NorX

Single Tenant Industrial

Lawrenceville, GA 30045

Industrial Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

Thomas Wilkinson
Associate Vice President
(404) 348-4945
thomas.wilkinson@matthews.com
License No. 416083 (GA)

Harrison Auerbach
SVP & Director
(407) 312-1284
harrison.auerbach@matthews.com
License No. 451527 (GA)

Maxx Bauman
Broker of Record
Broker Lic. No. 451849 (GA)
Firm Lic. No. 80041 (GA)

MATTHEWS™

Investment Highlights

Property Highlights

- **SIGNIFICANT MARK-TO-MARKET RENTAL UPSIDE –** The property's in-place rental rate is below prevailing market levels, creating a compelling opportunity for an investor to drive future income growth. Through renewal, lease restructuring, or eventual re-tenanting, ownership may be able to capture higher market rents and meaningfully increase NOI. This embedded rent upside provides a clear value-creation strategy while preserving current cash flow during the remaining lease term.

- **STABLE IN-PLACE INCOME WITH LONG-TERM VALUE CREATION –** The property is occupied by NorX, an established industrial operator utilizing the facility and expansive yard for warehouse activity, equipment storage, service functions, staging, and vehicle circulation.

- **RARE LOW-COVERAGE SITE ON ±5.07 ACRES –** The ±23,500 SF building is situated on approximately 5.07 acres, resulting in a low-coverage industrial configuration with a substantial yard component. The excess site area provides meaningful operational utility for outdoor storage, equipment staging, fleet parking, and circulation.

- **FLEXIBLE M1 INDUSTRIAL ZONING –** The property's industrial zoning and functional site layout accommodate a broad spectrum of warehouse, distribution, equipment, service contractor, and light manufacturing uses. This versatility broadens the potential future tenant pool and supports the asset's long-term leasing and repositioning potential.

- **STRATEGIC GWINNETT COUNTY LOCATION –** Positioned in Lawrenceville within the Atlanta MSA, the property benefits from access to the GA-316 corridor and connectivity throughout Gwinnett County and metro Atlanta. The location provides industrial users with access to a substantial labor force, established business infrastructure, and key regional transportation routes, supporting continued tenant demand and long-term investment appeal.


N
TACO BELL
ACE Hardware
DUNKIN'
BURGER KING
ZAXBY'S
McDonald's
WAFFLE HOUSE
MAVIS DISCOUNT TIRE
HOBORT SHIPPING
Piedmont Plastics
where solutions take shape
PRIMERICA
RUDOLPH Foods
DEUTZ FAHR
Publix
Distribution Center
FritoLay
RICOH imagine. change.
VALENTINE
Powder is our Passion
GOODWIN CO.
NATIONAL INDOOR RV CENTERS
COWIN EQUIPMENT COMPANY, INC.
29 ± 51,700 VPD
doka
United Rentals
Gwinnett County Airport
WAM
Builders FirstSource
Weyerhaeuser
enterprise
NATIONAL CEMENT
The National Cement Company, Inc.
GAL AEROSPACE
AAC
EMK TRUCKING
BLUELINX
Subject Property
Driving Distance From Subject Property
I-85.. ±11 Miles
Lawrenceville .... ±3 Miles
Georgia Gwinnett College....... ±5 Miles
Gwinnett Technical College..... ±8 Miles

55 Boulder Brook Cir
Lawrenceville, GA 30045

Property Summary

Tenant	NorX Inc
Website	https://norxinc.com/
Parcel	5-210-055
MSA	Atlanta
Total Building Square Feet	±23,500
Acreage	±5.07
Usable Acreage	±2.85
Lot Square Feet	±220,849
Building/Lot Coverage	10.64%
Office SF	15%
Construction	Metal
Zoning	M1 (Light Industrial)
County	Gwinnett
Dock High Doors	1
Grade Level Doors	2
Clear Height	18'-20'

Financial Summary

$3,200,000	**5.90%**	**10.13%**	**±5.07 AC**
List Price	Cap Rate	Pro Forma Cap Rate	Lot Size

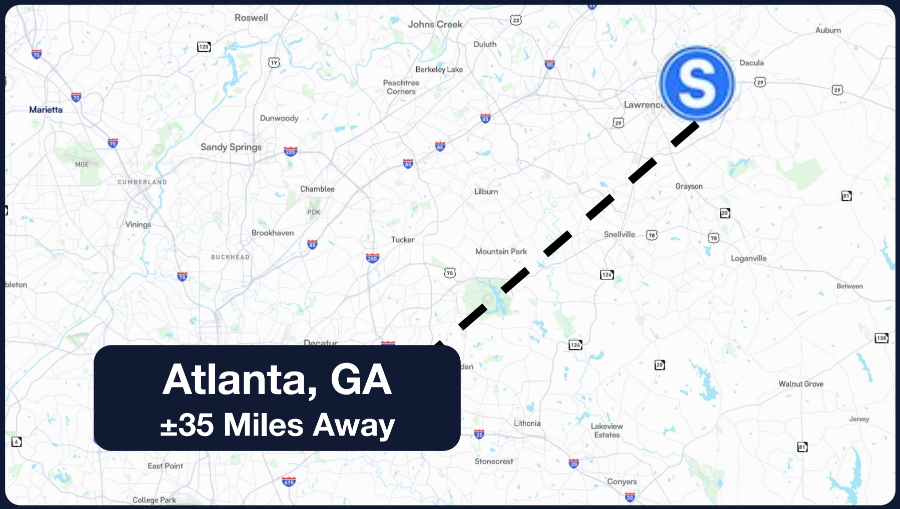
Lease Summary

Lease Term Remaining	±2.5 Years
Lease Commencement	Mar-23
Lease Expiration	Mar-29
Annual Increases	Flat
Options	Three (3), Three-Year
Rental Increases	5% Every Option
Rent/SF	$8.04
Monthly Rent	$15,750
Annual Rent	$189,000
Lease Type	Industrial NNN

Low-Coverage Industrial - ±5.07 Acres




Lawrenceville, GA



Market Demographics

32,822+
Total Population

34 Years
Median Age

66%
Employed Population

26%
Bachelor's Degrees or Higher

Local Market Overview

Lawrenceville is positioned within the Northeast Atlanta industrial corridor, one of the Southeast's most active logistics and distribution markets. The property's location provides immediate access to GA-316, SR-20, I-85, and I-985, allowing efficient connectivity throughout Metro Atlanta and the broader Southeast. Proximity to Hartsfield-Jackson Atlanta International Airport and the Port of Savannah's inland distribution network continues to support sustained demand from warehouse, manufacturing, and last-mile logistics users. Lawrenceville also benefits from Gwinnett County's large and highly skilled workforce, strong population growth, and business-friendly environment, making it an attractive destination for industrial occupiers.

Industrial fundamentals across Northeast Atlanta remain healthy despite an increase in new construction over the past several years. Vacancy has normalized from historic lows as recently delivered space is absorbed, while tenant demand remains supported by e-commerce, advanced manufacturing, food distribution, and regional logistics operations. Rental rates continue to exceed pre-pandemic levels, reflecting long-term investor confidence and limited availability of well-located functional industrial facilities.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,369	63,516	176,155
Current Year Estimate	8,457	62,515	173,288
2020 Census	8,056	56,195	162,803
Growth 2020-Current Year	4.97%	11.25%	6.44%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,525	20,104	57,190
Current Year Estimate	2,521	19,507	55,434
2020 Census	2,431	17,215	51,293
Growth Current Year-Five-Year	0.15%	3.06%	3.17%
Growth 2020-Current Year	3.72%	13.31%	8.07%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$111,198	$114,491	$127,609

Atlanta, GA

Atlanta ranks as the nation's seventh-largest metro area and continues attracting significant population and business migration driven by its diversified economy, business-friendly environment, and strong quality of life. The metro serves as one of the Southeast's leading economic and transportation hubs, supported by major corporate headquarters, a rapidly expanding technology sector, global logistics infrastructure, and strong employment growth. Continued in-migration, expanding consumer demand, and long-term economic development continue reinforcing Atlanta's position as a leading market for retail, mixed-use, office, and industrial investment.

#1 Busiest Airport in the World
100M+ Annual Air Passengers

7th Largest U.S. Metro
6.44M+ Total Population

$92.6K
Median HH Income

Source: CoStar Group, Hartsfield-Jackson Atlanta International Airport | **2025 Dataset**

MATTHEWS™

Exclusively Listed By

Thomas Wilkinson
Associate Vice President
(404) 348-4945
thomas.wilkinson@matthews.com
License No. 416083 (GA)

Harrison Auerbach
SVP & Director
(407) 312-1284
harrison.auerbach@matthews.com
License No. 451527 (GA)

Maxx Bauman | Broker of Record | Broker Lic. No. 451849 (GA) | Firm Lic. No. 80041 (GA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 55 Boulder Brook Cir, Lawrenceville, GA, 30045 (“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.