

ATLANTA AIRPORT INDUSTRIAL PORTFOLIO

MATTHEWS™

4850 Massachusetts Blvd & 1926 Hyannis Ct, College Park, GA 30337



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Parcels	13-059A-B-001 & 13-059A-B-004
MSA	Atlanta
Total Building SF	±75,500 SF
Acreage	±5.88 AC
Lot Square Feet	±256,133 SF
Coverage Ratio	29.48%
Zoning	I (Industrial)
County	Clayton
Year Built/Renovated	1978/2022
Clear Heights	16'-24'
Construction Type	Masonry & Metal
Dock Doors	11
Grade-Level Doors	8
Office SF %	±10%
Surface Type	Asphalt (2025 Resurfacing)



Harrison Auerbach

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Thomas Wilkinson

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Broker of Record

Maxx Bauman

License No. 451849 (GA) | Firm No. 80041 (GA)

4850 MASSACHUSETTS BLVD & 1926 HYANNIS CT, COLLEGE PARK, GA 30337



Rent Roll							
Tenant	Address	SF	Monthly Rent	Annual Rent	Rent/SF	Lease Expiration Date	Rental Increases
Model 1	4850 Massachusetts Blvd	57,500	\$54,290	\$671,019	\$11.67	8/31/2036	3% annual increases
Model 1	1926 Hyannis Ct	18,000	\$30,000	\$370,800	\$20.60	8/31/2036	3% annual increases
Totals		75,500	\$84,290	\$1,041,819	\$13.80		

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\$1,041,819
NOI

±5.88 AC
Gross AC

±256,133 SF
Total Lot SF



Parking Lot
Recently Repaved

3%
Annual Increases



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Tenant Overview

FOUNDED
1980

OWNERSHIP STATUS
PRIVATELY HELD

HEADQUARTERS
CHINO, CA

MANUFACTURER RELATIONSHIPS
20+

MODEL 1 COMMERCIAL VEHICLES

Model 1 Commercial Vehicles is one of the nation's leading distributors of commercial buses, vans, and specialty transportation vehicles, serving public transit agencies, schools, healthcare providers, airports, churches, hospitality operators, and private fleet customers. Originally founded as Creative Bus Sales, the company rebranded to Model 1 in 2023 to reflect its expanded capabilities beyond buses into a comprehensive commercial vehicle solutions platform. With a nationwide footprint, diverse manufacturer relationships, and an emphasis on fleet lifecycle services, Model 1 has established itself as a trusted partner for commercial transportation customers across the United States.

Founded in 1980, Model 1 Commercial Vehicles is headquartered in Chino, California and is privately held. The company operates a nationwide network of sales and service locations across the U.S. and represents more than 20 leading commercial vehicle manufacturers, offering new and used shuttle buses, transit buses, school buses, vans, electric vehicles, and specialty fleet solutions. In addition to vehicle sales, Model 1 provides financing, leasing, maintenance, parts, rentals, upfitting, and fleet management services. As a privately owned company, Model 1 does not maintain public credit ratings from S&P Global Ratings or Moody's. The company's 2023 rebranding reflects its strategic expansion into alternative fuel and electric vehicle solutions while reinforcing its position as a full-service commercial transportation provider.

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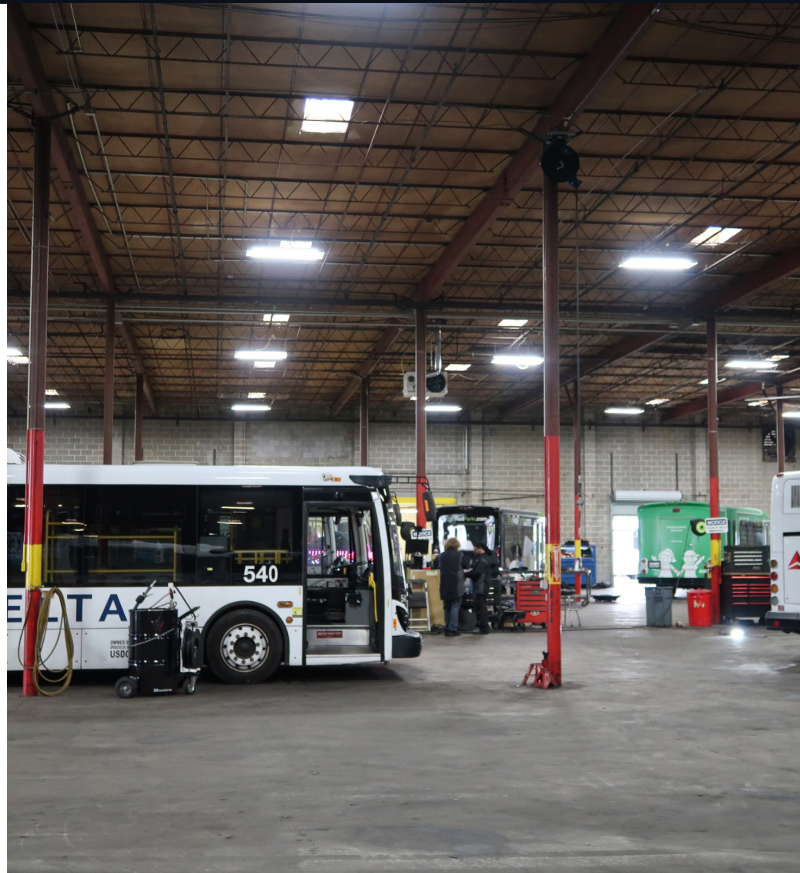
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INTERIOR PHOTOS



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