



3350 HAMILTON

INFILL INDUSTRIAL • 86,468 SF • 37% LEASED • SOUTH ATLANTA

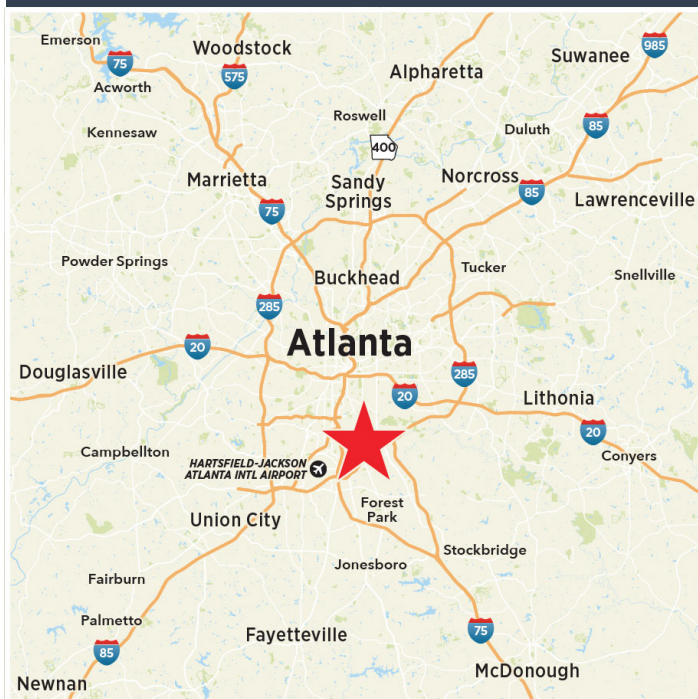
Owner/User Acquisition Opportunity



SECTION ONE

Executive Summary

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Stream Realty Partners is pleased to present the opportunity to acquire the property located at 3350 Hamilton Boulevard SE, Atlanta, GA 30354 (the "Property"). The building is a cross-docked, 86,468 square foot, light industrial facility located inside the I-285 Perimeter in South Atlanta. The Property sits in the heart of the Airport submarket, a key logistical area for both the City of Atlanta and greater Southeast region. Situated in Hapeville, the Property

provides less than a mile proximity with two turn access to I-75 and less than three-mile proximity and three turn access to the Air Cargo Terminal at Hartsfield-Jackson Airport, the world's busiest passenger airport. The acquisition offers immediate, appreciating cash flow for approximately 37% of the Property and the ability for a user to utilize the remaining 55k SF vacancy day 1 with the flexibility of expanding into the entire 87k SF building in 1 year.

Highlights:

87K
SF BUILDING
37%
OCCUPIED

- Immediate Cash Flow
- Cross-Docked Configuration
- Move-In Ready
- 3 Miles from the World's Busiest Airport



SECTION TWO

Investment *Highlights*



Move-In Ready with Existing Cashflow

Upon Closing, the Property will be 37% leased at below market lease rates. The balance of the building is available for immediate occupancy for a user in a brand new “white boxed” warehouse with a 2K SF office. The Property offers the user the flexibility to remain in 55K SF or expand into the entire 87K SF building.



Infill Location with Functionality

The Property sits inside the I-285 perimeter and falls within the Atlanta City limits. The building offers 17’ clear height with cross-dock functionality that can easily accommodate both multi-tenant or single-tenant lease-up strategies.



Superior Access

The Property provides users with direct access to Atlanta’s major trucking corridors. The Airport Submarket’s three main interstates, I-75, I-85, and I-285, are all located within a 10 minute drive of the Property.



Air Cargo Terminal

South Atlanta is home to Hartsfield-Jackson Atlanta International Airport, the world’s busiest airport by annual passenger volume. The Airport’s Air Cargo Terminal is located on the east side of the airport along I-75 South and sits within an 8-minute drive of the Property. The world’s largest freight forwarders and air cargo providers maintain a physical presence in the Hapeville and Forest Park area. Furthermore, the City of Atlanta is committed to the growth of this facility with a \$200M investment to expand air cargo capacity.



Completed Capital Improvements

Current ownership has completed extensive improvements throughout the Property with a focus on high-quality, speculative improvements throughout the vacant suite. The spec suite is ready for immediate occupancy and suited for wide array of distribution, assembly or manufacturing uses.

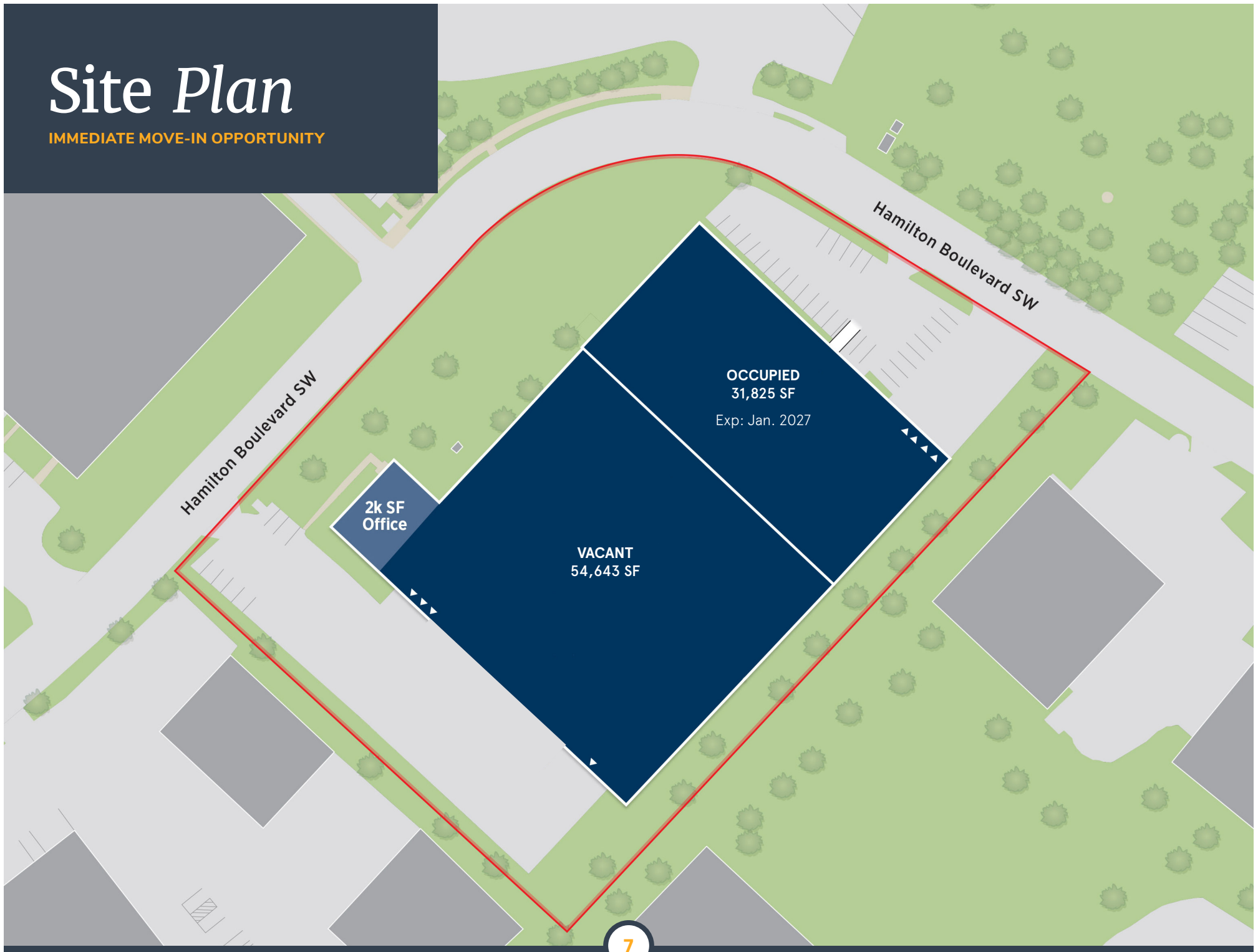


SECTION THREE

Property Overview

Site Plan

IMMEDIATE MOVE-IN OPPORTUNITY



Property Overview

ADDRESS: 3350 Hamilton Blvd SE,
Atlanta, GA 30354

SUBMARKET Airport/North Clayton

BUILDING SIZE 86,468 Square Feet

LOT SIZE 4.0 Acres

CONFIGURATION Cross-Dock

YEAR BUILT 1964

LOADING: 8 Dock High
w/ Pit Levelers, 1 Drive-In

CLEAR HEIGHT: 17' to Eaves, 18.5' to Ceiling

OFFICE 2,000 Square Feet

LIGHTING LED

SPRINKLER Wet System

POWER Heavy Power

EMPLOYEE PARKING 50 Spaces

SECURITY Fenced and Gated Truck Courts
/ Employee Parking



**IN THE LAST 2 YEARS,
OWNERSHIP HAS INVESTED
OVER \$1M IN**

Capital Improvements



**NEW SECURITY GATE
AND SURVEILLANCE SYSTEM**



**WHITE BOXED WAREHOUSE INCLUDING
LED LIGHTING, DOCK DOORS, HEATERS
AND ENLARGED CASED OPENING**



NEW ROOF OVER SUITES 200/300

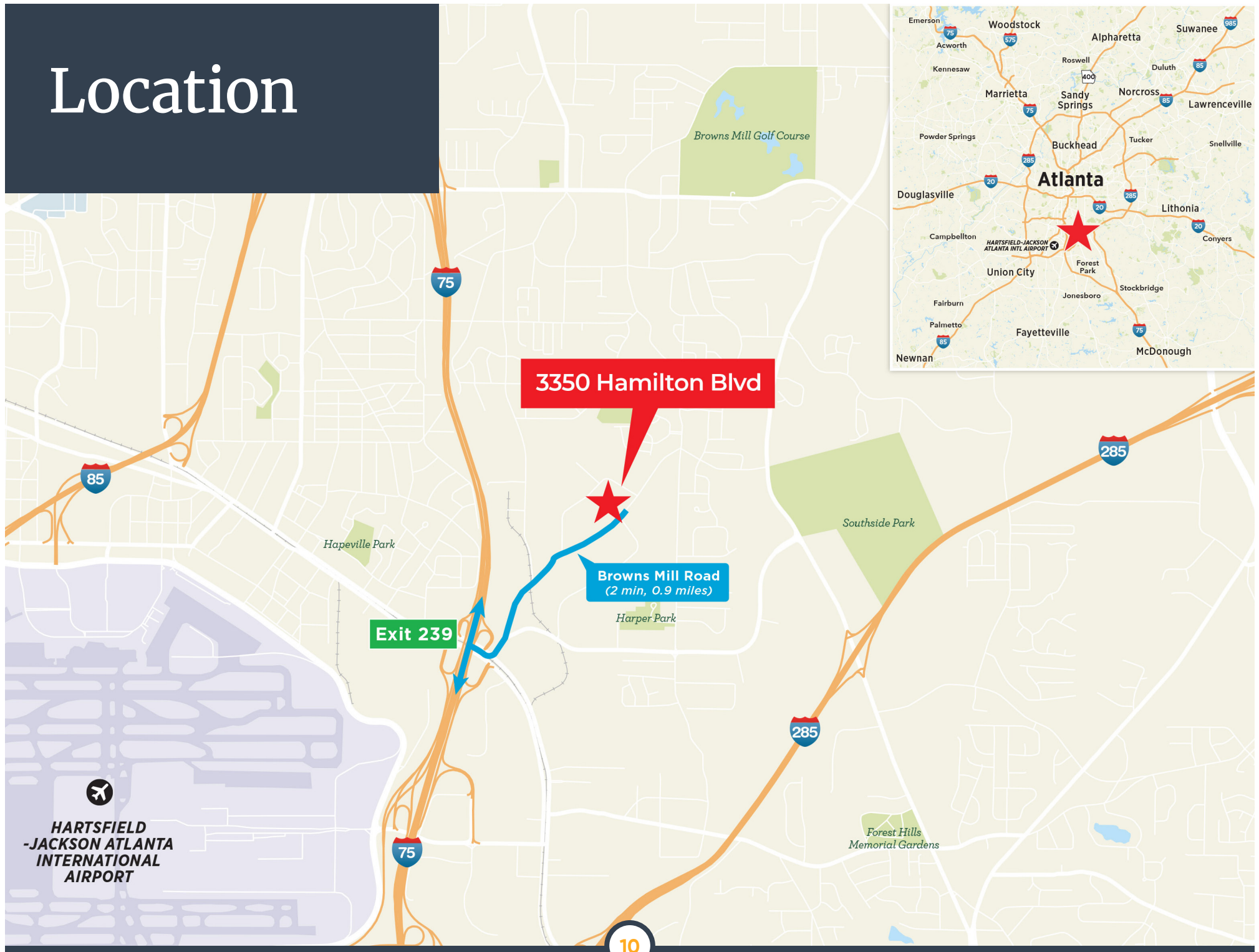


**WHITE BOXED OFFICE INCLUDING
BREAK ROOM AND BATHROOMS**



REPAVED TRUCK COURT

Location



3350

HAMILTON

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