

Industrial/Redevelopment Opportunity

465 Bishop St NW | Atlanta, GA 30318

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Table of Contents

03 | **Property
Overview**

10 | **Market
Overview**

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Property Highlights

Infill Atlanta Asset with True Covered Land Characteristics

465 Bishop St NW offers investors the opportunity to acquire a ±37,000 SF industrial facility on ±1.65 acres in one of Atlanta's most dynamic in-town corridors. With increasing surrounding density driven by nearby multifamily and mixed-use development, the property presents a compelling opportunity to control a well-located site with both current utility and long-term redevelopment upside.

Positioned in a Rapidly Transforming Urban Submarket

The surrounding area has seen a wave of new residential and mixed-use projects, alongside continued industrial activity, fundamentally reshaping the corridor. This blend of uses is driving land values and creating a path toward higher-and-better uses over time, while still supporting industrial occupancy in the near term.

Functional Improvements Supporting Interim Use or Hold Strategy

The existing masonry building features 14'-16'5" clear heights, three dock-high doors, and one grade-level door, providing a functional configuration for a variety of warehouse, service, or light industrial users. The building's layout and loading capabilities allow for continued occupancy while ownership evaluates longer-term strategic options for the site.

Flexible Site with Balanced Coverage and Usability

Situated on ±71,874 SF (±1.65 acres) with 51.48% site coverage, the property offers a functional balance between building area and yard space. This configuration supports current operations while also providing flexibility for future site reconfiguration, expansion, or alternative use scenarios.

Exceptional In-Town Connectivity with Favorable Demographics

The property benefits from immediate access to I-75 and I-85, placing it within minutes of Atlanta's core demand drivers. The surrounding submarket is supported by a dense in-town population exceeding 170,659 residents within a 3-mile radius, with average household incomes surpassing \$123,355 and annual consumer spending in the billions.



Property Overview

\$6,200,000
List Price

\$167.57
Price Per SF



465 Bishop St NW, Atlanta, GA 30318

Parcel	17 014800030145
MSA	Atlanta
Total Building Square Feet	±37,000
Total Acreage	±1.65
Lot Square Feet	±71,874
Building/Lot Coverage	±51.48%
Clear Height	14'-16'5"
Construction	Masonry
County	Fulton
Zoning	M1 (Light Industrial)
Office SF %	25%
Year Built	1945
Dock Doors	3 (12'x12')
Grade Level Doors	1 (12'x12')

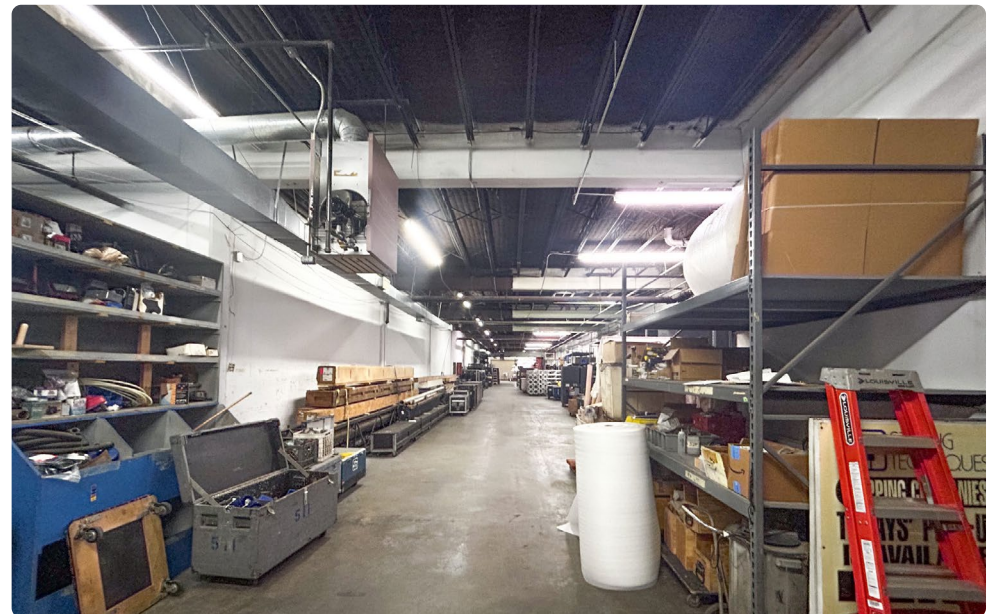
Exterior Photos



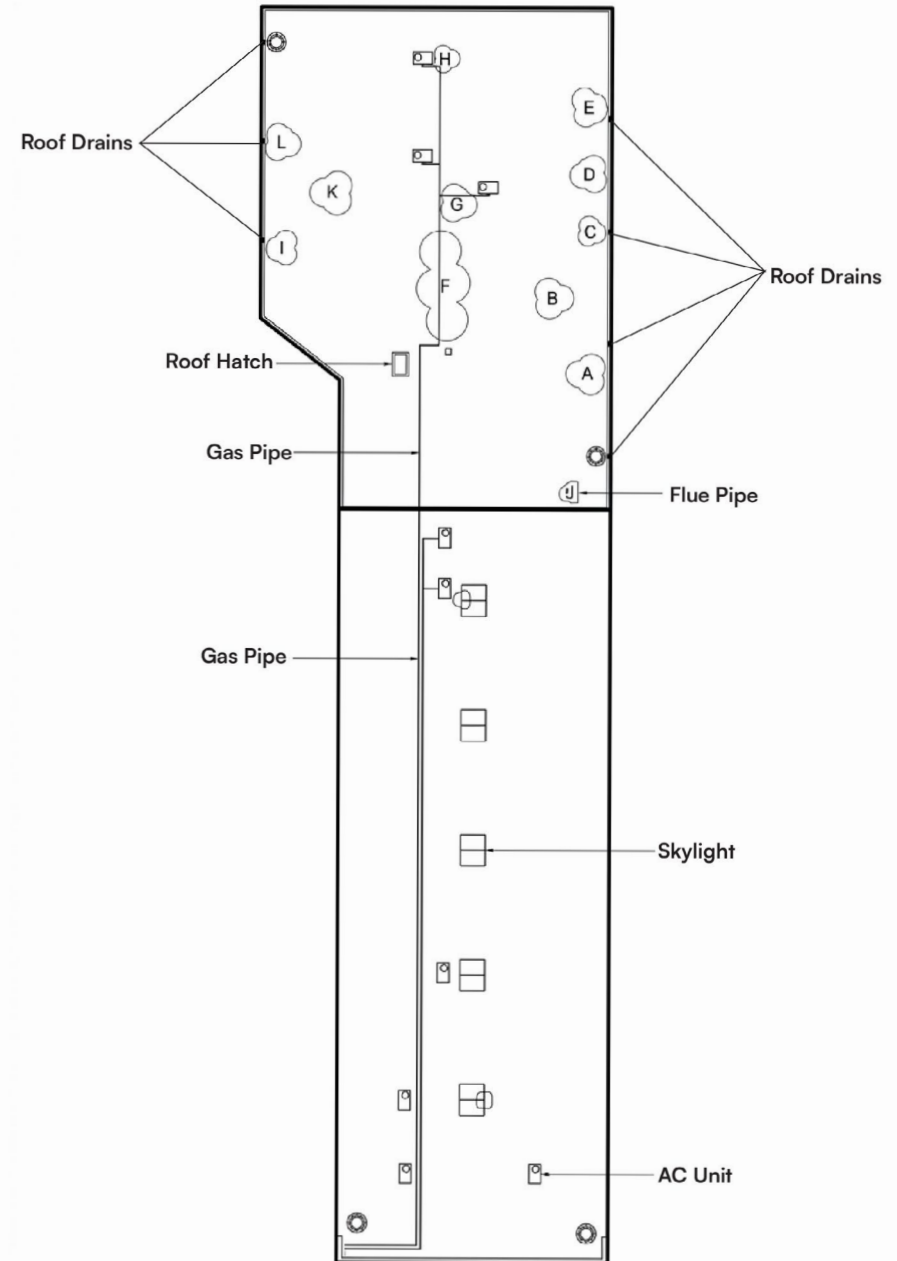
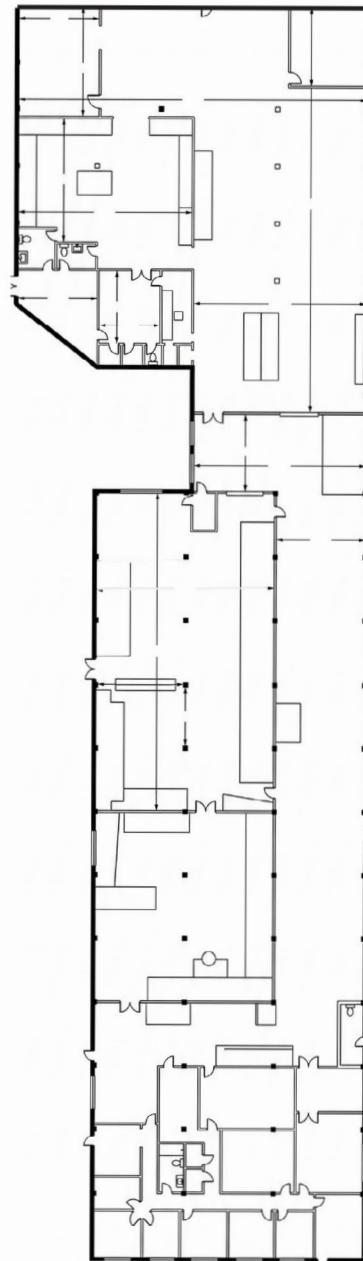
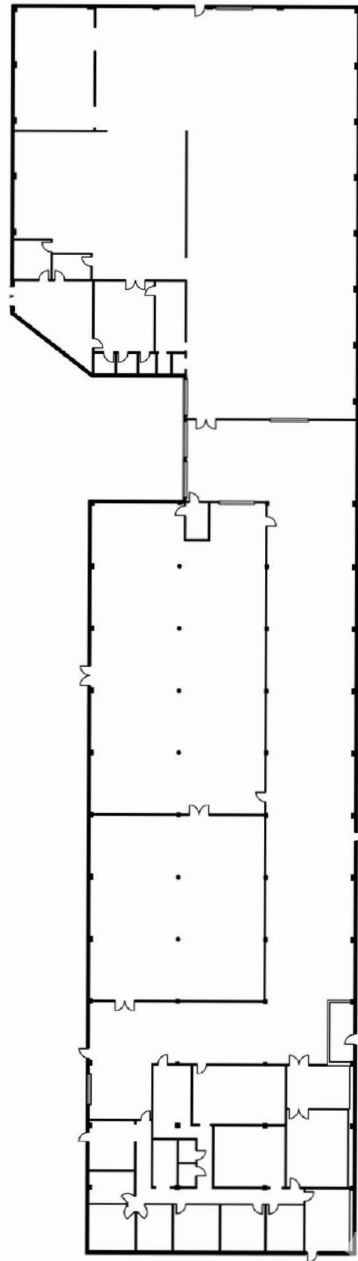
| Interior Photos



Interior Photos



Floor Plans





The Works Redevelopment
80-Acre Mixed-Use Adaptive Reuse Including Retail, Food Hall, Office, Residential

Subject Property

400 Bishop Street
Mixed-Use Redevelopment - 10-story building with residential + ground-floor live-work units

Goat Farm Redevelopment
Adaptive Reuse + Multifamily + Retail/Arts Redevelopment

Star Metals District Redevelopment
Star Metals Offices + Apartments + Food Hall/Retail

Midtown West / Howell Mill
Retail + Office + Adaptive Reuse (with surrounding residential growth).

Westside Paper Redevelopment
50+ Acre Mixed-Use Adaptive Reuse Including Residential, Retail, restaurants, brewery, event space (open)

665 Marietta Redevelopment
Planned multifamily, student housing, hotel, retail, and innovation space

Atlantic Station / Loring Heights Infill Wave
Multiple mid-rise developments targeting walkable live-work-play

±19,400 VPD

±141,000 VPD



Market Overview

Staging Techniques
465 Bishop St NW | Atlanta, GA



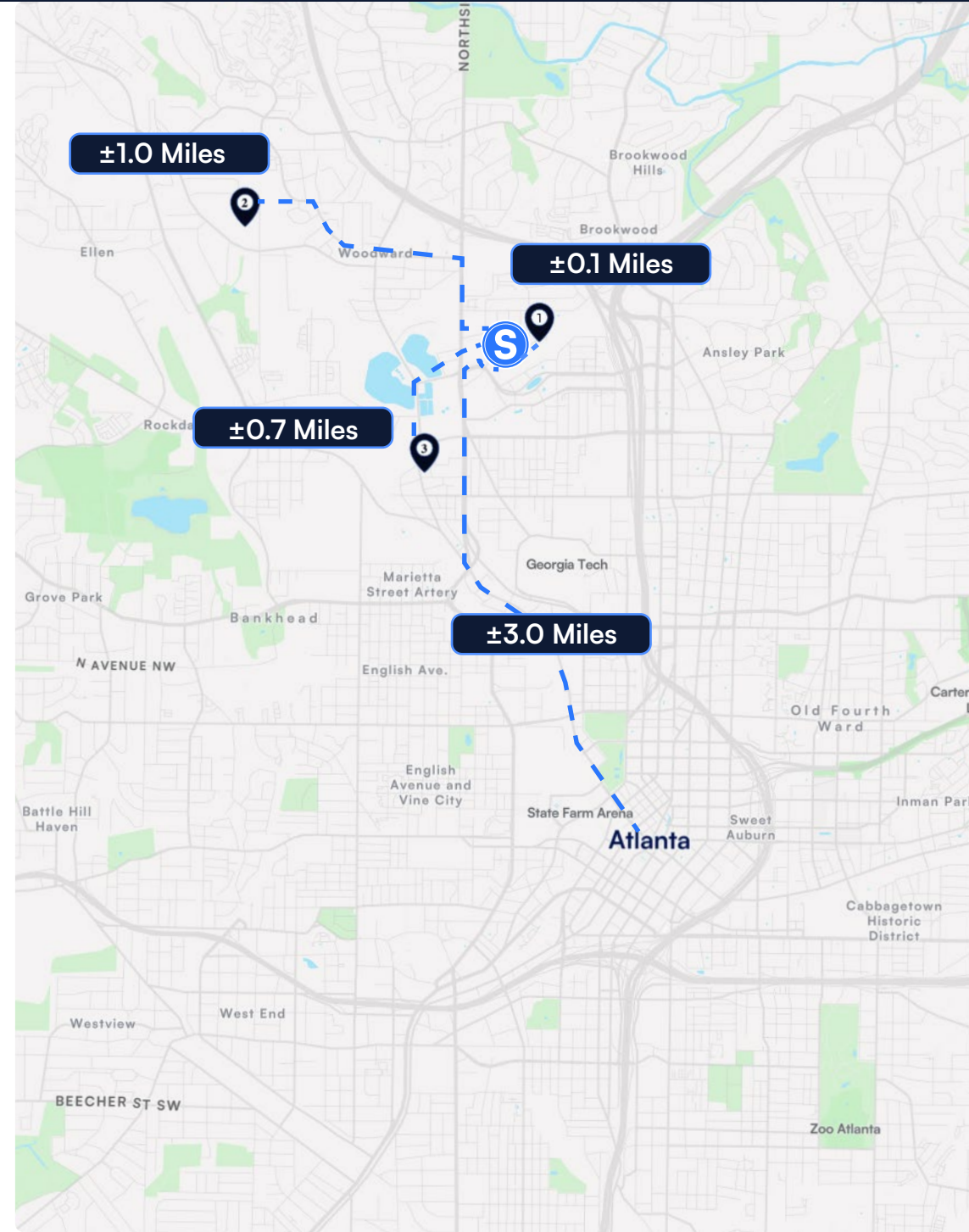
Market Overview

Nearby Developments

- 1 Westside Union**
 - 273-unit multifamily development delivered in 2024–2025
 - Modern Class A product featuring rooftop amenities and integrated retail
 - Reinforces Bishop Street as a growing residential corridor with walkable density
- 2 The Works**
 - 80-acre mixed-use campus anchoring the Upper Westside submarket
 - Includes:
 - ~500K SF office
 - ~350K SF retail
 - Multifamily residential components
 - Serves as a major destination for dining, retail, and employment
- 3 Star Metals District**
 - Prominent mixed-use development in the heart of West Midtown
 - Features:
 - Class A office tower
 - Luxury residential tower
 - Curated retail and restaurant offerings
 - Established as a live-work-play hub attracting creative and tech tenants

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	24,391	170,659	366,830
2025 Population	26,646	186,868	401,121
2030 Population Projection	27,745	194,650	417,279
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	12,846	82,749	177,412
2025 Households	14,186	91,788	194,729
2030 Household Projections	14,807	95,879	202,797
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$123,355	\$132,106	\$129,140



Atlanta, GA

The Atlanta MSA is one of the nation's most dynamic and resilient markets, supported by a diverse economy and its role as a hub for commerce, culture, and transportation. A strong tourism industry,

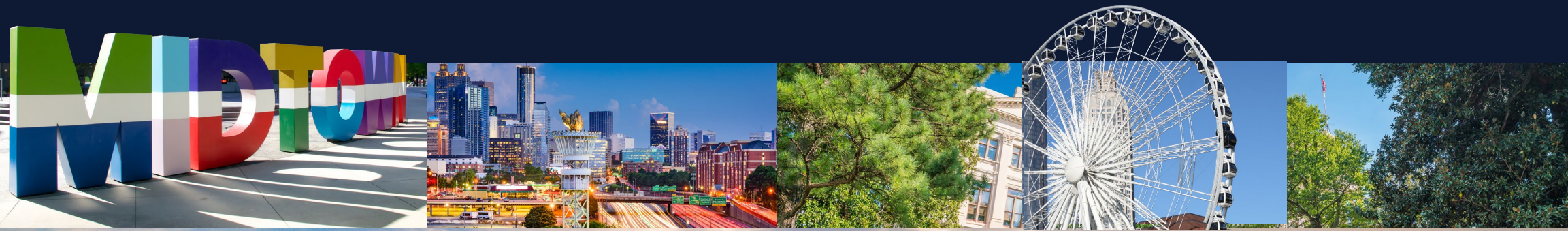
global corporate presence, and growing population continue to fuel demand for housing, making Atlanta a prime market for long-term investments.

Total Population
6,305,839

Annual Visitors
51 Million

Tourism Economic Impact
\$20 Billion

GDP
\$571+ Billion



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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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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.

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