



Warehouse Building For Lease

Kenwood Business Park | Fayetteville, GA



Table of Contents

03	EXECUTIVE SUMMARY
04	PHOTOS
07	FLOOR PLAN
08	IN THE AREA- INDUSTRIAL
09	TRAVEL COUNTS & TRAVEL DISTANCES
10	FAYETTEVILLE, GA
11	DEMOGRAPHICS
12	ATLANTA AT A GLANCE
13	BROKER PROFILE
15	ABOUT BULL REALTY

CONTACT

SHOUMIC KHAN
V.P. The Industrial Group
404-876-1640 x131 (O)
678-577-9512 (D)

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

Executive Summary

Bull Realty is pleased to present 155 Tober Trail, a ±6,000 SF warehouse building for lease. The well-maintained property sits on approximately ±1.5–2 acres of usable land and includes fenced outside storage. The floor plan features a reception area, newly renovated office space with updated paint, flooring, and lighting, as well as mezzanine space. The building is equipped with two drive-in doors, one loading dock, and a clear height of 21 FT.

The building is located in a well-managed industrial park known as Kenwood Business Park with direct access to GA State Route 85, just 7 miles from I-85, providing a direct route to Atlanta and Hartsfield-Jackson International Airport. It's also less than 10 miles from I-75 and I-285, offering exceptional connectivity to the entire metro area. This strategic location ensures efficient access to regional logistics networks, reducing both delivery and commute times. Ideal for last-mile delivery, light industrial, or flex users seeking strong regional reach.

Property Overview

TOTAL BUILDING SIZE	±6,000 SF
OFFICE / WAREHOUSE SIZE	±1,400 SF / ±4,600 SF
LEASE RATE	\$7,500/Month (NNN)
SITE SIZE	±5.65 Acres ±1.5-2 Acres Usable
PARKING	Ample parking in front and gated parking to the side of building
LOADING	2 Drive-in doors (12x12) 1 Loading dock (10x10)
CLEAR HEIGHT	21'
SPACING	Column free
POWER	200 Amp single phase
STORAGE	Fenced / secured outside storage
SPRINKLERED	Yes
LIGHTING	LED
ZONING	M-1 Light industrial
AVAILABILITY	Immediate
RECENT IMPROVEMENTS	<ul style="list-style-type: none">• New paint and flooring in office• New lighting in office• New LED lighting in warehouse

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



BUILDING SIZE
±6,000 SF



LEASE RATE
\$7,500/MONTH (NNN)



AMPLE PARKING



M-1 ZONING
(LIGHT INDUSTRIAL)





Front of Building



Warehouse



Upgraded LED Lighting in Warehouse



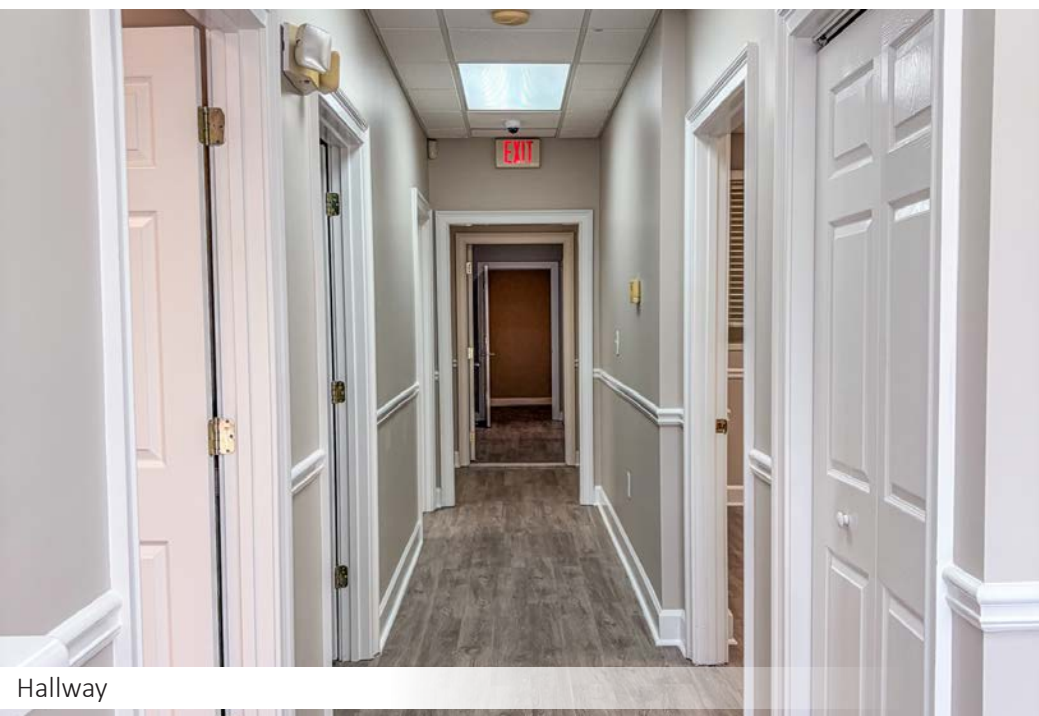
Warehouse



Office with New Paint and Flooring



Office

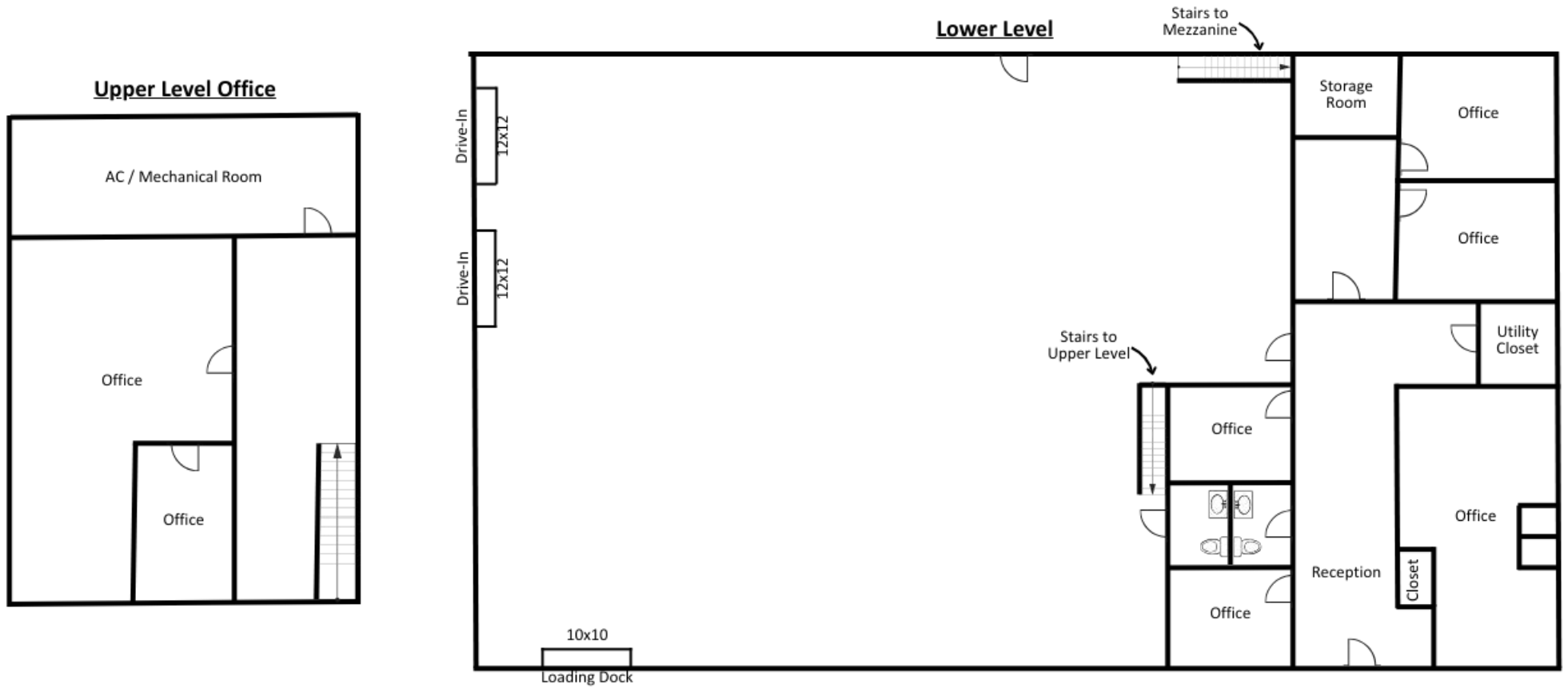


Hallway



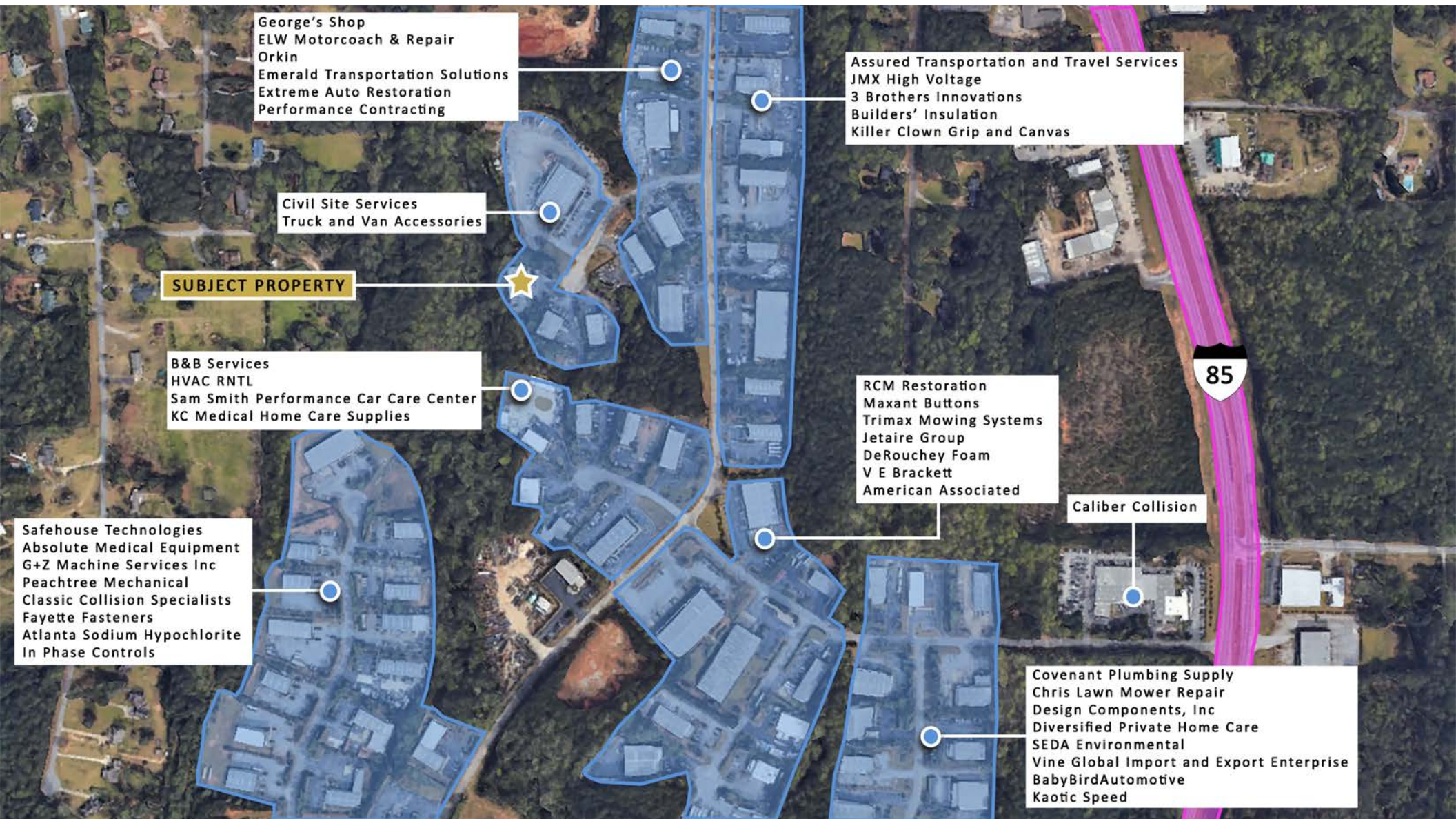
Upstairs Office

Floor Plan

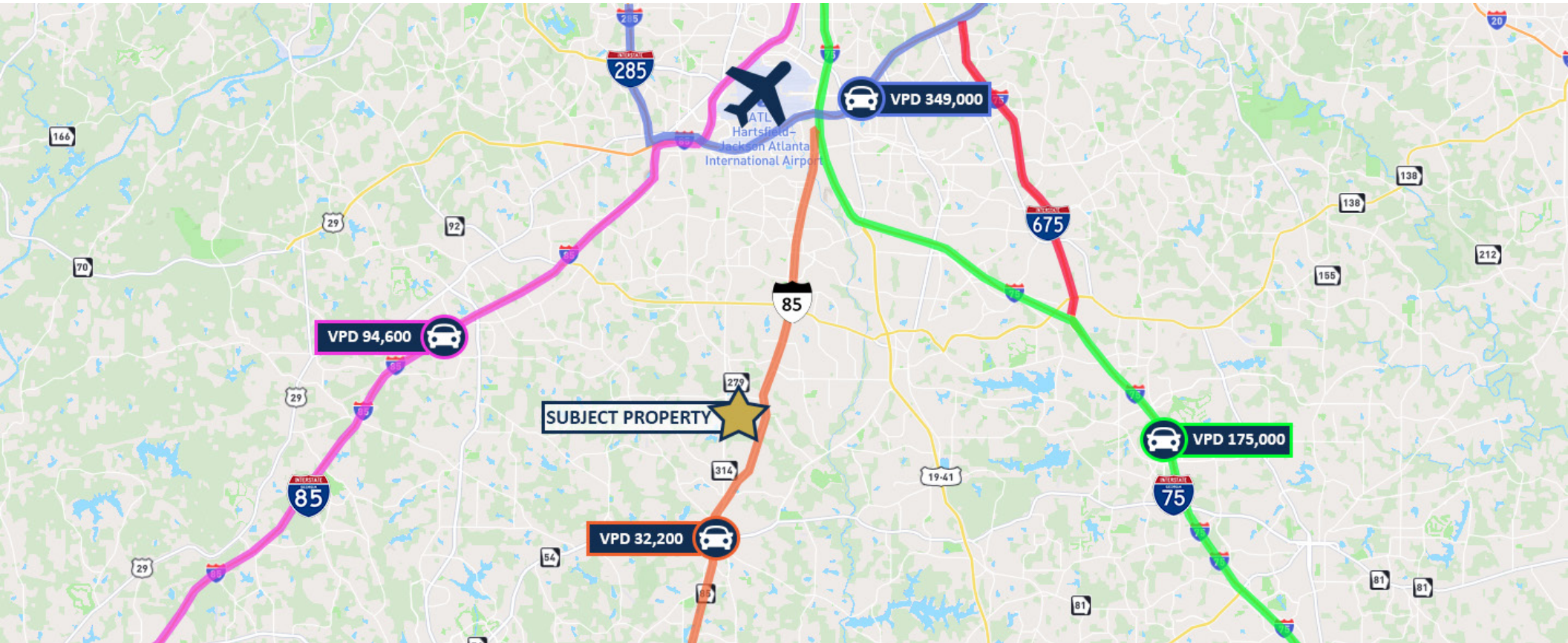



*Floorplan Not to Scale


In The Area- Industrial



Traffic Counts & Travel Distances



 1-85: 7 Miles
1-75: 9.5 Miles
I-285: 10 Miles
SR-85: 0.5 Miles

 Savannah Port: 243 Miles
Port of Charleston: 311 Miles

 Hartsfield-Jackson Atlanta International Airport: 10 Miles

 UPS Hub Atlanta Airport: 13 Miles
FedEx Ship Center: 12 Miles

 Norfolk Southern Inman Yard Intermodal: 26.5 Miles
CSX International: 30 Miles

Fayetteville, GA

Fayetteville, GA is a growing city located just 22 miles south of downtown Atlanta, offering a strategic location with access to major transportation corridors, including State Routes 54 and 85, and proximity to Hartsfield-Jackson Atlanta International Airport. The area has seen steady population and economic growth, driven by strong demographics, a business-friendly environment, and rising demand for industrial and logistics space.

Fayetteville benefits from a blend of suburban affordability and access to Atlanta's major distribution networks, making it attractive for warehousing, light manufacturing, and last-mile logistics operations. The city's investment in infrastructure, paired with regional growth in e-commerce and supply chain industries, positions it as a high-potential submarket for industrial development and long-term value creation.



Demographics

Fayetteville, Georgia



POPULATION

1 MILE	3 MILES	5 MILES
917	43,220	125,915



HOUSEHOLDS

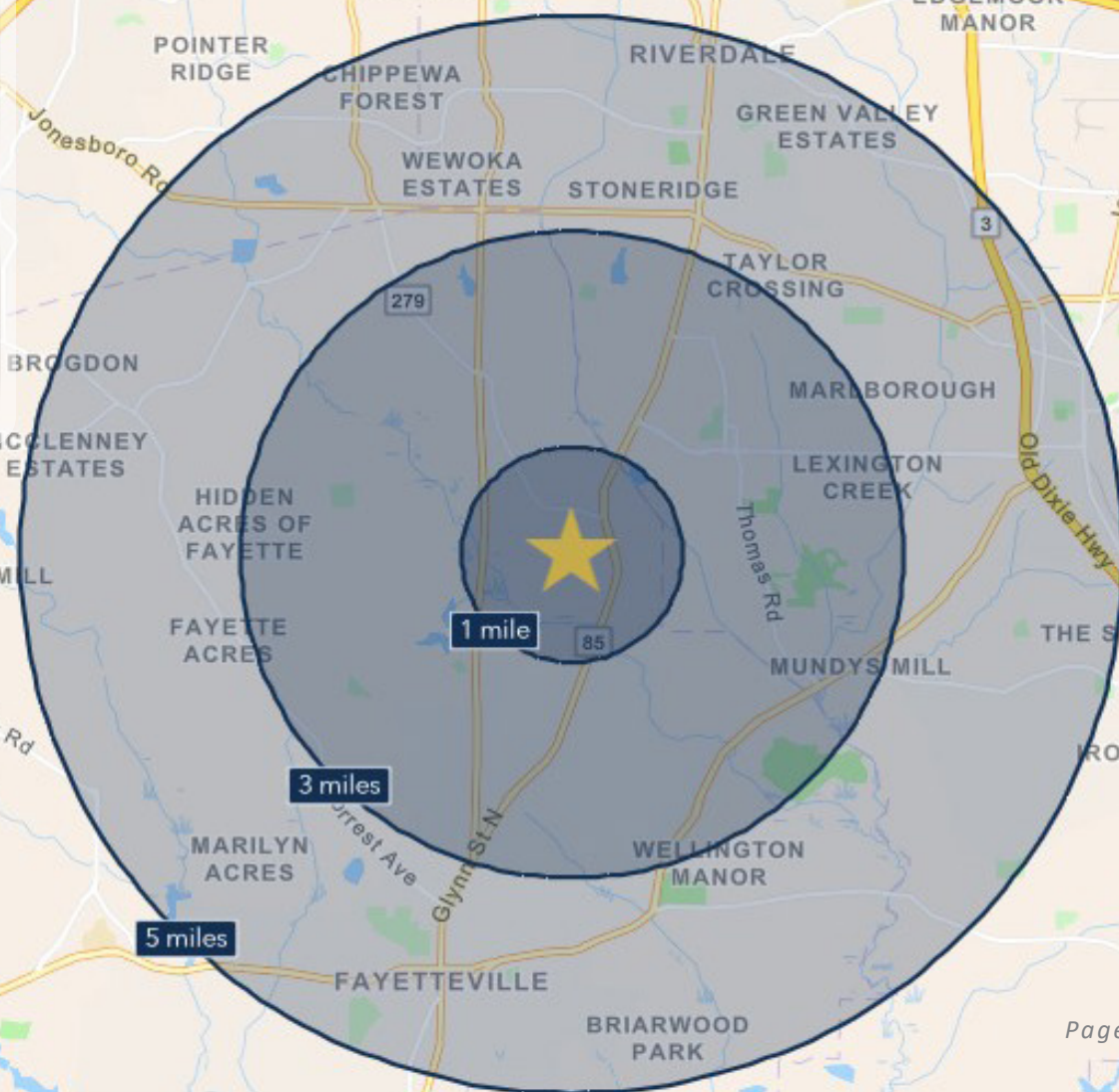
1 MILE	3 MILES	5 MILES
348	16,360	48,382



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$92,840	\$89,399	\$88,078

Source: 2025 ESRI



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



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"

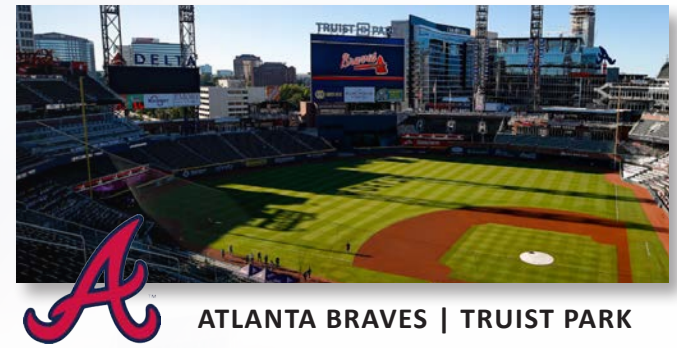
#5 MOVING DESTINATION IN THE NATION

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

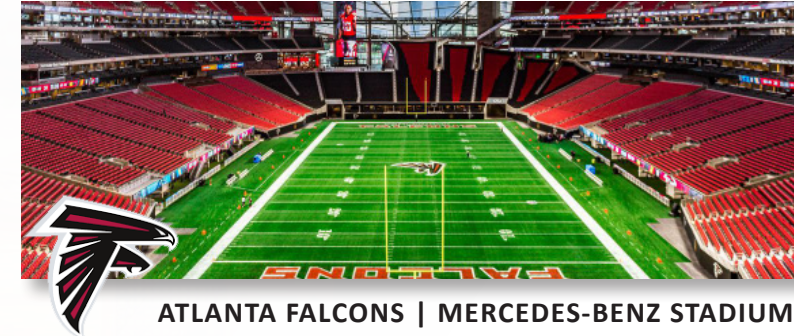
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

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

Broker Profile



SHOUMIC KHAN

V.P. The Industrial Group
404-876-1640 x131 (O)
678-577-9512 (D)
Shoumic@BullRealty.com

A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has built a proven track record in commercial real estate transactions by identifying market opportunities to increase profitability for clients. He relies on his experience in sales, marketing and negotiations along with a commitment to understand market conditions and trends to increase revenue, profitability, and market share. Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.



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.

CONNECT WITH US:

<https://www.bullrealty.com/>



28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

