

LEE & ASSOCIATES ATLANTA
OFFERING MEMORANDUM

5333 BELLS FERRY RD
ACWORTH, GA 30102

19,536 SF FLEX/INDUSTRIAL BUILDING

CONFIDENTIALITY & DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-Atlanta nor any of their respective officers, directors, employees, affiliates or representatives make any completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

CONTACT INFORMATION

TREY TUMLIN

DIRECTOR

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INVESTMENT HIGHLIGHTS

PRICE Please Inquire

ADDRESS 5333 Bells Ferry Rd
Acworth, GA 30102

COUNTY Cherokee

BUILDING AREA 19,536 SF

LAND AREA 1.82 Acres

YEAR BUILT 1995

RBA 19,536 SF

OCCUPANCY 100%

FLOORS One

USE Flex/Industrial

CONSTRUCTION Masonry

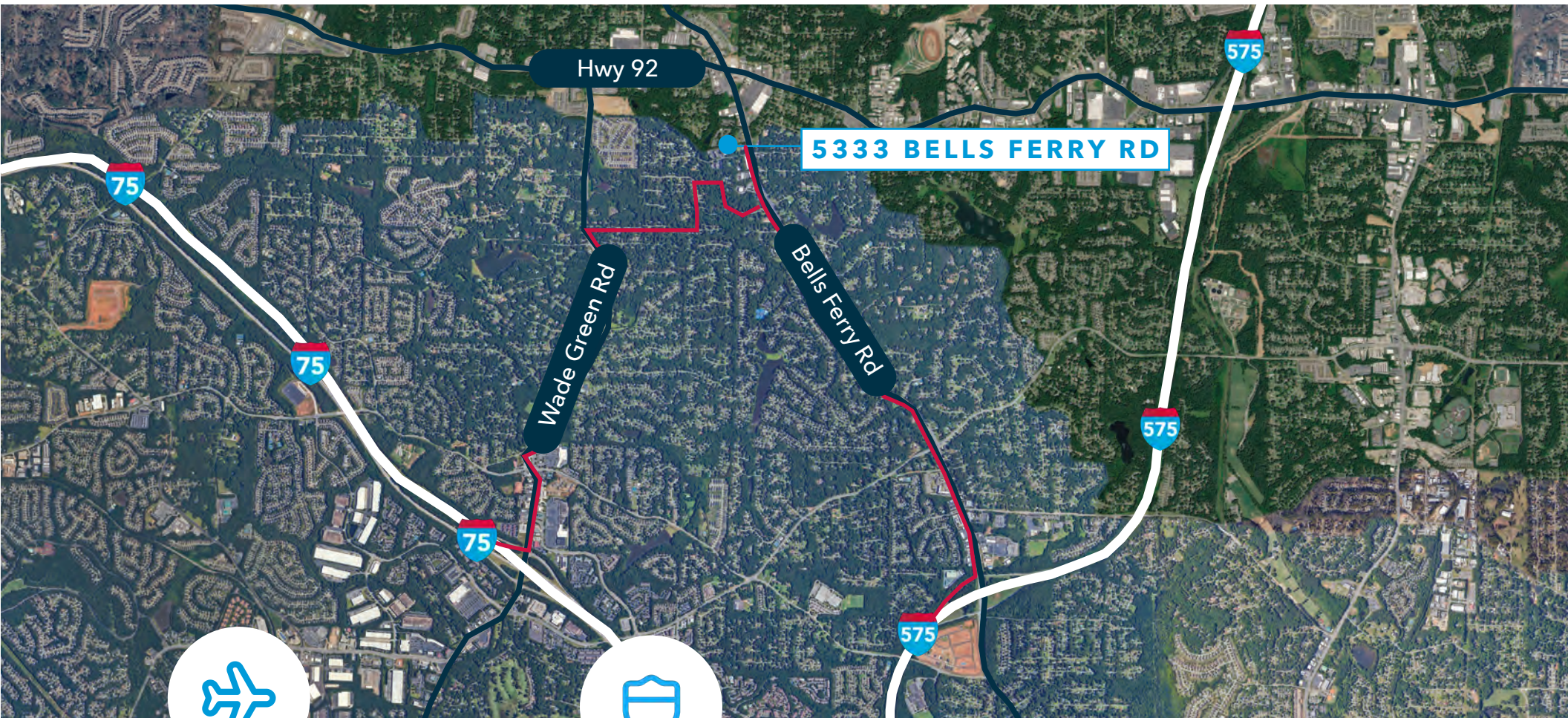
TENANTS Six (6) Tenants

NOI \$221,798



OFFERING SUMMARY

LOGISTICS



AIRPORT

Hartsfield-Jackson Int'l Airport
35.8 miles



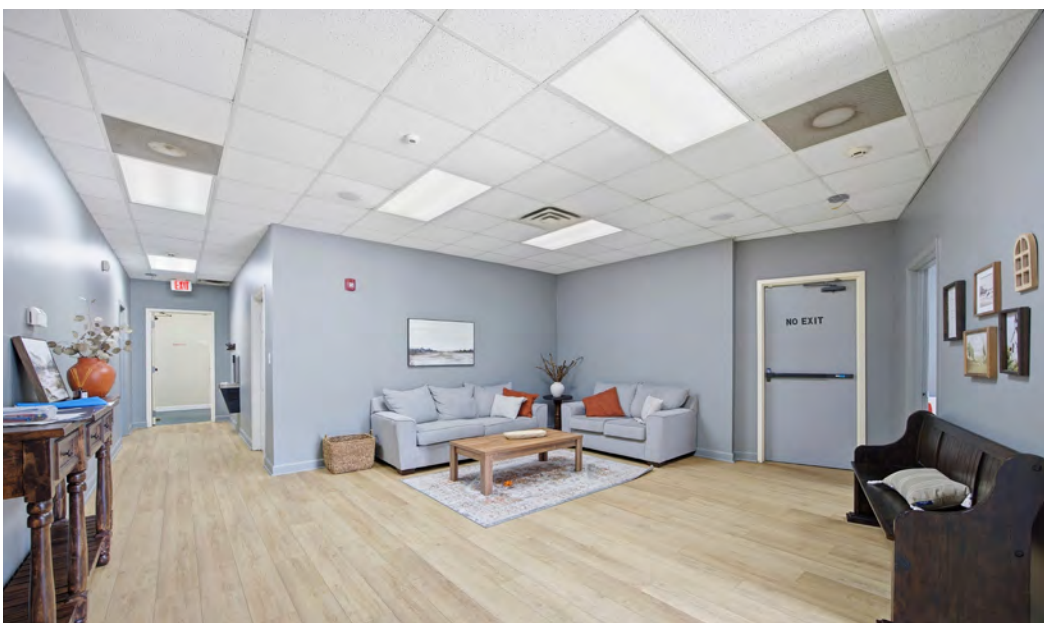
INTERSTATES

I-575 | 2.3 miles
I-75 | 3.2 miles

100% LEASED

OFFERING SUMMARY

PROPERTY PHOTOS



OFFERING SUMMARY

FLOOR PLAN



19,536 SF | FULLY LEASED

LEE & ASSOCIATES



OFFERING SUMMARY

DEMOGRAPHICS



POPULATION

	3-MILE	5-MILE	10-MILE
2025 Population	81,720	106,944	346,566
2020 Population	75,723	100,574	334,631



HOUSEHOLDS

	3-MILE	5-MILE	10-MILE
2025 Households	29,968	39,638	127,888
2020 Households			



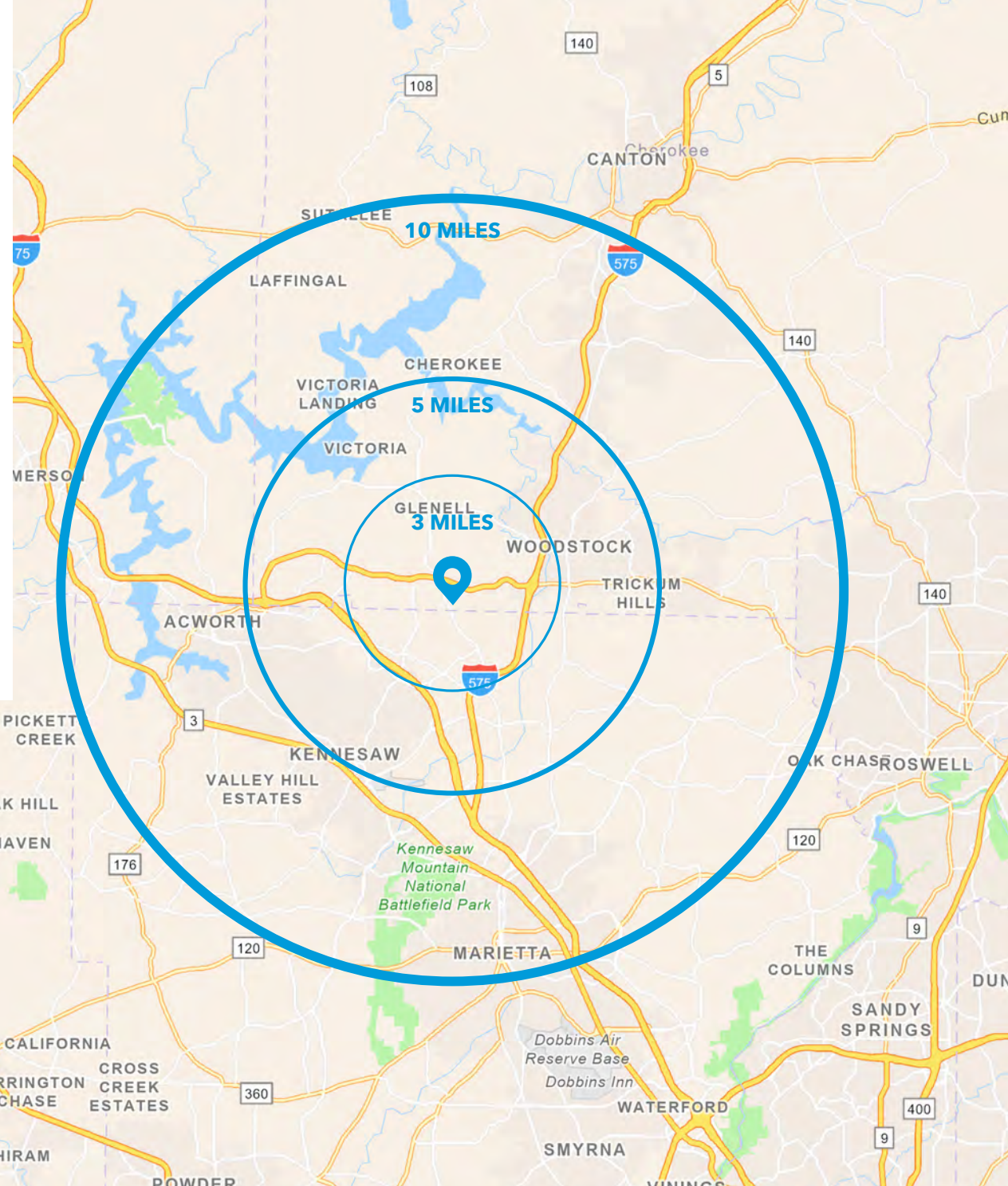
INCOME

	3-MILE	5-MILE	10-MILE
2025 Average Household Income	\$96,898	\$103,414	\$118,511



EMPLOYEES

	3-MILE	5-MILE	10-MILE
2025 Number of Employees in Area	24,923	43,326	133,150





FINANCIAL OVERVIEW

INCOME & EXPENSES
RENT ROLL
TENANT SUMMARY

**INFORMATION TO BE PROVIDED
UPON EXECUTION OF THE
CONFIDENTIALITY AGREEMENT**

OFFERING PROCESS

The property is being offered for sale to principals only, on an “as-is” all cash basis, subject to Limiting Conditions described in this Offering Memorandum and the Confidentiality Agreement.

Prospective purchasers should be cognizant of the following:

- **Property Tour:** Tours will be available to qualified prospective purchasers at times throughout the marketing process and will only be available with Lee & Associates or Owner representative present. Unescorted tours are not permitted, and prospective purchasers are not allowed to contact the tenants of the Portfolio, whether directly or indirectly. To arrange a site tour, please contact one of the following:
- **Initial Bids:** During the marketing process, Lee & Associates will deliver instructions to prospective purchasers at the appropriate time identifying the initial bid date and outlining information to be incorporated into purchaser offers, which may include and are not limited to the following:
 - » Purchase price, earnest money deposit, due diligence contingencies and closing date
 - » Experience acquiring similar properties
 - » Details regarding capital sources (both debt and equity)
 - » Investment approval process
- **Due Diligence Materials:** With Seller’s approval, Lee will make available to prospective purchasers relevant due diligence materials as applicable and available.

This Investment Opportunity has been prepared by Lee & Associates for promotion and general reference material only. Lee & Associates makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal or financial liability is assumed or to be implied with respect hereto.

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