

SHALLOW BAY INDUSTRIAL

ALPHARETTA, GA

Offering Memorandum

MATTHEWS™

Exclusively Listed By



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INVESTMENT HIGHLIGHTS

1060 Union Center Dr | Alpharetta, GA 30004

- **Significant Mark-to-Market Value-Add Opportunity:** The property is currently operating with below-market rents, while market leasing assumptions support rates over \$15/SF NNN. This presents a compelling opportunity to materially increase cash flow, with proforma NOI projected to substantially increase through strategic lease-up and rent normalization.
- **Short-Term Lease Profile Driving Near-Term Upside:** The majority of tenants have lease expirations in 2026, with one tenant currently on a month-to-month lease. This rollover schedule provides investors with immediate control over leasing strategy, enabling rapid rent adjustments, tenant repositioning, or conversion to a more favorable lease structure.
- **Highly Functional Shallow Bay Industrial Asset:** The ±37,900 SF building is configured into six suites, ideal for small-bay users. The property features 22' clear heights, a balanced loading mix of 4 dock-high doors and 3 grade-level doors, and durable masonry and metal construction. This versatility supports a wide range of tenant uses including light manufacturing, service contractors, and distribution.
- **Strategic Positioning in the North Atlanta Industrial Corridor:** Located in Alpharetta, one of the most desirable submarkets within the Atlanta MSA, the asset benefits from strong demographics, a highly educated workforce, and proximity to major thoroughfares serving the metro area. Industrial product in this submarket remains scarce, particularly small-bay space, driving sustained tenant demand and rental rate growth.



PROPERTY OVERVIEW

1060 Union Center Dr | Alpharetta, GA 30004

\$7,000,000
List Price

\$184.70
Price Per SF

3.25%
In-Place Cap Rate

8.12%
Proforma Cap Rate

Address	1060 Union Center Dr, Alpharetta, GA 30004
Parcels	042 253
Total SF	±37,900 SF
Total Acreage	±2.10 AC
Year Built	1998
Construction	Masonry & Metal
Clear Height	22'
Grade-Level Doors	3
Dock-High Doors	4
Zoning	M1 (Light Industrial)
# of Suites	6



RENT ROLL

1060 Union Center Dr | Alpharetta, GA 30004

CURRENT RENT ROLL

Suite	Tenant	Square Footage	Base Rent	Monthly CAM	Total Monthly Rent	Total Annual Rent	Rent/SF	Lease Expiration	Annual Increases
A & B	Crossfit30004 LLC	9,420	\$6,068.05	\$274.75	\$6,342.80	\$76,113.60	\$8.08	7/14/2026	N/A
C	OmniLax	9,480	\$6,076.30	\$276.50	\$6,352.80	\$76,233.60	\$8.04	8/31/2026	N/A
D	Wakse LLC	9,480	\$6,043.50	\$276.50	\$6,320.00	\$75,840.00	\$8.00	2/28/2026	N/A
E	Wilson Group	6,320	\$6,835.72	\$263.33	\$7,099.05	\$85,188.60	\$13.48	4/30/2028	4%
F	Petit Stone	3,200	\$2,270.00	\$0.00	\$2,270.00	\$27,240.00	\$8.51	MTM	N/A



FINANCIAL OVERVIEW

1060 Union Center Dr | Alpharetta, GA 30004

INCOME & EXPENSES

Gross Income	\$340,615.80
Property Taxes	\$68,919.20
Mgt Fee (5%)	\$17,030.79
Property Insurance	\$16,855.00
Water/Sewer	\$1,680.00
Electric	\$1,020.00
Waste Removal	\$5,400.00
CAM	\$2,100.00
Total Expenses	\$113,004.99
Current NOI	\$227,610.81
Proforma NOI	\$568,500



Midway Shopping Center
Publix *Pop Boys*
REGIONS
T Mobile *Wendy's*

Walmart
Supercenter

Grassland Crossing
Kroger *Jockey Mkt* *PAPA JOHN'S* *BURGER KING*

ANYTIME FITNESS

MORLEY **GAGNE**
always moving forward HEATING & AIR CONDITIONING
xfinity

Subject Property

ENERVEX
ENGINEERING DESIGN SOLUTIONS

Publix

EMPIRE OFFICE

KOHL'S **TARGET** **Walmart** **ALDI** **DOLLAR TREE**
LOWE'S **THE HOME DEPOT** **Kroger** **COSTCO WHOLESALE**

McGinnis 400 Logistics Center
±150,000 SF Warehouse

Benchmark
TECHNOLOGY GROUP

SG
SCIENTIFIC GAMES

The Gathering
AT SOUTH FORSYTH

ACE Hardware

Townes at BridgeHampton
±89 Townhomes

S&S TECHNICAL
ENGINEERING | FABRICATION | AUTOMATION

CUTTING EDGE STONE

kloeckner metals

OD-MAC
SAME DAY Steel Deck and Accessories

VSI **VSI**
Custom Molding Solutions
ADL
AUTO DEAL LINE
international display
When Performance Matters

Industrial Neighbors
FERNO **MODERN FOODS**
maid pro **UNIQUE** **NGLM**



Lanier Technical College
±6,145 Students

SAMUEL

Summit Crossing Apartments
±485 Units

19

SR-77,400 VPD

Skaltek

PROSYS

INNOMOTICS
A Siemens Business

amazon

ABC
Supply Co. Inc.

SOLENIS

WILLOW
BATH & VANITY

BoldVu
byMRI



Google Earth

Alpharetta, located in northern Fulton County within the Atlanta metropolitan area approximately 27 miles north of Downtown Atlanta, is one of the Southeast's most affluent and rapidly growing suburban markets. The city has experienced sustained population growth driven by corporate relocation, high-paying technology jobs, and a strong quality of life offering. Median household incomes significantly exceed national averages, supported by a well-educated workforce and a concentration of professional and managerial occupations. The area benefits from top-ranked public schools, master-planned communities, and a strong retail and dining environment, making it a preferred destination for both families and young professionals.

66,000
2025 Population

36 YRS
Median Age

68%
Homeownership Rate

\$130,000
Median HH Income

25,000
Number of Households

70%
Bachelor's Degree or Higher

Alpharetta has also emerged as a premier business and innovation hub within the region, anchored by a strong presence of Fortune 500 companies and a rapidly expanding technology sector. The city's "Technology City of the South" designation reflects its concentration of corporate campuses, data centers, and innovation-driven employers, which continue to attract a highly skilled workforce and support sustained office and mixed-use development. Strategic infrastructure investments, including proximity to GA-400 and continued enhancements to regional mobility, further strengthen connectivity to major employment centers across Metro Atlanta.



ALPHARETTA, GA

ATLANTA, GA - MSA

MARKET OVERVIEW

As the capital of Georgia and the cradle of the Civil Rights movement, Atlanta is the state's most populous city with nearly 500,000 residents. It serves as the primary commercial, transportation, and educational hub of the Southeast, anchored by institutions such as Emory University, Georgia Tech, and Georgia State University. This highly educated workforce continues to attract major corporate employers. Metro Atlanta is widely recognized as the economic engine of the region, supported by a diverse base of industries including logistics, professional services, media, technology, finance, and manufacturing. Atlanta is a premier tourism destination offering a dynamic mix of history, culture, and entertainment. Key attractions include the Martin Luther King Jr. National Historical Park, Georgia Aquarium, and World of Coca-Cola, alongside the Atlanta BeltLine's network of trails, parks, and dining destinations. The city also features a strong arts and entertainment scene, with venues such as the High Museum of Art and Fox Theatre, as well as major sports destinations like Mercedes-Benz Stadium and Truist Park. Atlanta's combination of cultural significance and modern amenities continues to draw visitors from across the country.

#1 Best State to Do Business

— Area Development Magazine

#3 Metro for Economic Growth

—U.S. Bureau of Economic Analysis

Top 10 U.S. Industrial Market

—CBRE Industrial Report



MAJOR EMPLOYERS

Fiserv, Inc. ~ 3,000+ employees at its Alpharetta campus

ADP (Automatic Data Processing): ~ 2,500 employees

LexisNexis Risk Solutions (RELX Group): ~ 3,500+ employees

Equifax Inc.: ~2,500 employees in metro Atlanta with a significant Alpharetta presence

Northside Hospital: ~ 27,000 county employees system-wide

Fulton County Schools: ~ 14,000 employees district-wide

Verizon Wireless: ~2,000+ employees

McKesson Corporation: ~ 3,000+ employees in the Atlanta region

Global Payments Inc.: ~ 3,500 employees in metro Atlanta

UPS (United Parcel Service): ~ 20,000 employees in metro Atlanta



DEMAND DRIVERS

PROXIMITY TO MAJOR TRANSPORTATION CORRIDORS

Alpharetta is anchored by Georgia State Route 400 (GA-400), providing direct access to Interstate 285 and Atlanta's core business districts. This connectivity supports efficient commuting and regional access for businesses and employees alike.

HIGH CONCENTRATION OF CORPORATE AND TECHNOLOGY TENANTS

The area is a recognized hub within Metro Atlanta's "Technology Corridor," attracting fintech, data, and healthcare IT firms. This concentration of corporate users continues to drive strong demand for office and mixed-use space.

HIGHLY EDUCATED AND SKILLED WORKFORCE

Alpharetta benefits from a highly educated labor pool with strong representation in technology, finance, and professional services. Ongoing population growth and proximity to major universities further enhance workforce depth.

CONTINUED DEMAND FOR HIGH-QUALITY OFFICE AND MIXED-USE SPACE

Demand remains strong for Class A office and mixed-use developments with modern amenities and walkability. Projects like Avalon have set the standard for live-work-play environments in the submarket.

AFFLUENT DEMOGRAPHICS AND STRONG CONSUMER BASE

Above-average household incomes and sustained population growth support a robust consumer base. These demographics enhance both employer attraction and retail viability.

PRO-BUSINESS ENVIRONMENT AND ECONOMIC DEVELOPMENT SUPPORT

Alpharetta offers a highly business-friendly environment with active economic development support. Local leadership works closely with companies to encourage investment, expansion, and long-term growth.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1060 Union Center Dr, Alpharetta, GA 30004** (“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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

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.

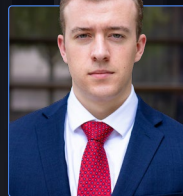
A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms 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.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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