

# INDUSTRIAL INVESTMENT SALE INTERNATIONAL CREDIT TENANT

INCLUSIVE OF 12 ACRE DEVELOPMENT OPPORTUNITY  
1627 TECHNOLOGY PKWY, ROME, GA 30165



**INDUSTRIAL BUILDING & ADJACENT LAND**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Corporate Property Xchange in compliance with all applicable fair housing and equal opportunity laws.

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## SECTION 1

# PROPERTY INFORMATION

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# CPX

CORPORATE PROPERTY XCHANGE

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## PROPERTY DESCRIPTION

Introducing 1627 Technology Pkwy NW, Rome, GA, a prime investment opportunity for industrial, warehouse, distribution investors, and developers. This impressive property offers a 30,000 SF building, built in 2005, situated in the sought-after Rome area. Zoned H-1, the property boasts 100% occupancy in a long term NNN lease with Nifast Corp.(International Credit Tenant) making it an appealing and lucrative asset. With a robust and established presence, this property presents a rare chance for investors to secure a high-performing commercial real estate asset in a thriving location. In addition, this sale includes a 12 acre adjacent development parcel with full utilities to the site.

## PROPERTY HIGHLIGHTS

- Strategically located in a Regional Industrial Park
- Positioned adjacent to the Neaton and Suzuki Manufacturing Plants
- Entire facility is fully sprinklered
- Logistically positioned between Chattanooga and Atlanta and within the quadrangle of I-75, I-59, I-20 and I-24
- Loading accommodations for dock high, delivery high and grade level.
- 25 foot clear ceiling heights
- Skylights in warehouse
- 6 inch reinforced concrete slab floor

## OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size:	14.29 Acres
Building Size:	30,000 SF
NOI:	\$176,758.75
Cap Rate:	5.7%

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	12,700	30,515	42,386
Total Population	36,639	81,470	111,763
Average HH Income	\$81,234	\$83,923	\$81,978

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## LOCATION DESCRIPTION

Strategically located in a regional industrial park, off of a major thoroughfare and within the quadrangle of I-75, I-59, I-20 and I-24 in Rome, GA. This location offers convenient access to all points north, south, east and west and offers a diverse array of amenities and attractions. Nearby points of interest include the renowned Rome Braves Stadium, historic Downtown Rome with shopping and dining establishments, and the esteemed Berry College. With its close proximity to parks, scenic river fronts, and a burgeoning business community, the area presents an enticing opportunity for prospective Building investors seeking a prime location that seamlessly blends professional prestige with the allure of a flourishing, dynamic community.

## CONSTRUCTION DESCRIPTION

Walls are fully insulated with metal panels exterior, and brick front facade.

Roof is standing seam with skylights.

The entire facility is 100 percent sprinklered.

Mercury vapor warehouse lighting in the warehouse with full coverage of space heaters.

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- Loading accommodations for dock high, delivery high and grade level.
- 25 foot clear ceiling heights
- Skylights in warehouse
- 6 inch reinforced concrete slab floor
- Tenant is responsible for utilities, landscaping, parking lot, pest control, HVAC
- This property was developed for Nifast; a major Japanese supplier. The lease is guaranteed by Metal One, which functions as a wholly owned subsidiary of Mitsubishi Corporation
- Walls are fully insulated
- Metal panels exterior with brick front facade
- Roof is standing seam with skylights
- Mercury vapor lighting in the warehouse
- Full coverage of warehouse space heaters
- Lease is driven by supply chain to Suzuki, Mitsubishi and Neaton Auto Parts

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# LOCATION INFORMATION

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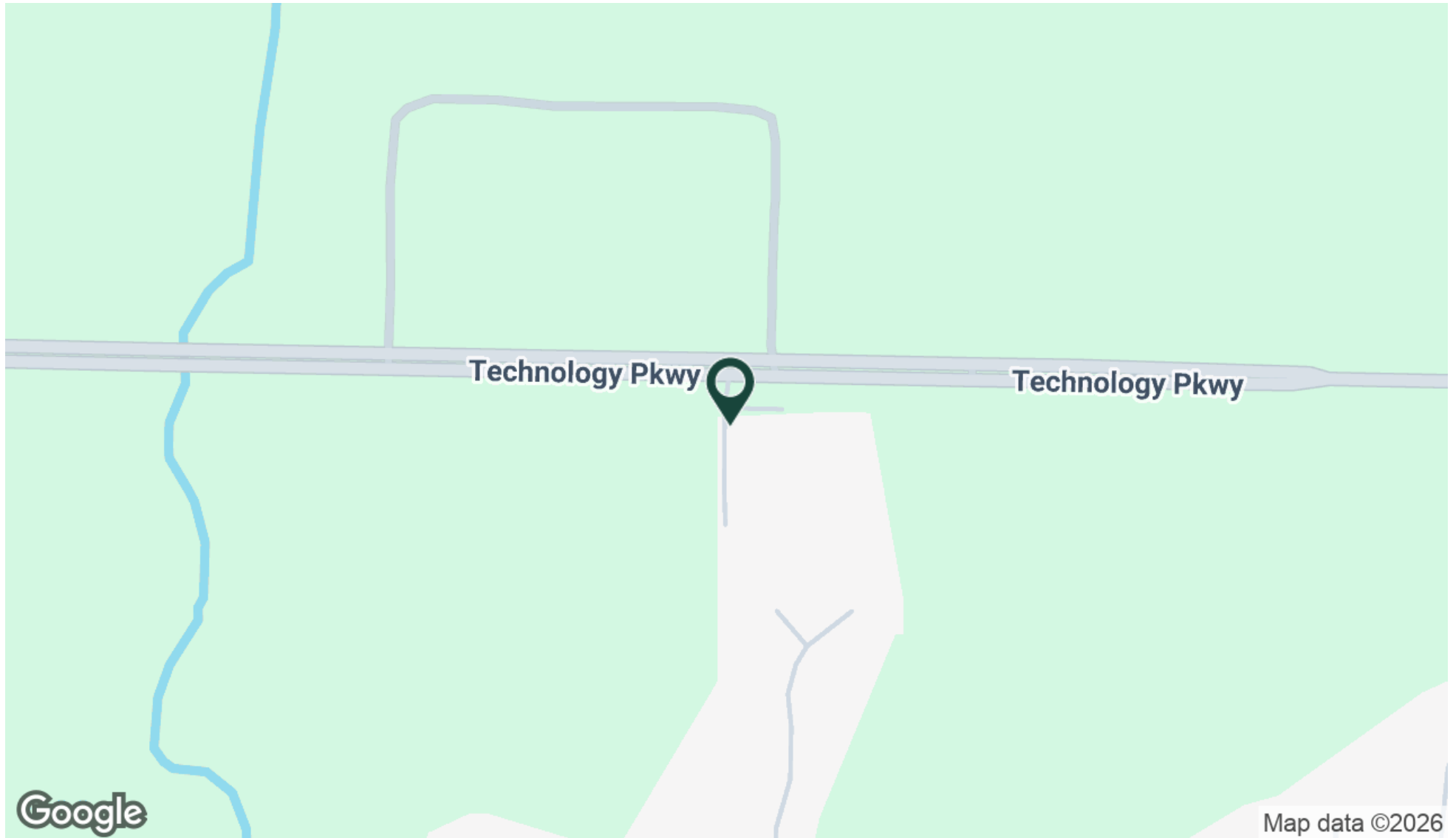
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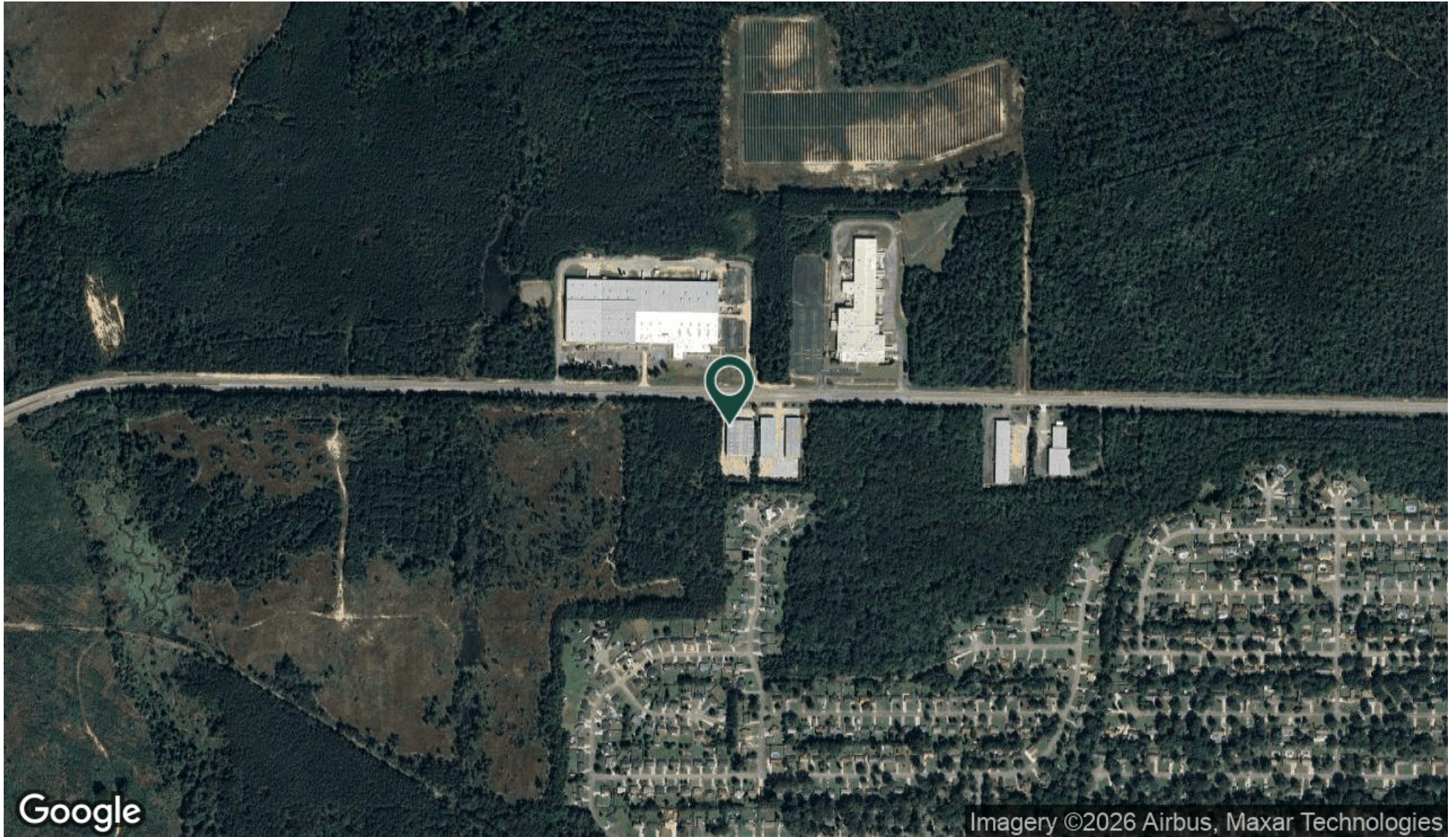
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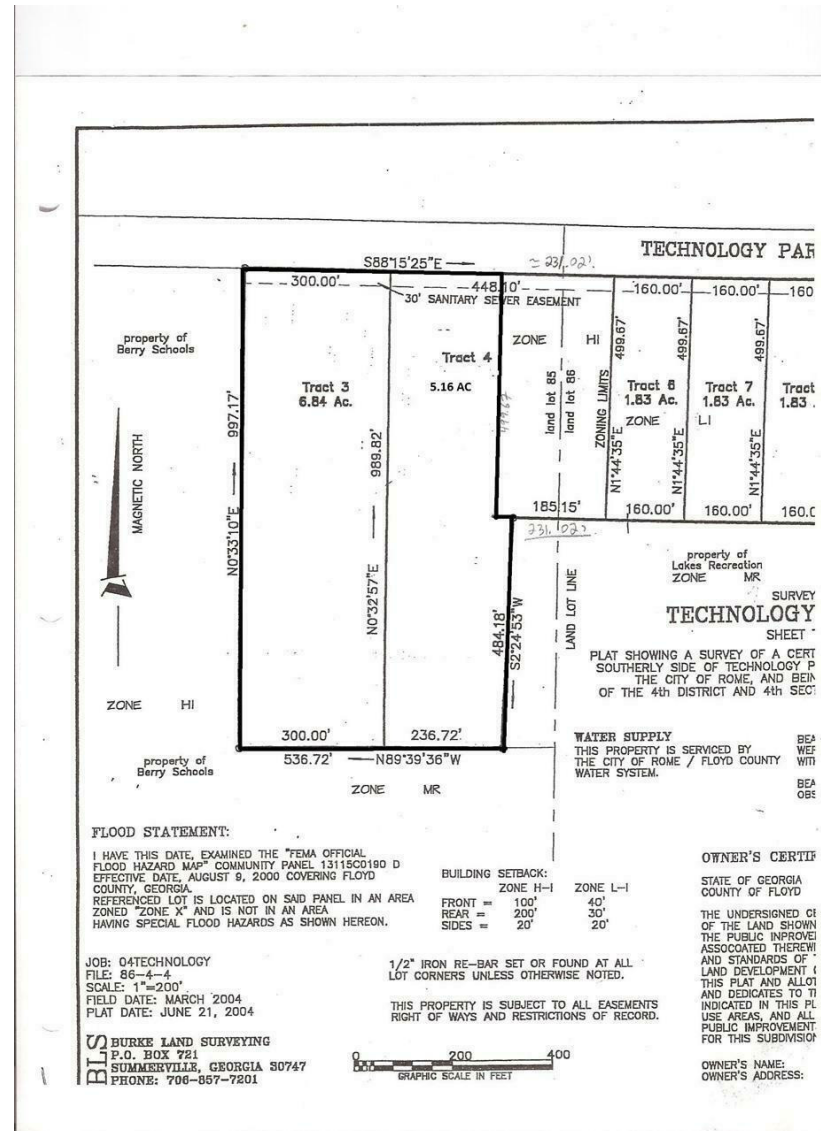
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# FINANCIAL ANALYSIS

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## INVESTMENT OVERVIEW

Price	\$3,100,000
Price per SF	\$103
GRM	15.4
CAP Rate	5.70%
Total Return (yr 1)	\$176,759

## OPERATING DATA

Gross Scheduled Income	\$201,300
Total Scheduled Income	\$201,300
Vacancy Cost	\$503
Gross Income	\$200,797
Operating Expenses	\$24,038
Net Operating Income	\$176,759
Pre-Tax Cash Flow	\$176,759

## FINANCING DATA

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Nifast	30,000 SF	100%	\$6.71	\$201,300	01/01/2023	12/31/2027
<b>TOTALS</b>		30,000 SF	100%	\$6.71	\$201,300		
<b>AVERAGES</b>		30,000 SF	100%	\$6.71	\$201,300		

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INCOME SUMMARY	
Vacancy Cost	(\$503)
<b>GROSS INCOME</b>	<b>\$200,797</b>
EXPENSES SUMMARY	
Real Estate Taxes	\$18,549
Insurance	\$5,489
<b>OPERATING EXPENSES</b>	<b>\$24,038</b>
<b>NET OPERATING INCOME</b>	<b>\$176,759</b>

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# DEMOGRAPHICS

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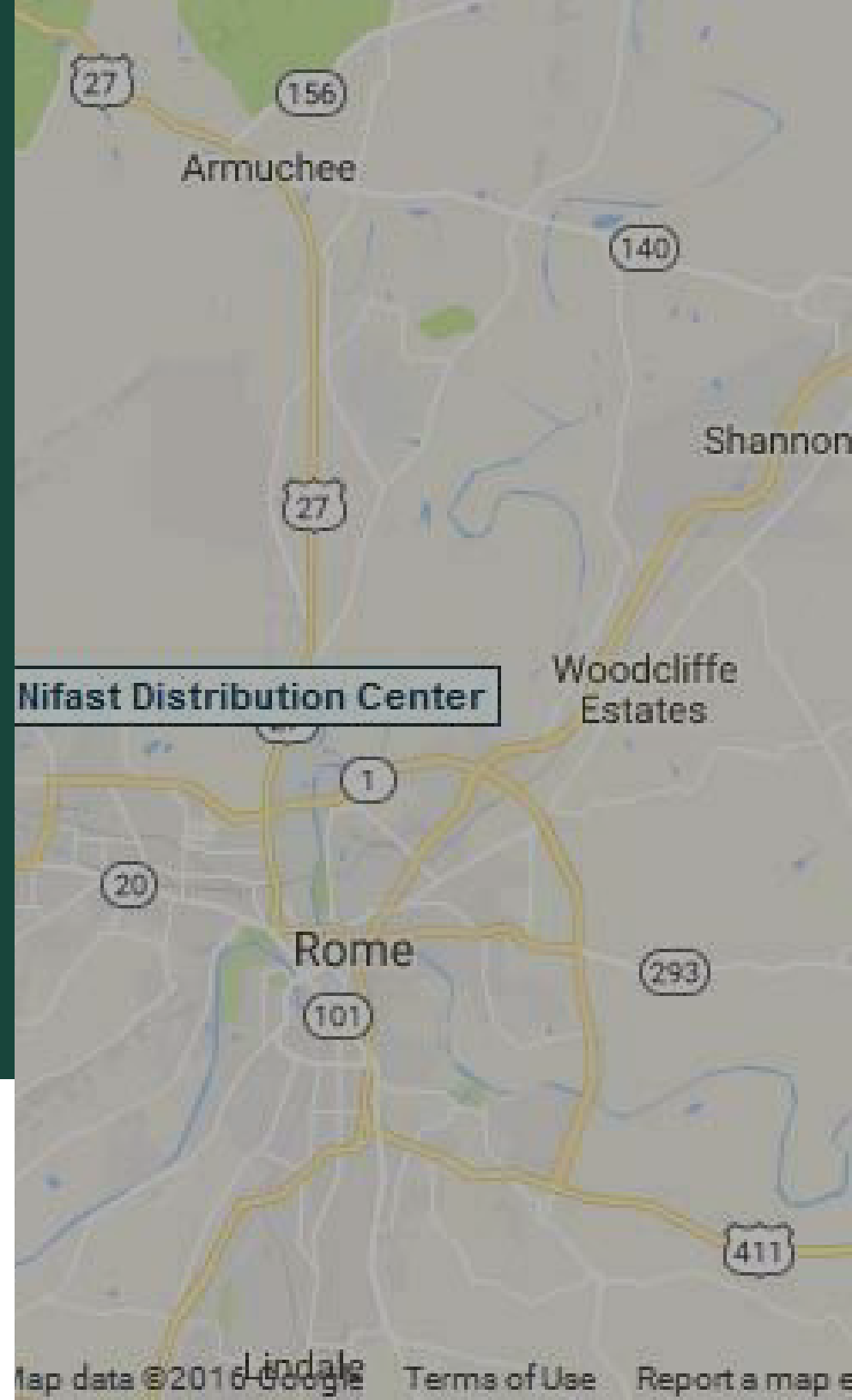
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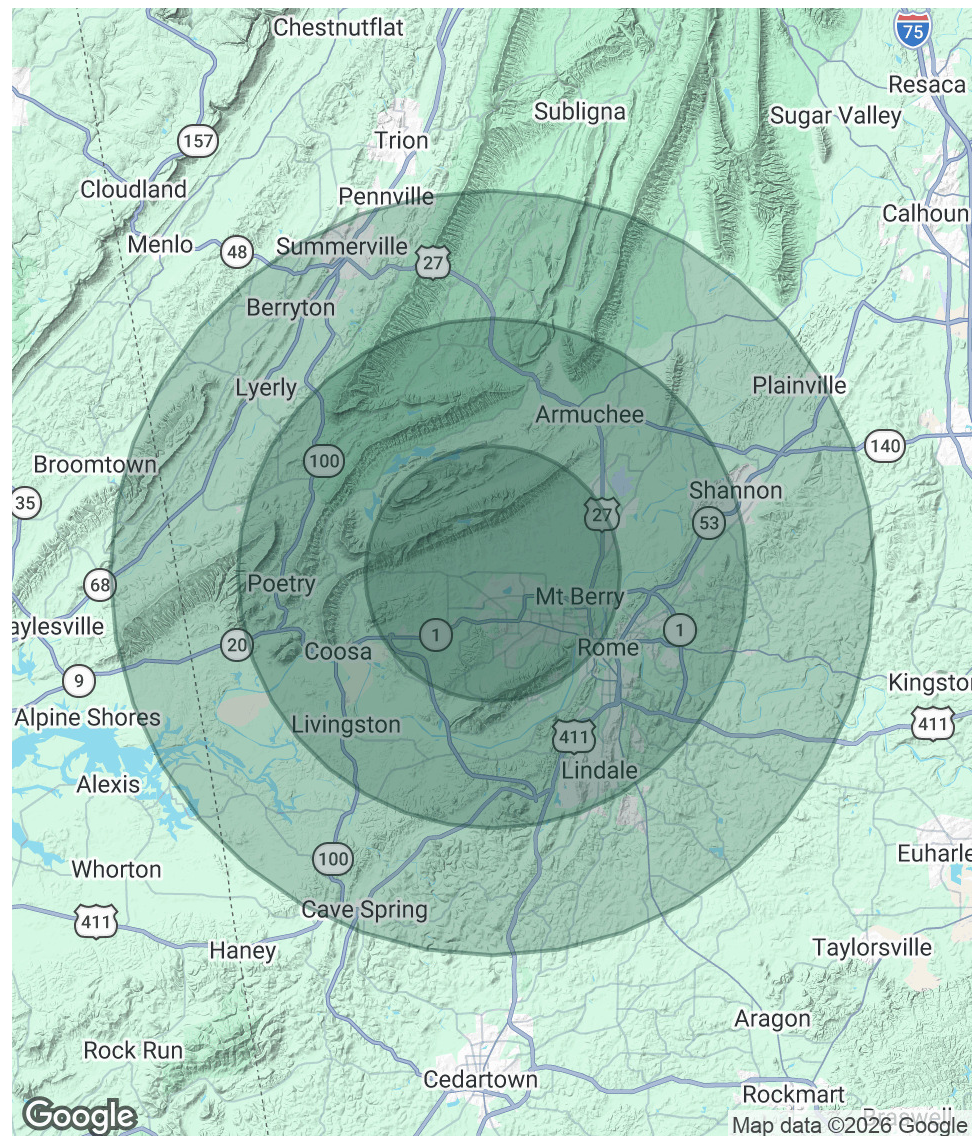
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	36,639	81,470	111,763
Average Age	37	40	41
Average Age (Male)	36	38	39
Average Age (Female)	38	41	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	12,700	30,515	42,386
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$81,234	\$83,923	\$81,978
Average House Value	\$238,891	\$254,496	\$243,359

2020 American Community Survey (ACS)



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# SECTION 5

# ADVISOR BIOS

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## PROFESSIONAL BACKGROUND

Managing Partner, Broker of Record Tennessee; bringing more than 40 years of experience in the commercial real estate industry, specializing in investment sales, 1031 Tax Deferred Exchanges, as well as leasing/sales representation of office, industrial, retail, and land assemblage.

Prior to CPX, part of Alan's career included serving close to a decade as Associate Director of Retail Properties at Marcus & Millichap. Previous to that, his work history included affiliations with CBRE, Harbert Real Estate, and Southeast Venture LLC. Alan also served as the Real Estate for the Metropolitan Government of Nashville and Davidson County between 2003-2006.

Alan holds a BBA Degree from the Conner School of Business at the University of Mississippi, and is an active member Rotary International, the International Council of Shopping Centers, and CCC (Contractors Closers Connectors); as well as, concluding a final term as Board Member of the Battle Ground Academy Alumni Association.

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**PROFESSIONAL BACKGROUND**

Managing Partner, Broker of Record New York. Keith has more than 40 years of experience in the commercial real estate industry, specializing in Investment Sales, Owner-Operator Brokerage and 1031 Tax Deferred Exchanges across all asset classes. Most recently, Keith served as Vice President of Benchmark Advisors Group. Keith and his team provided advisory and investment real estate brokerage services to retail, office and industrial clients.

His business experience includes Partner with Milton Point Properties, responsible for securing, structuring, overseeing and brokering development projects. This included the successful development and sale of over 25 properties over 15 years. He was also Managing Partner of Russo Lewis Realty Advisors, a full service commercial firm that focused on major investment properties. Prior to that, he was Vice President for the Wall Street Journal Network and started his real estate career as a Broker with CBRE.

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**PROFESSIONAL BACKGROUND**

Senior Director with a focus in Hospitality and Investment Sales. Nathan brings over 25 years of hospitality industry expertise and more than a decade of real estate experience to CPX. He specializes in advisory services for hospitality investors, including mergers and acquisitions, as well as investment real estate brokerage across all asset classes.

Nathan's hospitality career includes leadership roles as an Executive Chef and Manager with renowned organizations such as Hillstone Restaurant Group and BrickTop's. In 2015, he transitioned into the private club sector, later founding a successful personal chef and catering company in Nashville. During this period, he also began selling and investing in real estate, gaining deep expertise in residential, commercial, and development properties.

He earned his Bachelor of Science in Hotel, Restaurant and Institutional Management from Johnson & Wales University in Providence, Rhode Island, graduating Summa Cum Laude. His operational knowledge spans hotels, restaurants, retail and institutional environments.

Nathan and his family have called Franklin, Tennessee home since 2011 and remain active members of the Middle Tennessee community. His unique blend of hospitality and real estate experience positions him as a trusted advisor and strategic partner for investors across the southern regions and nationwide.

**EDUCATION**

B.S. Hotel, Restaurant & Institutional Management

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