12,500	5	100%
51 Pearl	12,500	2	100%
53 Pearl	12,500	3	100%
PORTFOLIO TOTAL	**50,000**	**14**	**100%**

PROPERTY DETAILS

Exterior & Interior Specifications

EXTERIOR SPECIFICATIONS

Construction Type	Pre-Engineered Metal, Front-Load
Year Built	2000, 2004
Number of Buildings	4
Total Building Size	50,000 SF
Loading	Dock-High (10'x10') & Drive-In / Van-High (14'x12')
Parking	Shared surface, front of each suite

INTERIOR SPECIFICATIONS

Clear Height	14' Clear; 15' at Center
Suite Sizes	2,500 – 7,500 SF
Office Finish	Minimal office per suite
Power	Electrical drops throughout each suite
Lease Structure	Triple-Net (NNN), all suites
Occupancy	100% — 14 of 14 suites leased

KEY FEATURES

- Front-load configuration ideal for small contractors, trade, and light distribution/service tenants
- Mix of dock-high and drive-in/van-high loading accommodates a broad tenant base
- Minimal office buildout keeps suites flexible and easy to re-tenant
- Staggered NNN lease expirations across 14 suites provide rollover diversification

Site & Suite Plan

Four buildings arranged around a shared drive aisle, each with front-load suites and dedicated parking. Suite numbering runs left to right within each building; combined suites (e.g., 900-1000, A-C) reflect tenants leasing multiple adjoining bays.

PROPERTY PHOTOGRAPHY

Exterior Showcase

PROPERTY PHOTOGRAPHY

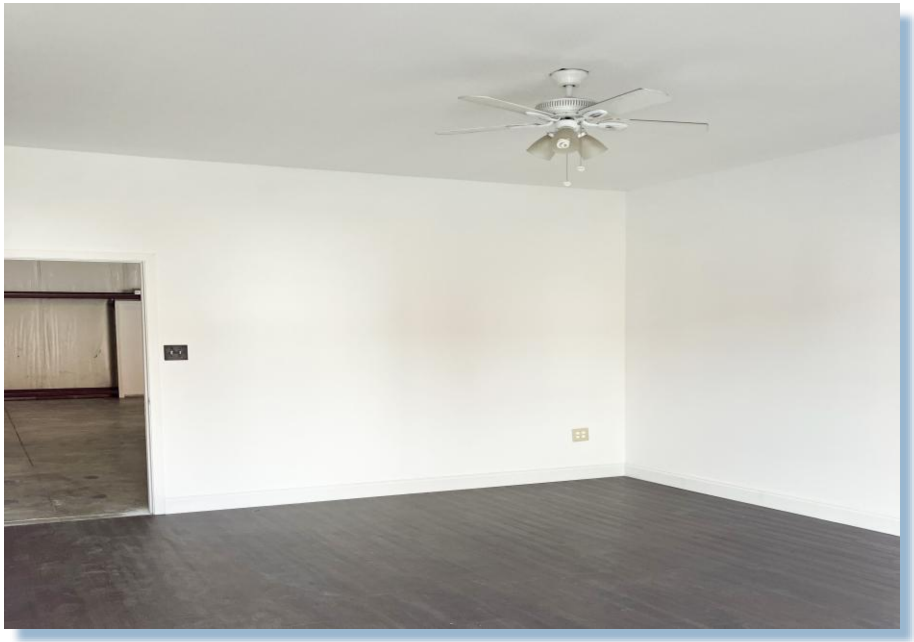
Exterior Showcase

PROPERTY PHOTOGRAPHY

Interior Showcase

PROPERTY PHOTOGRAPHY

Interior Showcase



Why This Asset Stands Apart

1

Stabilized, Diversified Income

100% leased across 14 NNN suites with staggered expirations and no single lease exceeding 15% of the rent roll.

2

Newer Construction

Built in 2000 & 2004 - newer vintage than the majority of competing small-bay product in the corridor.

3

Tight, Top-Performing Submarket

I-85 North corridor vacancy below 7% - the tightest in metro Atlanta - with sustained absorption and limited new supply.

4

Direct Path of Growth

Immediate trade area benefiting from ~2,500 new homes and major retail (Kroger, Publix) added or entitled since 2025.

5

Mark-to-Market Upside

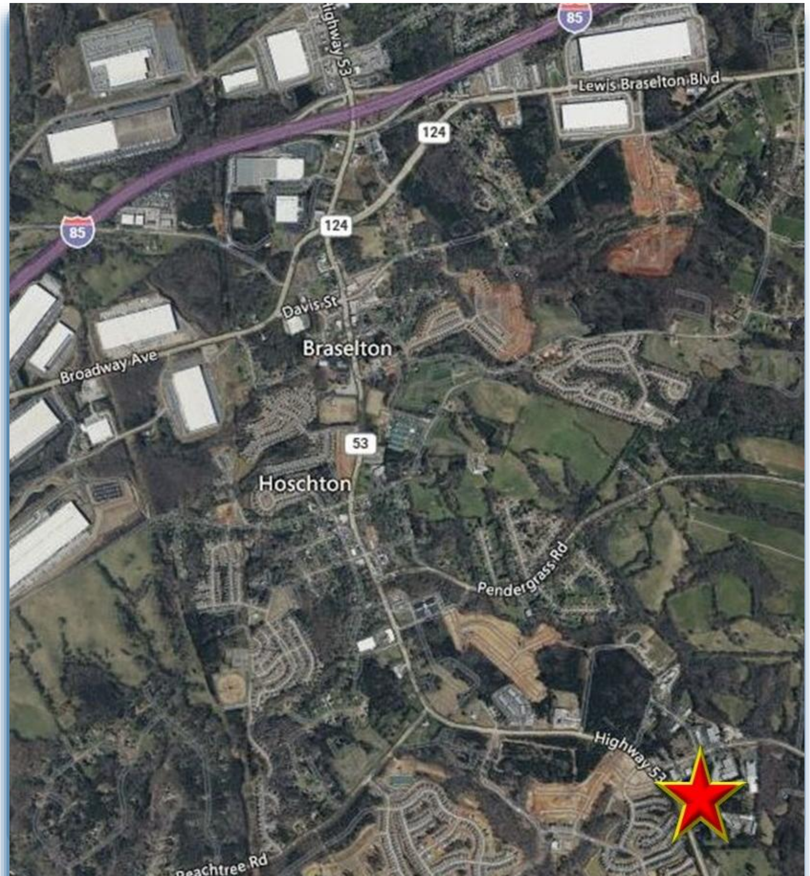
Several suites are near-term renewal candidates, offering opportunity to move in-place rents toward market.

6

Favorable NNN Structure

All 14 suites structured triple-net, minimizing landlord expense exposure and providing predictable, stable cash flow.

Location Overview & Demographics



SURROUNDING DEMOGRAPHICS

ZIP 30548 / Jackson County

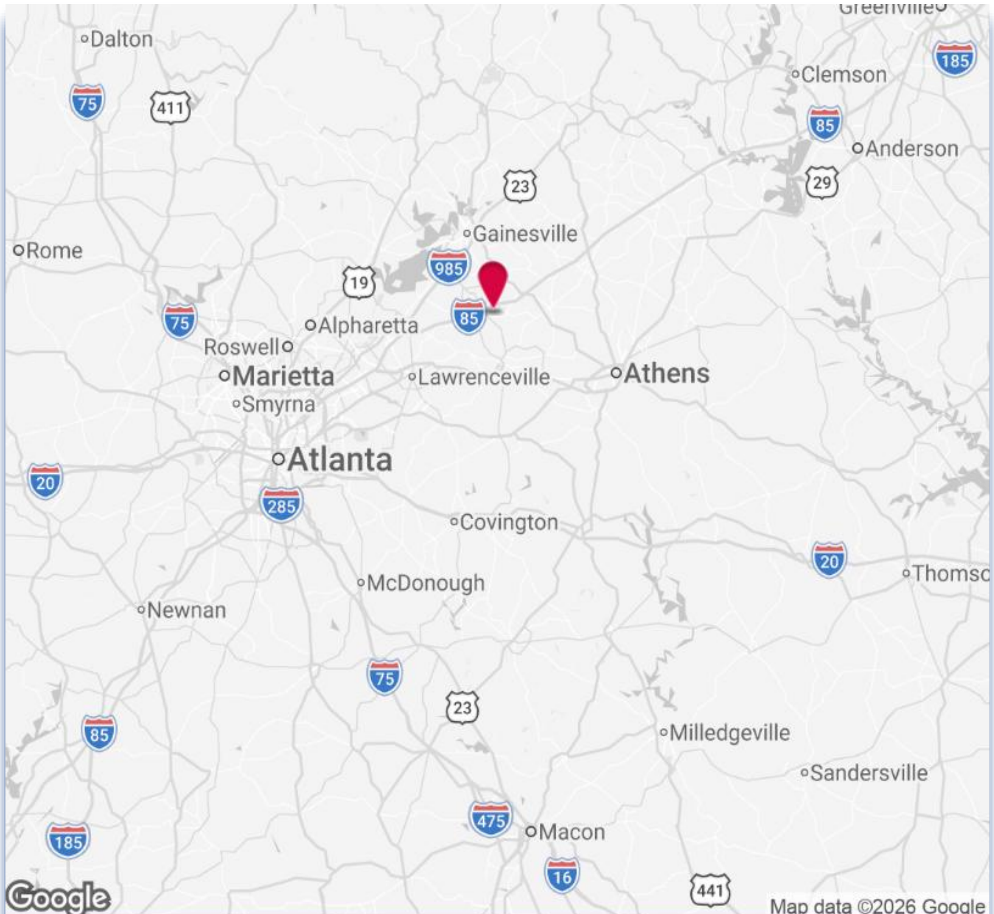
Hoschton Population	9,617
ZIP 30548 Population	22,960 (ZIP 30548)
Hoschton Median HH Income	$97,083
ZIP 30548 Median HH Income	$111,257
Jackson County Labor Force	44,621
Jackson County Unemployment	3.1%
Median Age	37 years

STRATEGIC CONNECTIVITY

- ±3 miles to I-85 (Exit 129, Hwy. 53)
- ±40 miles to Hartsfield-Jackson Atlanta Int'l Airport
- ±5 miles to downtown Braselton retail & logistics corridor
- ±55 miles to Downtown Atlanta

PROPERTY LOCATION

Regional Connectivity



KEY DISTANCES

I-85 (Exit 129)	±3 Miles
Downtown Braselton	±5 Miles
Gainesville, GA	±18 Miles
I-985 / I-85 Split	±22 Miles
Hartsfield-Jackson Airport	±40 Miles
Downtown Atlanta	±55 Miles
Port of Savannah	±260 Miles

Northeast Submarket

The subject is located in the I-85 North corridor, spanning Gwinnett into Hall and Jackson Counties, which continues to be Atlanta's top-performing industrial submarket by net absorption, activity and availability. The corridor is increasingly recognized as one of the best-positioned areas in Atlanta for small-bay and multi-tenant infill product.

Institutional-quality small-bay portfolios in core Atlanta infill locations have recently traded in the mid-5% cap rate range — supportive context for Pearl Industrial Park's positioning outside the immediate core.

6.5 MSF

Net Absorption 4 Rolling Quarters as of 2Q 2026
Net Absorption for Q2 2026 = 2.5 MSF

11.5 MSF

Activity for 4 Rolling Quarters as of Q2 2026
Activity for Q2 2026 = 4.3 MSF

8.2 %

Availability Rate for 2,000 – 20,000 Square Foot
Total Submarket Availability = 12.9%

Mid-5% CAP

Institutional Small-Bay Cap Rates (core infill)

Growth Drivers — Hoschton, GA

Hoschton has seen substantial rooftop and retail growth in the immediate trade area over the past 18 months — expansion that directly benefits small-bay industrial product like Pearl Industrial Park. Several of the park's current tenants are in the automotive, solar, and home-services trades.

RETAIL GROWTH

Kroger's Atlanta Division opened a $40 million, 123,000 SF Hoschton Marketplace in August 2025; a new Publix-anchored center has been developed nearby off GA-53 near Twin Lakes.

RESIDENTIAL GROWTH

The City of Hoschton has approved a 712-unit mixed-use development along Hwy. 53 and a 334-home gated community fronting Hwy. 332, with additional Pulte Homes communities under construction.

ROOFTOP EXPANSION

Ownership estimates roughly 2,500 new homes have been added or entitled in the immediate corridor over this growth cycle — a durable demand driver for small-bay tenants.

FINANCIAL DATA

Comparable Sales Analysis

Eleven arm's-length sales of small-bay and mid-bay industrial buildings in Gwinnett, Hall & Jackson County (Northeast submarket), July 2024 – May 2026.

Address	City	SF	Clear	Construction	$/SF	Date
300 Maltbie Industrial Dr	Lawrenceville	12,000	14'	Metal	$116.67	11/22/25
955 Hurricane Shoals Rd NE	Lawrenceville	64,000	22'	Brick/Block	$165.00	1/27/26
600 Progress Industrial Blvd	Lawrenceville	64,000	22'	Brick/Block	$165.00	1/28/26
5089 Bristol Industrial Way	Buford	43,337	20'	Metal	$126.91	7/13/24
1046 Parkway Court	Buford	12,000	16'	Metal	$135.00	12/25/24
9550 Jackson Trail Rd *	Hoschton	17,400	14.5'	Metal	$149.43	11/12/25
4540 Atwater Court	Buford	59,800	19'	Brick/Block	$190.36	5/28/26
4544 Atwater Court	Buford	43,478	20'	Brick/Block	$190.36	5/28/26
4455 Commerce Drive	Buford	52,000	20'	Brick/Block	$190.36	5/29/26
4465 Commerce Drive	Buford	53,642	20'	Brick/Block	$190.36	5/28/26
4485 Commerce Drive	Buford	50,000	20'	Brick/Block	$190.36	5/28/26
AVERAGE — 11 SALES		**42,878**			**$164.53**	

*Comp #6 (9550 Jackson Trail Road) is Hoschton's own direct locational comparable, closing at $149.43/SF. Comps #7–11 (Atwater Court / Commerce Drive) closed within one business day of each other at an identical $190.36/SF — evidence of a single bulk portfolio transaction rather than five independent sales. Excluding the double-counted portfolio effect, the seven independent transactions average approximately $149.77/SF. The subject's indicated value of $160.28/SF sits within the observed range and above the Hoschton-specific anchor comp.

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We Are Ready to Assist

For additional information, financial models, or to schedule a private property tour, please contact our exclusive advisory team directly.

Andrew Johnson

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Andrew joined King Industrial in March of 2019 and was promoted to Vice President in July of 2024. He specializes in the sale and leasing of industrial properties throughout Northeast Atlanta, working with owners, investors, and businesses to navigate acquisitions, dispositions, and lease transactions. Andrew is committed to providing straightforward market insight and responsive service to help clients make informed real estate decisions. His previous sales performance-driven track record in developing and closing transactions with Fortune 500 companies and his ability to provide new insight on potential and existing deals is an asset to the firm and to his clients.

All inquiries are treated with strict confidentiality. A signed NDA will be required prior to release of supplemental financial information.

OUR TEAM

We Are Ready to Assist

For additional information, financial models, or to schedule a private property tour, please contact our exclusive advisory team directly.

Brian Bratton, SIOR

Senior Vice President
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Brian joined King Industrial Realty in the spring of 2017 as a Sales Associate.
In 2019 he was designated by the Atlanta Commercial Board of Realtors as “Rookie of the Year”, an award given to brokers who have been in commercial real estate for up to three years that have amassed the highest volume of sales transactions. In 2021 he became one of the youngest agents in the world to ever earn the prestigious Society of Industrial and Office Realtors (SIOR) designation. In April 2024 Brian became a Partner at King Industrial Realty.

Brian primarily focuses on the leasing and sales of industrial properties in Atlanta and the surrounding metro area. For his clients, Brian handles tenant representation, landlord representation, property disposition, site and building acquisition, investment, and consulting services. His ability to work hand in hand with other agents, his attention to detail and interpersonal communication continues to build his client and deal portfolio, making him an extremely valuable asset to the firm.

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ABOUT

King Industrial Realty, Inc.

Your Industrial Real Estate Experts.™ — Where Knowledge is King.

45+	**980+ MSF**	**27**	**1980**
YEARS IN BUSINESS	TRACKED VIA PINPOINT™	COUNTIES COVERED	FOUNDED — ATLANTA

Founded in 1980, King Industrial Realty has been the trusted advisor for owners, investors, and tenants across metro Atlanta for over four decades. King's brokers live and work in the submarkets they serve, providing ground-level insight paired with PinPoint™ , a proprietary database tracking 27 counties and 980+ MSF within a 50+ mile radius of Metro Atlanta.

Built on two cornerstones — superior knowledge of the Atlanta industrial market and broker professionalism, King Industrial's exclusive focus on industrial real estate spans landlord and tenant representation, investment sales, property marketing, and market analytics. Member, CORFAC International; 9 brokers hold SIOR and 5 CCIM designations.

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