

BELTLINE WAREHOUSE AT LEE & WHITE

WEST END | ±20,000 SF | ±0.92 AC

DONNELLY AVE SW, ATLANTA GA 30310



LEE & WHITE DEVELOPMENT



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In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

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TABLE OF CONTENTS

- 04 PROPERTY HIGHLIGHTS
- 05 FLOOR PLAN
- 06 SURVEY
- 07 PHOTOS
- 12 AERIALS
- 15 IN THE AREA
- 18 DEMOGRAPHICS
- 19 ATLANTA AT A GLANCE
- 23 ABOUT BULL REALTY
- 24 TEAM PROFILE

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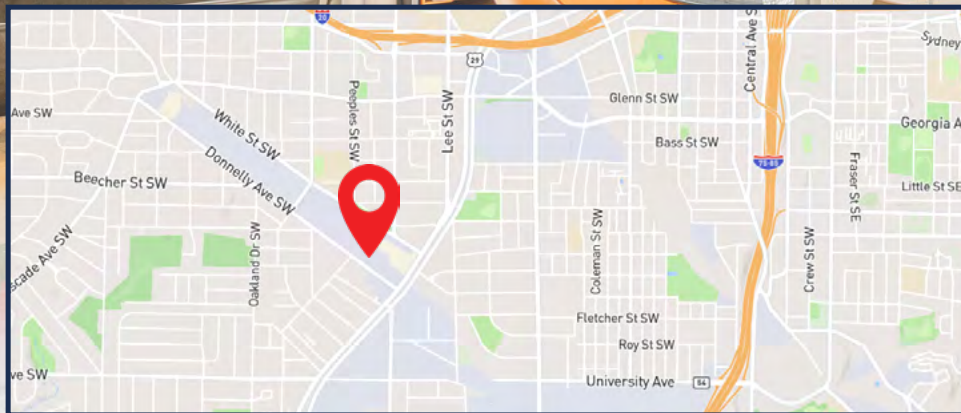
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PROPERTY HIGHLIGHTS

Irreplaceable Westside Beltline frontage directly across from Lee & White, offering ±20,000 SF on ±0.92 acres with significant adaptive reuse and long-term redevelopment potential positioned at the center of Atlanta's fastest-growing mixed-use corridor.

- Rare 200 FT of frontage along the Atlanta Beltline Westside Trail directly across from Lee + White
- Positioned in the heart of Atlanta's rapidly transforming West End / Westside Beltline corridor
- ±20,000 SF Building including ±17,000 SF warehouse, ±3,000 SF office, and ±600 SF mezzanine
- Strategic ±0.92-acre Beltline parcel offering long-term redevelopment and adaptive reuse potential
- Functional layout with 18 FT clear heights and 23' x 31' column spacing
- Four dock-high doors (2 existing with easy ability to convert to 4) and one ramped drive-in door supporting adaptive reuse or shop space uses
- ±3-phase power (240V, 600 amps) | Wet sprinkler system
- 16 on-site parking spaces in gated courtyard area
- Immediate access to I-20 and I-85 with connectivity to Downtown & Midtown, and Hartsfield-Jackson International Airport



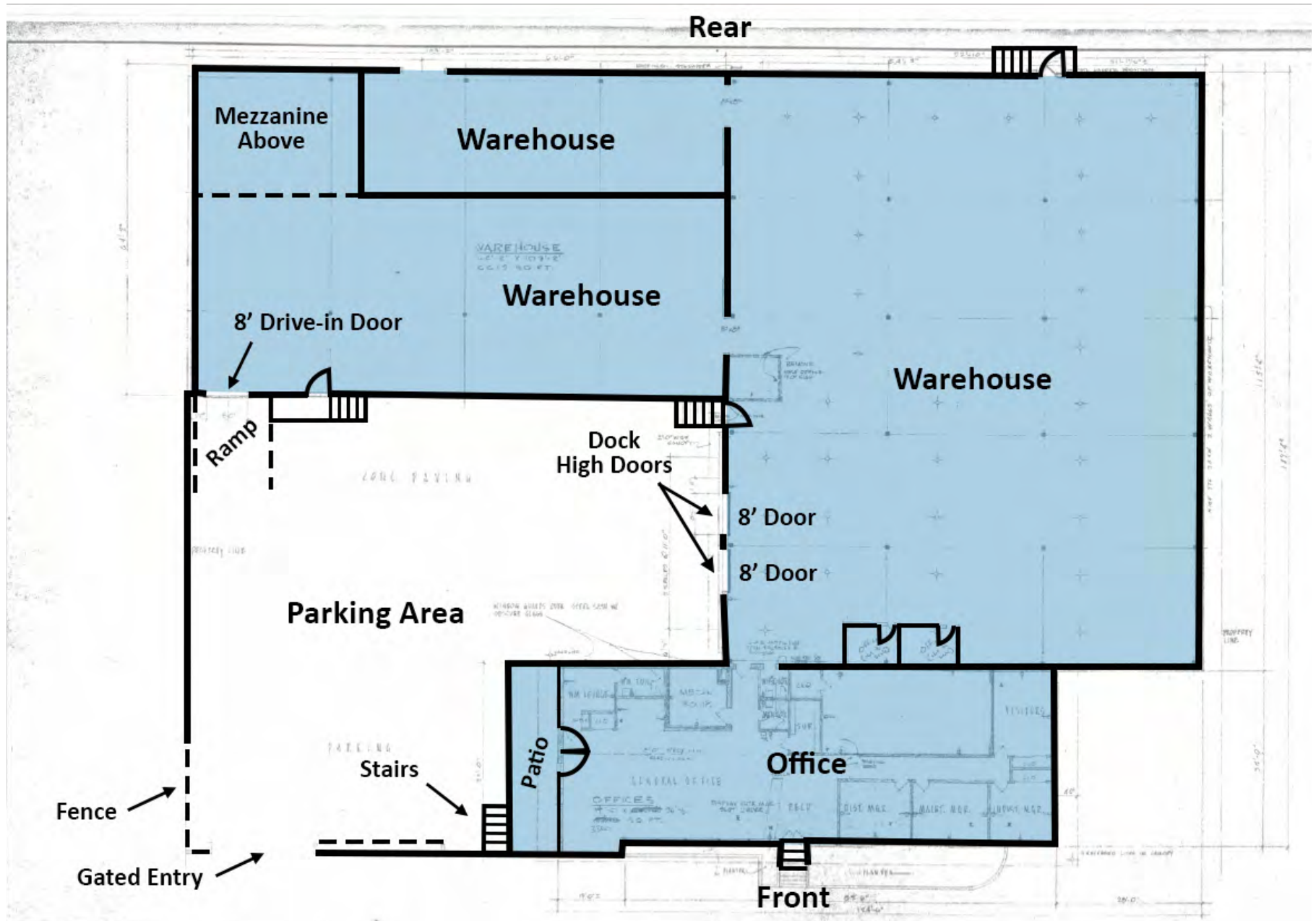
BUILDING:

ADDRESS:	Donnelly Ave SW Atlanta, GA 30310
COUNTY:	Fulton
FLOORS:	1
TOTAL BUILDING SIZE:	±20,000 SF
SITE SIZE:	±0.92 Acres
ZONING:	L-1
PARCEL ID:	140119LL0042
PARKING:	16 Surface spaces
# OF DOCK-HIGH DOORS:	2 Existing, can convert to 4
# OF DRIVE-IN BAYS:	1 (Ramped)
CEILING HEIGHT:	±18 FT
POWER:	3-Phase, 240 Voltage, 600 Amps
UTILITIES:	All to site
FRONTAGE:	Donnelly Ave SW

FINANCIAL:

SALE PRICE:	\$3,900,000
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FLOOR PLAN













AERIAL

LEE+WHITE

WILD HEAVEN BEER + Grady Carbice BOXCAR AT HOP CITY good2burgerz

OVERLOOK JTEC KIPP: Metro Atlanta Schools COSTA COFFEE Honeysuckle gelato gusto!

TESORO CONCORDE PLYWOOD MONDAY NIGHT BREWING ASW GAME SHOW CHALLENGE HOP CITY BEER & WINE

BOVINO AFTER DARK notable OGLE SCHOOL HAIR • SKIN • NAILS



200' FRONTAGE

DONNELLY AVE SW

±3,780 VPD

AERIAL

ATLANTA DOWNTOWN
15 MIN

MIDTOWN
Atlanta
15 MIN

COLLEGE TOWN
AT WEST END



Mercedes-Benz
STADIUM



WEST END



THE MALL AT WEST END



Atlanta
Beltline

DONNELLY AVE SW

16,920 VPD
#3,780 VPD

AERIAL

HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

🚗 15 MIN

FORT MCPHERSON

🚗 7 MIN

29

🚗 \$16,920 VPD

DONNELLY AVE SW

🚗 \$3,780 VPD



BELTLINE WESTSIDE TRAIL

The Atlanta Beltline Westside Trail is one of the most dynamic stretches of the larger Atlanta Beltline, running about 3 miles through the west side of Atlanta from Washington Park down to the historic West End. Built on a former freight rail corridor, the trail blends green space, neighborhood access, and redevelopment in a way that feels more relaxed and community-oriented than the busier Eastside section. Along the route you'll find public art installations, fitness stations, playgrounds, and access points to parks like Washington Park, with tree cover and skyline glimpses that make it especially popular for walking, running, and biking.

A major highlight — and a key driver of the Westside's recent energy — is the nearby Lee + White development in the West End. Located just off the trail, Lee + White has transformed historic warehouse buildings into a vibrant food and beverage district anchored by breweries, restaurants, and gathering spaces. It's home to spots like Monday Night Garage (the second location of Monday Night Brewing), plus a growing lineup of food halls, coffee shops, and event venues. The development is also becoming known as Atlanta's "beer district," with multiple breweries clustered within walking distance of the BeltLine access point.

Lee + White's proximity to the Westside Trail has helped turn this portion of the Beltline into more of a destination rather than just a recreational path. Visitors can bike or walk the trail and easily transition into dining, live music, markets, and community events, creating a strong connection between outdoor recreation and neighborhood revitalization. The combination of historic West End architecture, adaptive reuse projects, and BeltLine connectivity makes this corridor one of the most rapidly evolving areas in the city — and one to watch as future phases of the Beltline continue to expand.



ATLANTA'S WEST END

Atlanta's West End is a historic, vibrant intown neighborhood located just southwest of downtown Atlanta. Known for its tree-lined streets, Victorian-era and bungalow-style homes, and strong sense of community, the West End blends historic charm with modern urban convenience. The neighborhood offers excellent transit access through the Metropolitan Atlanta Rapid Transit Authority (MARTA) rail station and benefits from proximity to the Atlanta Beltline Westside Trail, providing residents with easy access to parks, trails, and neighboring districts.

With ongoing investment in infrastructure, preservation, and public amenities, the West End has become an increasingly desirable location for both residents and businesses, balancing historic character with a growing urban lifestyle. Its walkability, connectivity, and emerging cultural energy make it one of Atlanta's most compelling intown neighborhoods.



IN THE AREA

LEE + WHITE

Lee + White has emerged as one of Atlanta's most exciting mixed use destinations. The redevelopment of the West End community's former "Warehouse Row" showcases a mix of cutting-edge breweries, restaurants, retailers and food manufacturers. With a focus on contributing to the growth and energy of Atlanta's historic West End, the next chapter in the Lee + White redevelopment will diversify the project's offerings to include a food hall, unique retail spaces and creative loft offices.



ATLANTA BELTLINE WESTSIDE

The PATH Foundation has partnered with the Atlanta Beltline, Inc. and recently opened the Westside BeltLine Connector in March of 2021. The Westside BeltLine Connector is part of a 10-mile connection from PATH's Silver Comet Trail in Cobb County. Through this new connection, Atlanta will be the only major U.S. city with a trail emerging from its city center and stretching 100+ miles into a neighboring state, Alabama.



MOREHOUSE / SPELMAN COLLEGE

Morehouse College and Spelman College are two prestigious historically Black colleges located in Atlanta, Georgia. Morehouse is an all-male liberal arts college known for producing influential Black leaders, including Dr. Martin Luther King Jr. Spelman is an all-female liberal arts college renowned for its academic excellence and commitment to empowering women of African descent. Both schools are part of the Atlanta University Center Consortium and have a rich legacy of social justice and leadership.



MARTIN LUTHER KING JR. NATIONAL HISTORICAL PARK

The Martin Luther King Jr. National Historical Park in Atlanta, Georgia, preserves the legacy of Dr. Martin Luther King Jr. It includes his childhood home, the Ebenezer Baptist Church where he preached, and the King Center, where he and Coretta Scott King are buried. The park honors his life, work, and impact on the civil rights movement.



WESTSIDE RESERVOIR PARK

The park is the City of Atlanta's largest planned greenspace. Located in northwest Atlanta, it will double as a water reservoir and a 280 acre park when complete. Plans for the first section call for walking trails, an open lawn, a grand overlook, and city views. Westside Park will connect to the Atlanta BeltLine's Westside Trail Extension, the Westside BeltLine Connector, and Proctor Creek Greenway in the future.

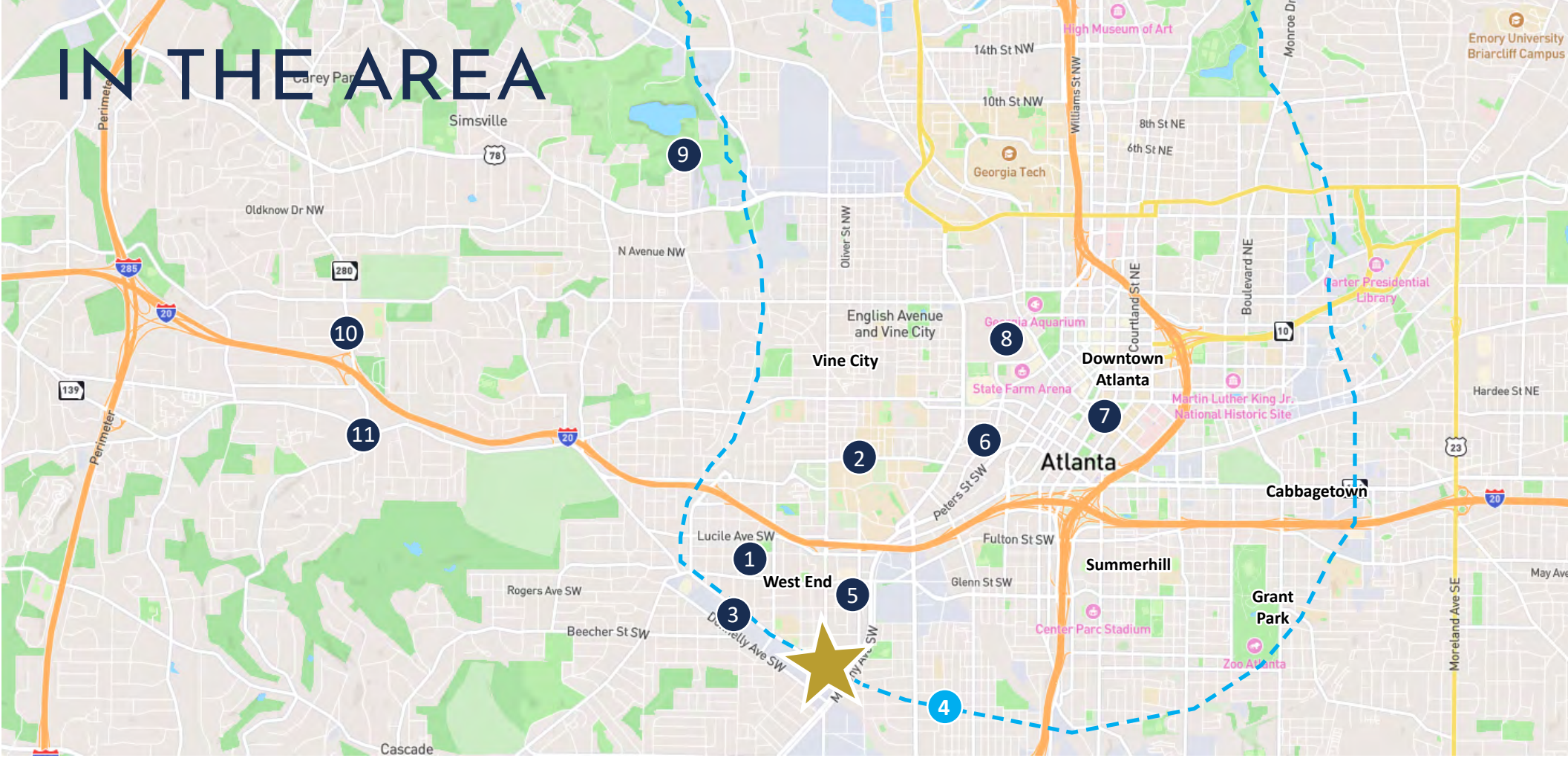


QUARRY YARDS / MICROSOFT

Quarry Yards is located directly adjacent to the new Westside Park at Bellwood Quarry, a 300-acre park. Once completed, the park will be the largest park in Atlanta, and create a tremendous amenity for the city and those who live, work, and play at Quarry Yards. In addition, the new Proctor Creek Greenway runs through the heart of the site and will eventually link the Westside BeltLine trail with the new park.



IN THE AREA



Subject Property

1

The Mall West End- American Deli, Footlocker, Planet Fitness, Citi Trends

2

Morehouse College, Clark Atlanta University, Spelman College

3

Lee + White- Monday Night Garage, Wild Heaven, Honeysuckle Gelato, Costa Coffee, Boxcar at Hop City

4

Atlanta Beltline

5

West End MARTA Station

6

DurtyBirds, Coffee Loft, Frost Bistro, Parlor, Omni Coffee & Eggs, Old Lady Gang, Bo Mas Cantina, ADios Cafe, Atlantucky Brewing, Wild Leap Brewing

7

Grady Hospital, Georgia State University, Underground Atlanta, The Municipal Market

8

College Football Hall of Fame, Mercedes-Benz Stadium, State Farm Arena, Georgia Aquarium, World of Coca Cola

9

Westside Reservoir Park, Bellwood Quarry

10

Frederick Douglass High School, Berean Christian Junior Academy, Berean Child Development Center

11

CVS, American Deli, AutoZone, Dollar Tree, Wendy's, T-Mobile, McDonald's, Bargain Wholesale, Subway

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
11,970	115,994	338,045



HOUSEHOLDS

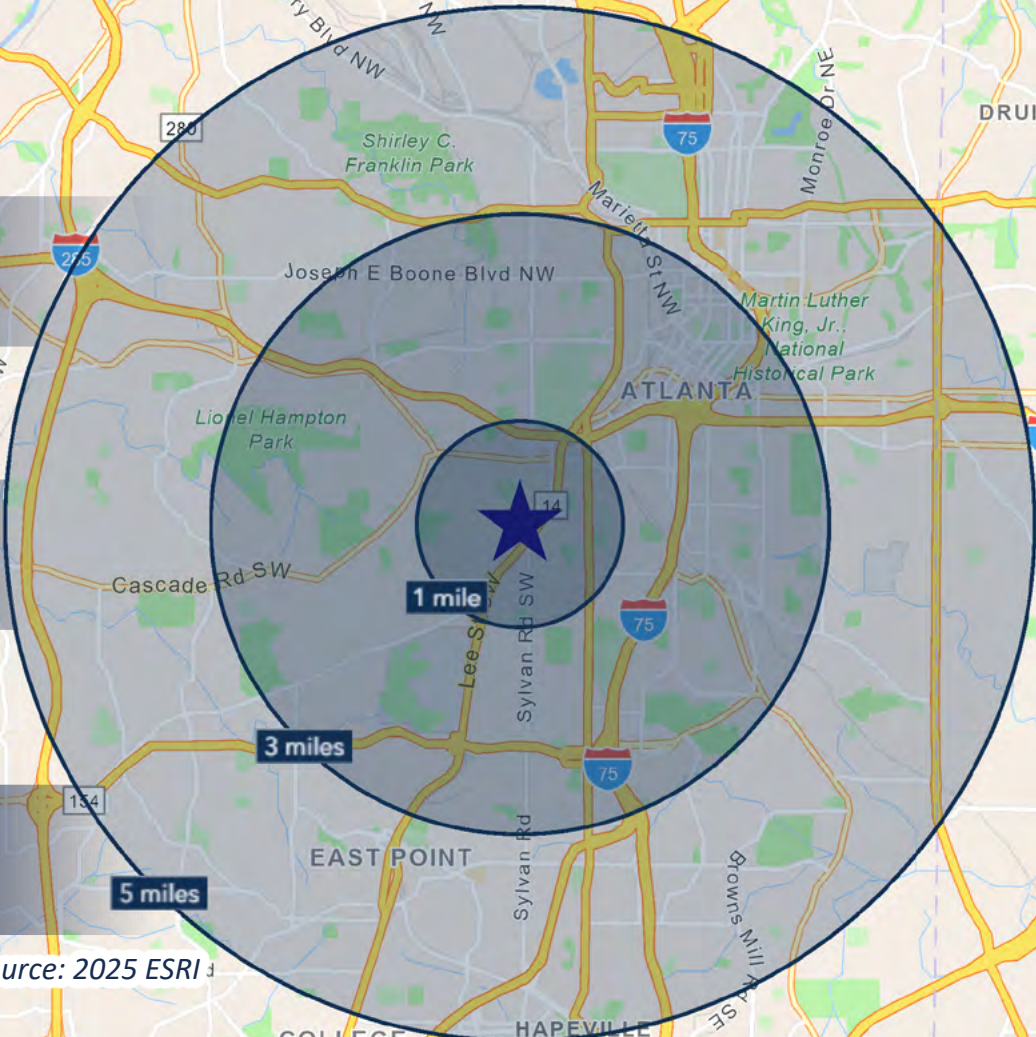
1 MILE	3 MILES	5 MILES
5,870	49,321	156,962



AVERAGE HOUSEHOLD INCOME

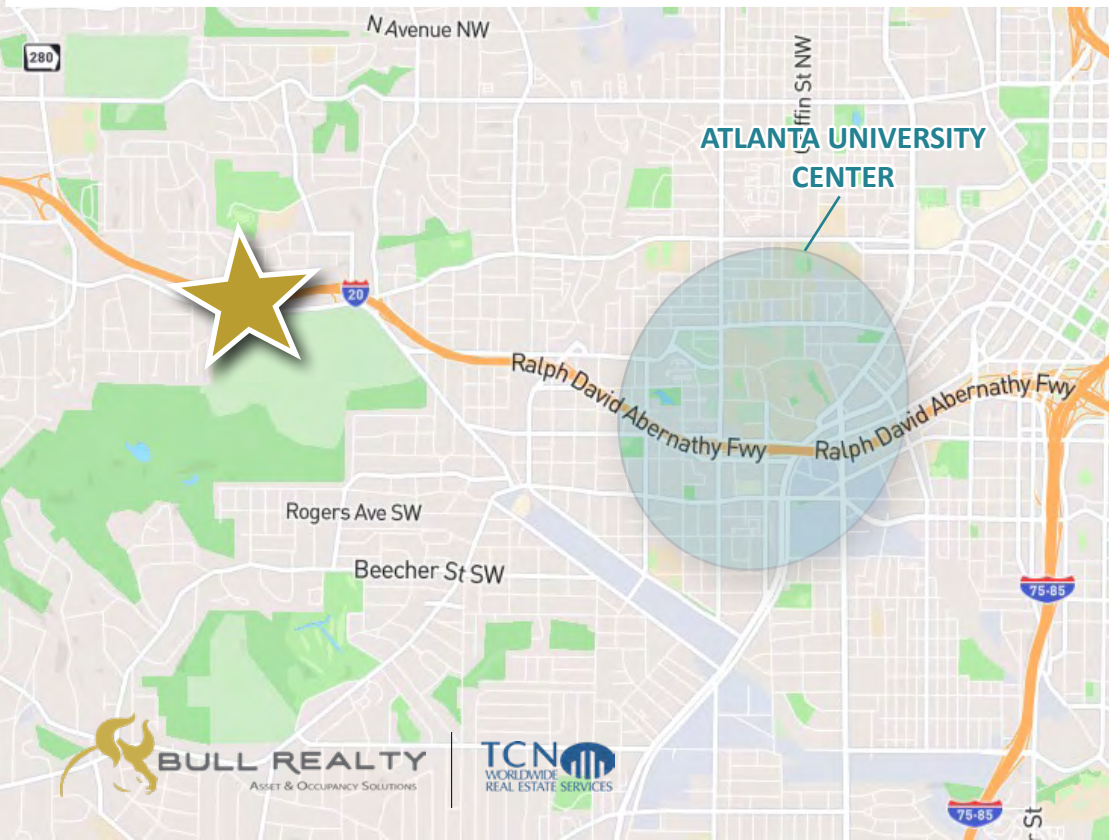
1 MILE	3 MILES	5 MILES
\$78,951	\$81,775	\$115,317

Source: 2025 ESRI



ATLANTA UNIVERSITY CENTER

The Atlanta University Center Consortium (AUC Consortium) is the oldest and largest contiguous consortium of African-American higher education institutions in the United States. The center consists of four historically black colleges and universities (HBCUs) in southwest Atlanta, Georgia: Clark Atlanta University, Spelman College, Morehouse College and the Morehouse School of Medicine. The consortium structure allows for students to cross-register at the other institutions in order to attain a broader collegiate experience. They also share the Robert W. Woodruff Library, a dual degree engineering program, and career planning and placement services.



ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN
THE U.S. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

KING & SPALDING



accenture

Honeywell



facebook.

EMORY
UNIVERSITY



Mercedes-Benz



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

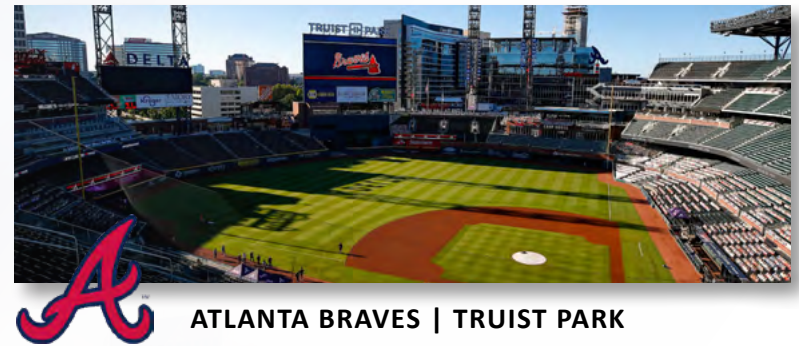
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



TEAM PROFILE



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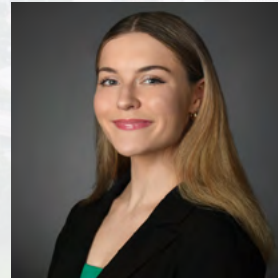
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CARMEN LAM
GRAPHIC DESIGNER



ILONA BERMAN
MARKETING



MEGAN MURPHY
MARKETING