180-190 Industrial Way
Fayetteville, GA 30215

Industrial Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Presented By

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PROPERTY OVERVIEW

180-190 Industrial Way
Fayetteville, GA 30215

INVESTMENT HIGHLIGHTS

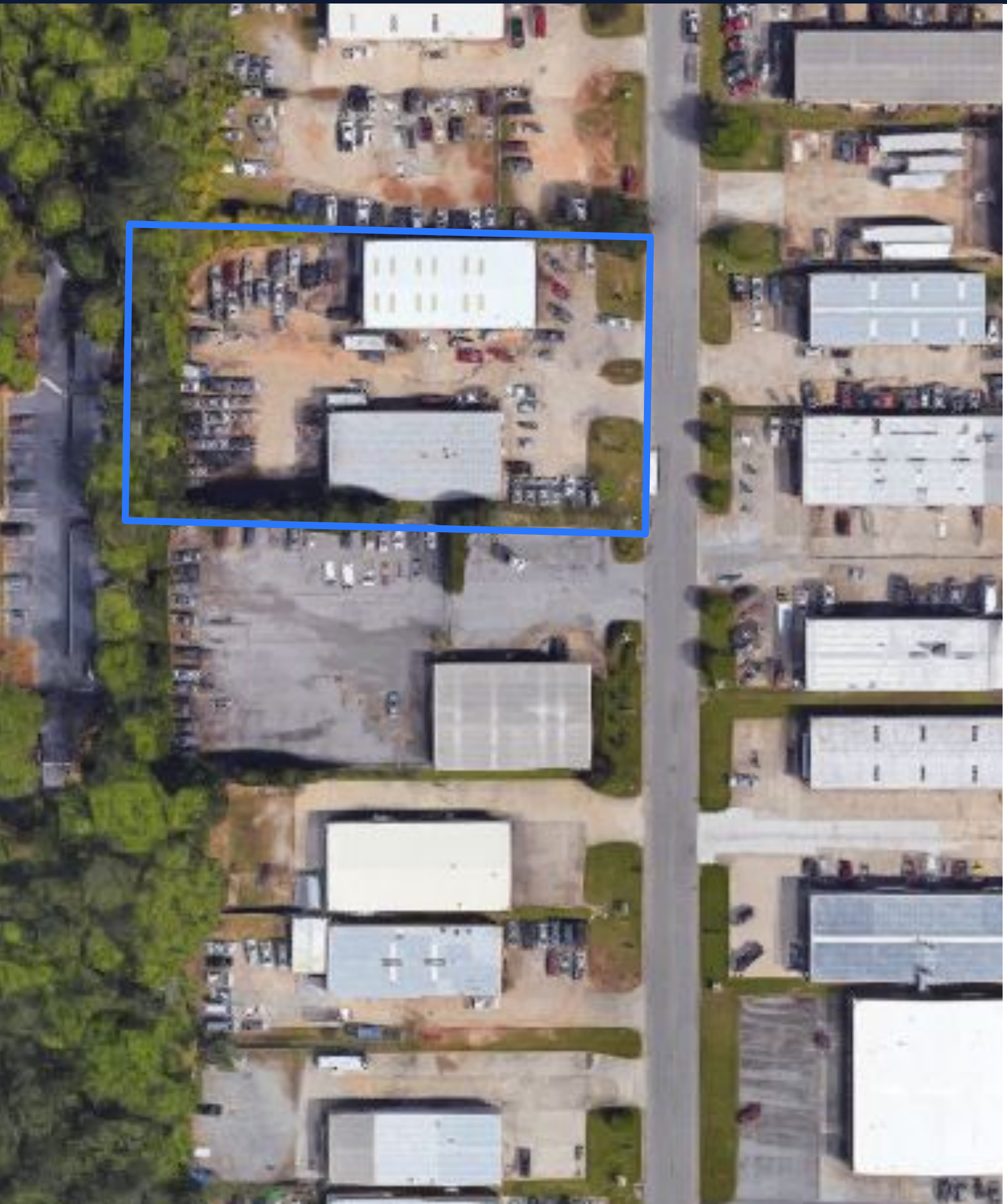
Property Highlights

- **Strong Immediate Yield:** Offered at an attractive 7.50% going-in Cap Rate, generating $97,500 in annual net operating income ($8,125/month).
- **Secure Short-Term Cash Flow:** Features a 2-year sale-leaseback with Pro-Touch Auto at $7.50/SF, providing a reliable, passive income stream from day one.
- **Highly Competitive Basis:** Priced well below replacement cost at just $100/SF.
- **Excellent Mark-to-Market Potential:** Value-add investors can ride out the initial term and capitalize on the high demand for sub-20k SF industrial product in the South Atlanta corridor by securing a replacement tenant at updated market rates upon expiration.

Location & Logistics

- **Highway Access:** Immediate local access to major state arteries, including GA Hwy 85 and GA-92, providing seamless regional connectivity.
- **Airport Proximity:** Strategically located just 15.5 miles from Hartsfield-Jackson Atlanta International Airport.
- **Atlanta Metro:** Conveniently situated 23 miles south of Downtown Atlanta within the highly sought-after South Atlanta industrial corridor.

INVESTMENT HIGHLIGHTS



Additional Market & Asset Highlights

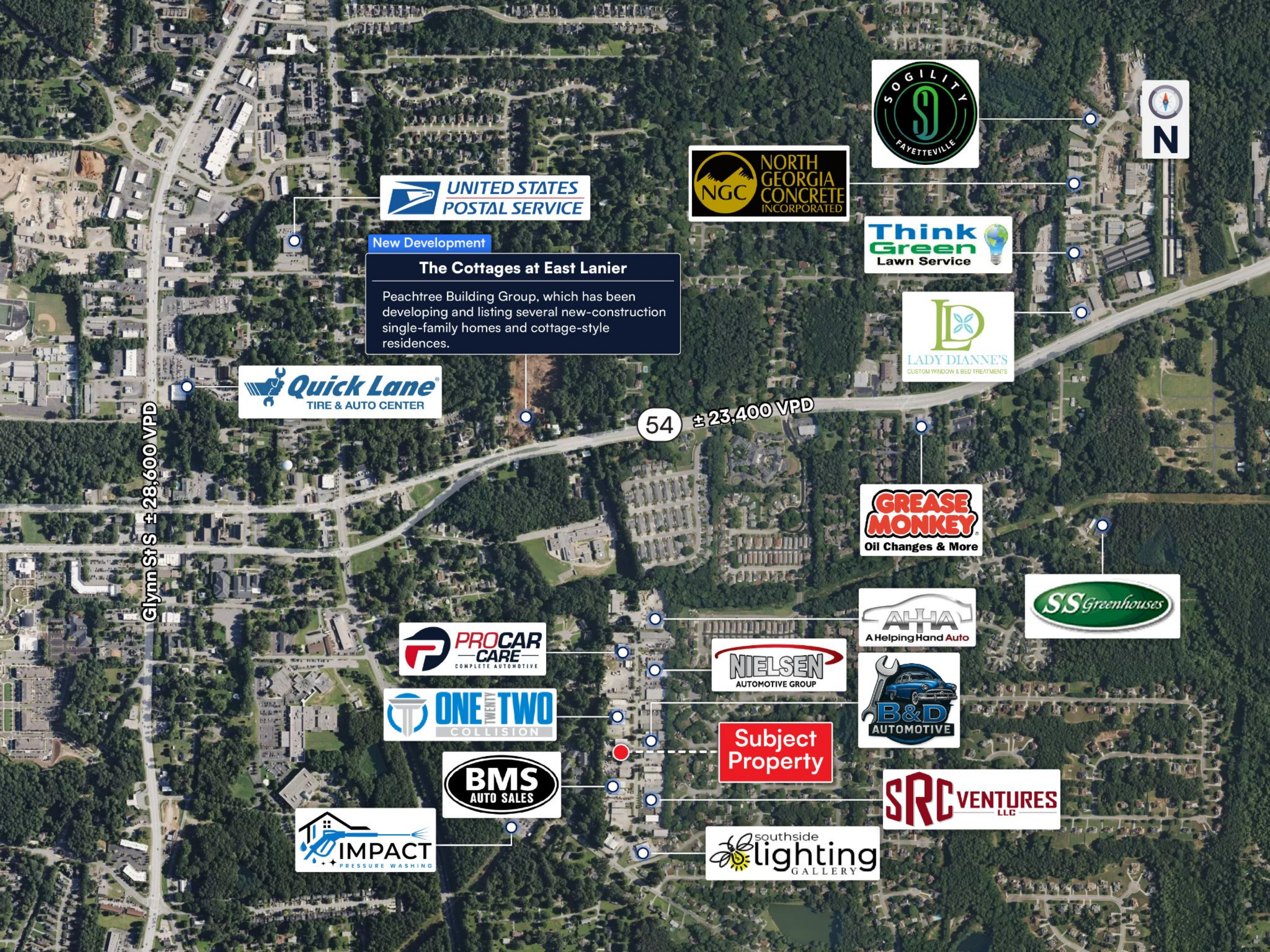
- **Highly Resilient Small-Bay Asset:** In the current 2026 Atlanta market, shallow-bay and sub-20k SF industrial properties are significantly outperforming large logistics boxes, ensuring high tenant demand and low vacancy risk for this 13,000 SF footprint.

- **Below-Market Leaseback Rate:** The $7.50/SF leaseback rate provides a conservative, secure baseline that sits below the current South Atlanta market averages (which are pushing $9.50–$11.50/SF). This guarantees exceptional mark-to-market upside for an investor when the 2-year term expires.

- **South Atlanta Submarket Momentum:** The Airport/South Atlanta industrial corridor has seen a major rebound in positive absorption this year, driven by sustained logistics and manufacturing growth south of I-20.

- **Fayette County Economic Drivers:** Fayetteville is experiencing a surge in infrastructure and tech investment, most notably the massive QTS data center developments, which is driving local job growth, increasing tax revenue, and fueling secondary industrial demand.

- **Rare Operational Flexibility:** The combination of M-1 zoning, heavy power (800 Amp), and a versatile loading setup (3 dock doors and 8 grade-level doors) on a 1-acre lot offers the exact operational functionality that modern infill tenants prioritize.



UNITED STATES POSTAL SERVICE
New Development
The Cottages at East Lanier
Peachtree Building Group, which has been developing and listing several new-construction single-family homes and cottage-style residences.
Quick Lane TIRE & AUTO CENTER
SOGILITY FAYETTEVILLE
NGC NORTH GEORGIA CONCRETE INCORPORATED
Think Green Lawn Service
LADY DIANNE'S CUSTOM WINDOW & BED TREATMENTS
N
54 ± 23,400 VPD
Glynn St S ± 28,600 VPD
GREASE MONKEY Oil Changes & More
SS Greenhouses
AHHA A Helping Hand Auto
PROCAR CARE COMPLETE AUTOMOTIVE
NIELSEN AUTOMOTIVE GROUP
ONE TWENTY TWO COLLISION
B&D AUTOMOTIVE
Subject Property
BMS AUTO SALES
SRC VENTURES LLC
IMPACT PRESSURE WASHING
southside lighting GALLERY


N
Industrial Way

180 Industrial Way
Fayetteville, GA 30215

±13,000 SF
GLA

1987 & 1995
Year Built

±23,400 VPD
Highway 54

7.50%
Cap Rate

$100.00
Price Per SF

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

$1,300,000	7.50%	±1.00 AC
List Price	Cap Rate	Lot Size

Property Summary

Total Rentable Area	±13,000 SF
Office Space	±2,000 SF (Recently Renovated)
Lot Size	±1.00 AC
Loading Capabilities	Highly functional with 3 Dock Doors & 8 Grade-Level Doors
Clear Height	18’ to 22’
Power	Heavy power setup (3-Phase)
Zoning	M-1 (Light Industrial) in Fayette County
Construction	Metal construction (Built 1986/1995)
Options	1 Year
Landlord Responsibilities	Property Tax & Insurance
Tenant Responsibilities	Roof, Structure & Utilities

Rent Analysis

	List
Rent/SF	$7.50
Monthly Rent	$8,125
Annual Rent	$97,500

***3% annual rent escalations**

Market Overview

180-190 Industrial Way
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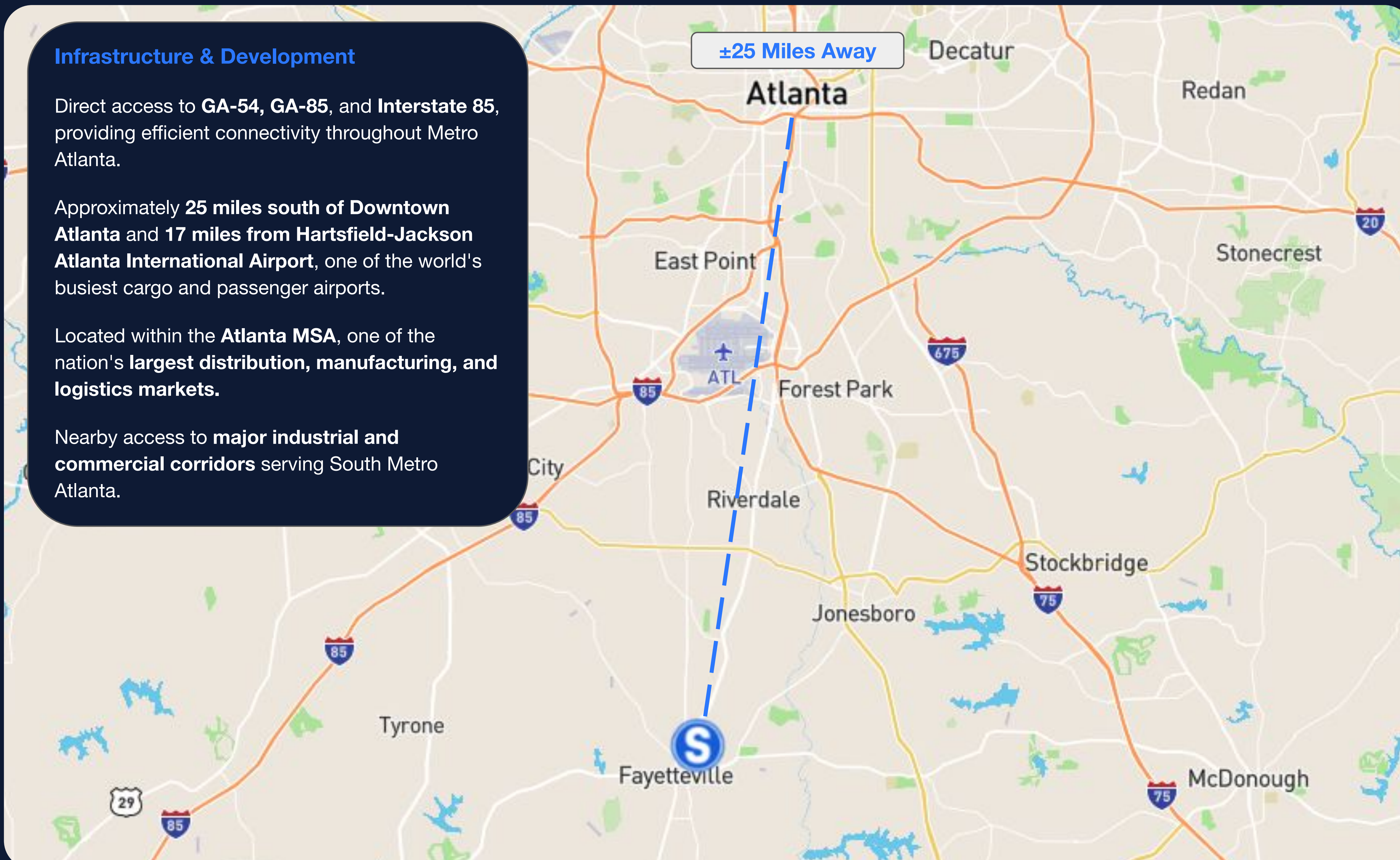
Infrastructure & Development

Direct access to **GA-54, GA-85**, and **Interstate 85**, providing efficient connectivity throughout Metro Atlanta.

Approximately **25 miles south of Downtown Atlanta** and **17 miles from Hartsfield-Jackson Atlanta International Airport**, one of the world's busiest cargo and passenger airports.

Located within the **Atlanta MSA**, one of the nation's **largest distribution, manufacturing, and logistics markets.**

Nearby access to **major industrial and commercial corridors** serving South Metro Atlanta.



Fayetteville, GA

Market Demographics

20,465
Total Population

7,671
# of Households

42.7
Median Age

$368,200
Median Property Value

Local Market Overview

Fayetteville anchors a highly specialized pocket within South Metro Atlanta's commercial landscape, offering immediate access to the State Route 85 and 54 corridors, strategic proximity to I-85, and seamless connectivity to Hartsfield-Jackson Atlanta International Airport. The submarket's industrial and flex core—centered around localized hubs like Industrial Way—has matured from traditional light manufacturing into a diversified mix of service-industrial, automotive, and entertainment-adjacent users driven by the booming ecosystem surrounding nearby Trilith Studios. These localized drivers are further supported by Fayette County's exceptionally strong demographics, affluent consumer base, and highly educated workforce, creating a resilient local economy for service and logistics employers.

Drawn by these strong economic fundamentals and high barriers to entry, private-capital and regional investors are increasingly active in the Fayetteville submarket. With new industrial product deliveries highly restricted within the city limits and sustained demand from users seeking infill South Atlanta locations, properties along Industrial Way are exceptionally well-positioned for long-term value capture.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,695	32,823	68,946
Current Year Estimate	7,399	31,551	66,847
2020 Census	7,052	29,766	63,294
Growth Current Year-Five-Year	0.80%	0.80%	0.60%
Growth 2020-Current Year	1.00%	1.20%	1.10%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	3,121	12,400	24,671
Current Year Estimate	2,997	11,899	23,876
2020 Census	2,846	11,165	22,551
Growth Current Year-Five-Year	0.80%	0.80%	0.70%
Growth 2020-Current Year	1.00%	1.30%	1.20%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$84,463	$109,342	$111,481

Atlanta, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

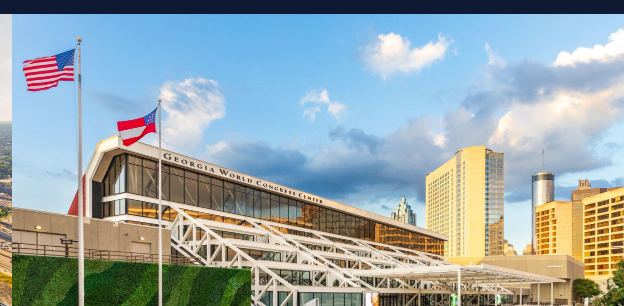
Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

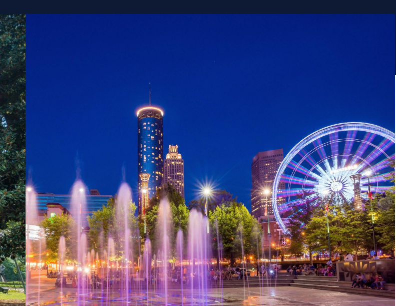
Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
$18 Billion

GDP
$570.7 Billion

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