

505 Industrial Dr

Woodstock, GA 30189

**Industrial
Opportunity**

Offering Memorandum

LI (Light Industrial) Zoning | ±5,100 SF GLA



MATTHEWS™

Exclusively Listed By



Cole Zacharias

Associate

(404) 400-3434

cole.zacharias@matthews.com

License No. 449223 (GA)



Thomas Wilkinson

Associate Vice President

(404) 348-4945

thomas.wilkinson@matthews.com

License No. 416083 (GA)



Harrison Auerbach

SVP & Director

(404) 445-1092

harrison.auerbach@matthews.com

License No. 451527 (GA)

Maxx Bauman

Broker of Record

Broker Lic No. 451849 (GA)

Firm Lic No. 80041 (GA)

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Table of Contents

- 04 Property Overview
- 10 Financial Summary
- 11 Market Overview

PROPERTY OVERVIEW

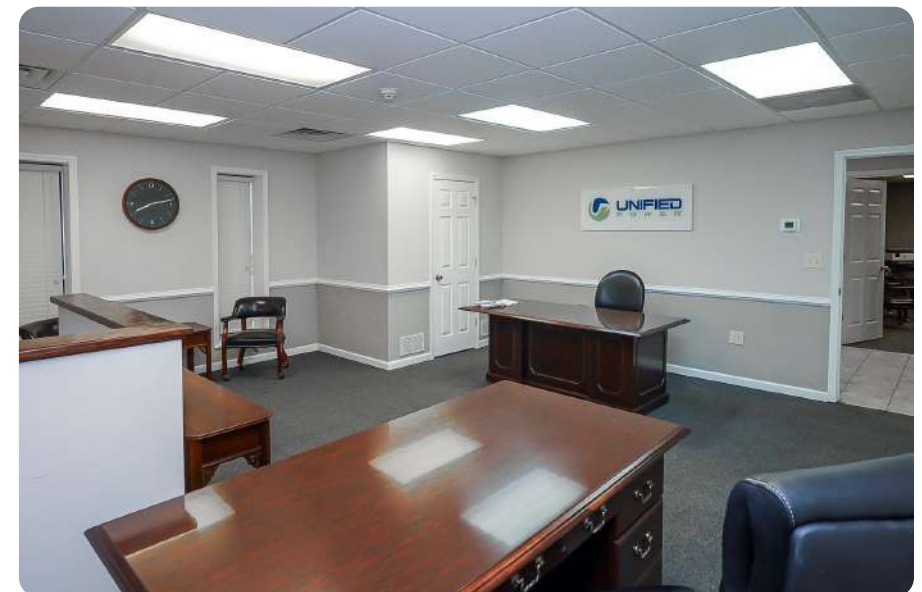
505 Industrial Dr
Woodstock, GA 30189



PROPERTY HIGHLIGHTS

Property Highlights

- **Prime Woodstock Location:** Positioned in one of the fastest-growing submarkets in metro Atlanta, the property benefits from strong population and business growth throughout Cherokee County and the broader Northwest Atlanta industrial corridor, an area that continues to draw both residents and businesses migrating north.
- **Scarcity of Comparable Product:** Availability of industrial product in the $\pm 5,100$ SF range remains extremely limited in this submarket, positioning the asset to benefit from sustained demand from both owner-users and investors competing for a shrinking pool of similarly sized buildings.
- **Vacant & Move-In Ready:** The building is delivered vacant and move-in ready, offering an owner-user immediate occupancy with no lease obligations to work around, or an investor a clean slate to lease at market rents.
- **Recently Renovated:** The property has undergone recent renovations, reducing near-term capital expenditure requirements and allowing a new owner to take occupancy with minimal upfront investment.
- **Functional Industrial Layout:** The $\pm 5,100$ SF metal building features 18' clear height, a grade-level door, and $\pm 1,400$ SF of finished office, providing a flexible configuration that accommodates a wide range of light industrial, contractor, and service-based users.
- **Ample On-Site Power:** The property offers ample power, supporting a broad range of industrial and equipment-intensive operations and further broadening the tenant and user profile.
- **Efficient Owner-User Opportunity:** The building's size, layout, and finished office component make it an ideal fit for an owner-user looking to control occupancy costs and build long-term equity in a high-demand, supply-constrained market, with potential access to SBA financing for qualified buyers.
- **Light Industrial Zoning:** Zoned LI (Light Industrial), the property provides a defined range of permitted uses and regulatory clarity for incoming users and investors.
- **Hard-to-Replicate Basis:** With construction costs and land pricing in the Woodstock corridor continuing to rise, acquiring an existing, renovated building offers a meaningful discount to replacement cost and a faster path to occupancy than new development.
- **Strong Submarket Fundamentals:** Woodstock and the surrounding Cherokee County market continue to attract residential and commercial growth, supporting long-term demand for functional industrial space and reinforcing the asset's underlying real estate value.





± 51,700 VPD

92



± 109,000 VPD



575



41

± 42,000 VPD



Cobb County International Airport
±1,000 Employees
Executive Transit Through its Dedicated FBO,
Minimizing Critical Supply Chain Downtime
with 24/7 Logistics Access.



Google Earth

505 Industrial Dr
Woodstock, GA 30189

±5,100 SF
GLA

1981
Year Built

±51,700
Vehicles Per Day (US-92)

±0.57 AC
Lot Size

\$176.47
Price Per SF



INTERIOR PHOTOS



WAREHOUSE PHOTOS



PROPERTY SUMMARY

\$900,000

List Price

\$176.47

Price Per SF

±0.57 AC

Lot Size

Property Details

Address 505 Industrial Dr Woodstock, GA 30189

Parcel 16086400080

Total SF ±5,100 SF

Year Built 1981

Construction Metal

Clear Height 18'

Grade-Level Doors 1

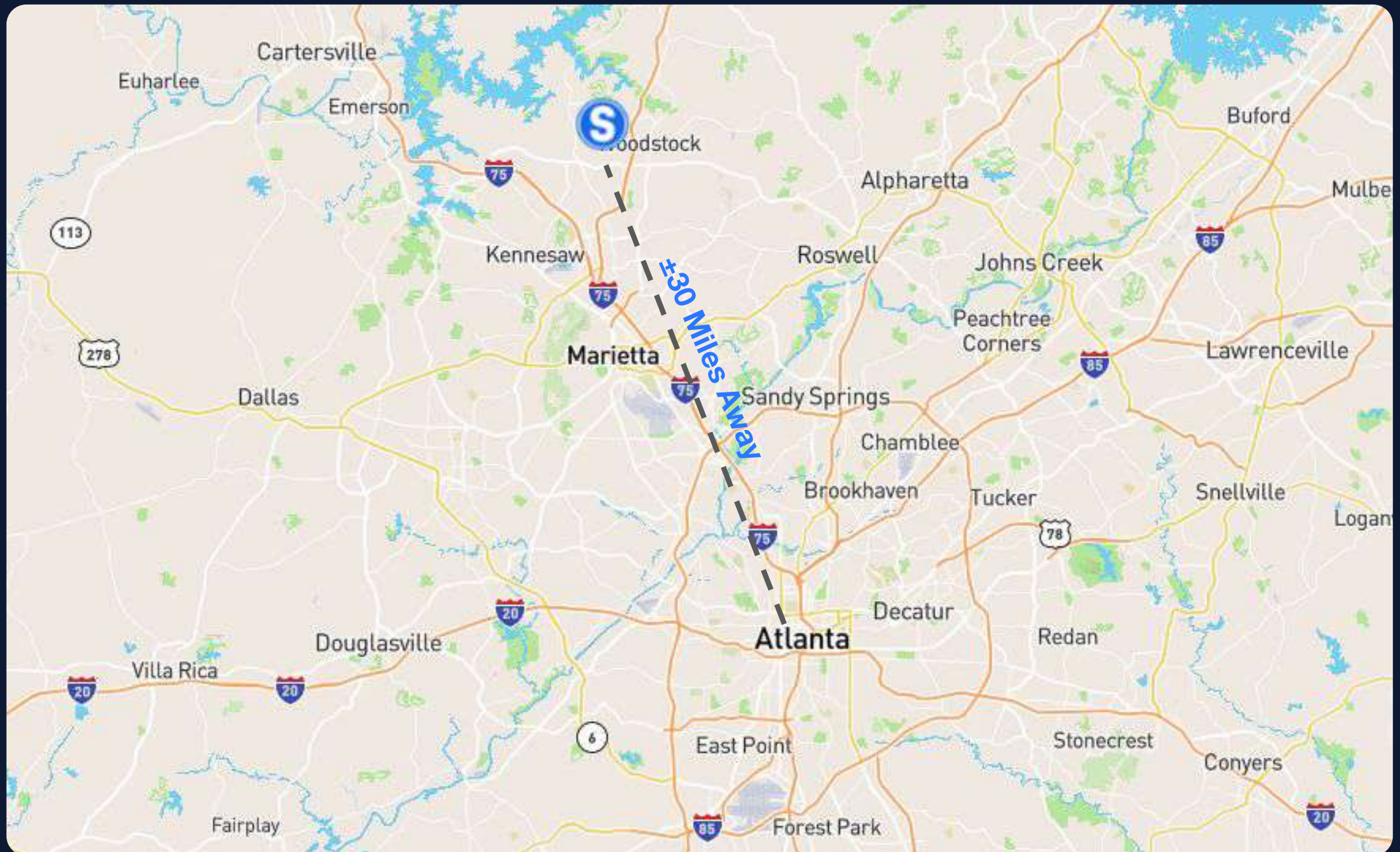
Office SF % 27.50%

Zoning LI (Light Industrial)



MARKET OVERVIEW

505 Industrial Dr
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WOODSTOCK, GA



Local Market Overview

Woodstock, Georgia is a highly desirable industrial and commercial submarket within the Atlanta metropolitan area, benefiting from its strategic location along the Interstate 575 corridor and convenient access to Interstate 75, Interstate 285, and Hartsfield-Jackson Atlanta International Airport. The city's position provides efficient connectivity to the greater Southeast, supporting regional manufacturing, logistics, warehousing, and distribution operations. Continued infrastructure investment and proximity to one of the nation's largest transportation networks have made Woodstock an attractive location for industrial users seeking access to both local and national markets.

The local economy is supported by a diverse mix of advanced manufacturing, distribution, construction, technology, healthcare, and professional services. Strong population and employment growth throughout Cherokee County and the northern Atlanta suburbs continue to drive demand for industrial facilities, flex space, and last-mile distribution centers. Businesses benefit from a skilled workforce, business-friendly environment, and access to one of the fastest-growing labor markets in the Southeast.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,100	84,934	197,191
Current Year Estimate	5,443	80,923	188,494
2020 Census	5,035	77,599	179,038
Growth Current Year-Five-Year	12.07%	4.96%	4.61%
Growth 2020-Current Year	8.10%	4.28%	5.28%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,832	33,551	76,262
Current Year Estimate	2,474	31,559	72,028
2020 Census	1,865	28,014	64,895
Growth Current Year-Five-Year	14.44%	6.31%	5.88%
Growth 2020-Current Year	32.65%	12.65%	10.99%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$110,114	\$132,402	\$138,930

ATLANTA, GA MSA

Atlanta remains one of the nation's premier industrial markets, supported by sustained population growth, corporate expansion, and a diversified economy anchored by logistics, manufacturing, technology, healthcare, and professional services. Continued business investment, e-commerce growth, and strategic infrastructure improvements have fueled strong demand for warehouse, distribution, and light industrial facilities throughout the metro. Industrial assets across Atlanta benefit from exceptional connectivity via Interstate highways, Hartsfield-Jackson Atlanta International Airport, and access to the Port of Savannah, positioning the region as a critical logistics and supply chain hub. Well-located industrial submarkets continue to attract institutional investment, supported by a deep labor pool, expanding consumer base, and long-term demand from national and regional occupiers.

65K+ Residents

Added Annually

7th Largest U.S. Metro

6.44M+ Total Population

\$92.6K

Median HH Income



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **505 Industrial Dr, Woodstock, GA, 30189** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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