INDUSTRIAL FOR SALE

5886 Dodgen Rd SW, Mableton, GA 30126

Industrial Investment Opportunity

Offering Memorandum

Exclusively Listed By

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PROPERTY OVERVIEW

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INVESTMENT HIGHLIGHTS

ATTRACTIVE OWNER-USER BASIS

Offered at $1,900,000 ($115/SF), the Property presents a compelling opportunity to acquire a functional, well-located industrial building at a basis below the cost of new construction. For an owner-operator, ownership converts occupancy cost into long-term equity and locks in a fixed facility expense, insulating the business from rising market rents across the West Atlanta industrial corridor.

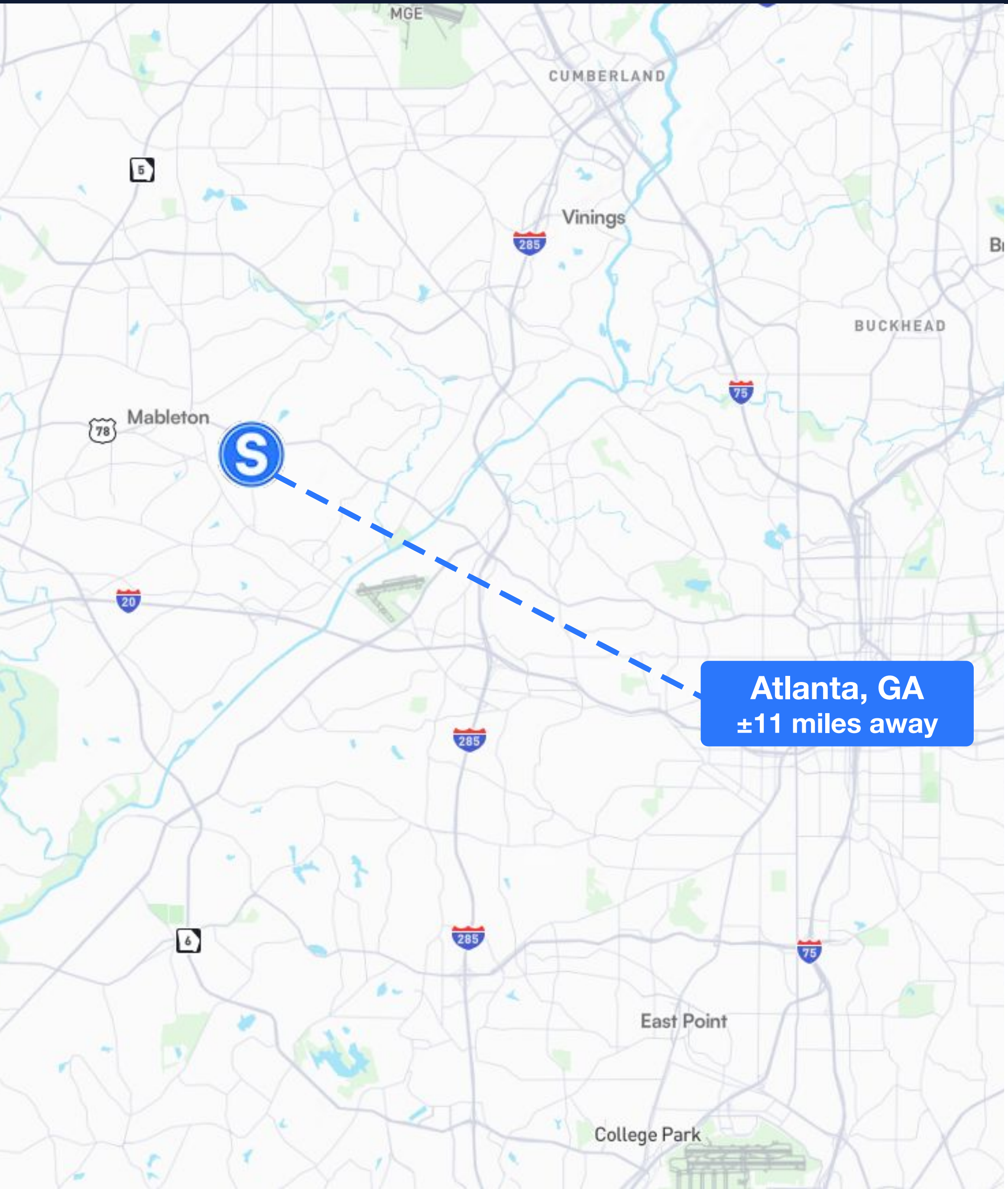
RARE VACANT OWNER-USER OPPORTUNITY

Delivered vacant and move-in ready, the ±16,500 SF building offers an owner-operator the ability to occupy immediately and build long-term equity rather than pay rising market rents. The asset is well suited to SBA financing, and the seller's willingness to consider a short-term sale-leaseback provides a purchaser optional interim income while planning occupancy or reconfiguration.

FUNCTIONAL BUILDING WITH SECURED YARD & HEAVY POWER

The metal-construction building offers 14'–16' clear heights, an oversized dock-high door and grade-level drive-in door (both 10' x 14'), 600+ amps of power, and ±1,800 SF of finished office. Flexible Light Industrial (LI) zoning accommodates a broad range of uses, and with only 25.09% coverage the site includes approximately one-third of an acre of usable outdoor area for secured storage or additional parking—an increasingly scarce attribute in the infill market.

INVESTMENT HIGHLIGHTS



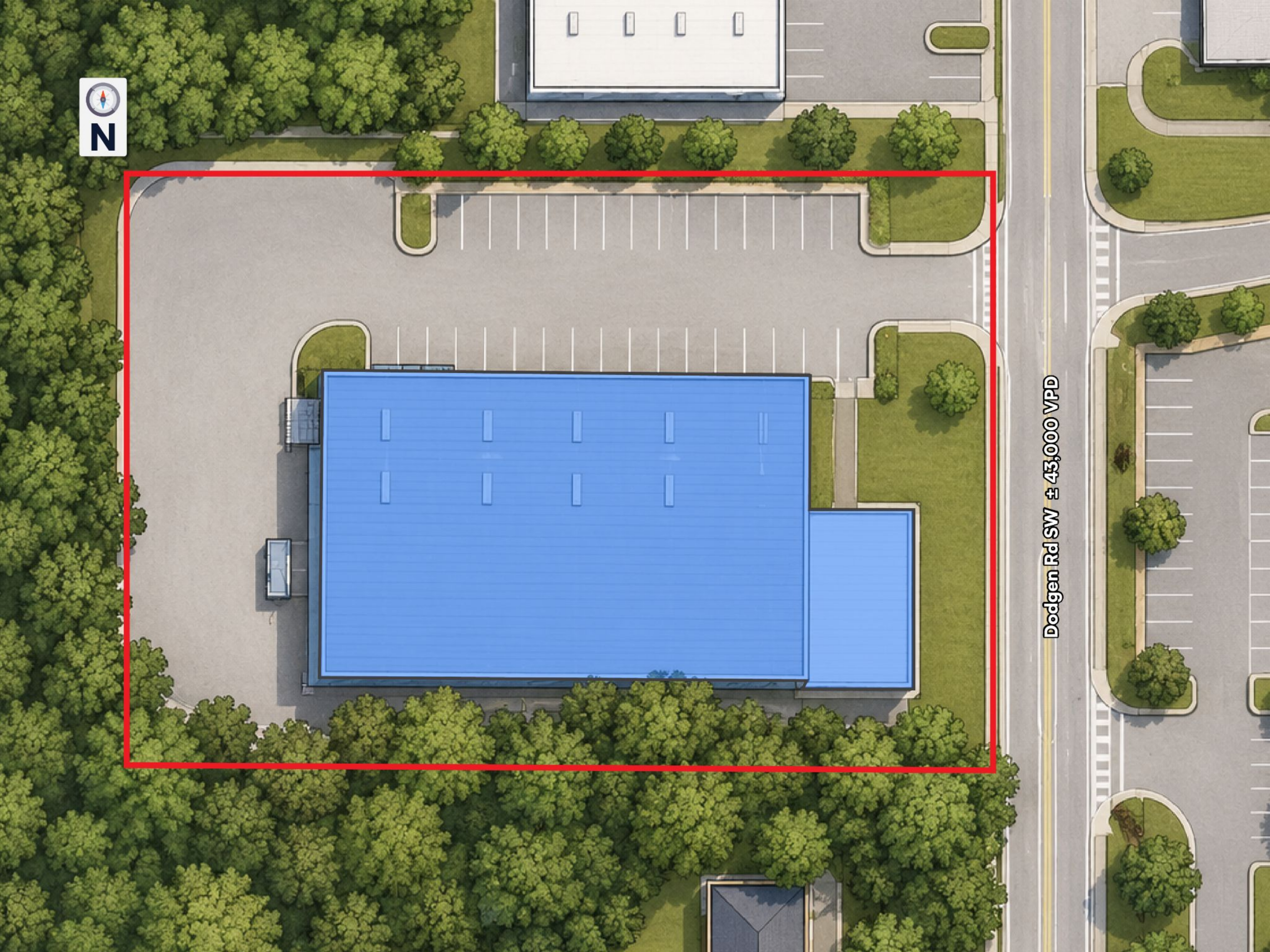
STRATEGIC WEST ATLANTA INFILL LOCATION

Positioned in Mableton within Cobb County, the Property sits minutes from I-20 and I-285, offering efficient connectivity throughout the Atlanta MSA and direct access to Hartsfield-Jackson Atlanta International Airport, one of the Southeast's most critical logistics hubs. The established infill submarket benefits from a deep industrial user base and limited new supply of small-bay product.

STRONG ATLANTA INDUSTRIAL FUNDAMENTALS

Atlanta ranks among the top industrial markets in the country, anchored by 800M+ SF of inventory, sustained net absorption, and same-day truck access to more than 80% of the U.S. population. Robust population and income growth across the trade area—with average household incomes exceeding $110,000 within a 10-mile radius—continues to drive durable tenant and user demand for well-located, functional industrial space.

N
Mableton Elementary
±945 Students
Food Depot
REECE
MOBILE AUTOMOTIVE
AutoTratos
CARPET DEPOT
HARDWOOD · LAMINATE · LUXURY VINYL
Precision Tune AutoCare
ExtraSpace Storage
jiffy lube
Advance Auto Parts
AutoZone
DIXIE RIDES
Lindley Middle School
±905 Students
KTE
KENDRICK TOOL & ENGINEERING
78
± 43,000 VPD
OLLIE'S Bargain OUTLET
GOOD STUFF CHEAP
five BELOW
planet fitness
HIBBETT SPORTS
Michaels
BURGER KING
WINGSTOP
SHERWIN WILLIAMS.
ups
PIZZA PAPA JOHN'S
F&R
AUTOSALES
CUBESMART
self storage
TIRES PLUS
TOTAL CAR CARE
O'Reilly
AUTO PARTS
CVS pharmacy
Subject Property
Harmony-Leland Elementary
±905 Students
Pebblebrook High School
±905 Students
POPEYES
Google Earth



N
Dodgen Rd SW ± 43,000 VPD

PROPERTY PHOTOS

FINANCIAL OVERVIEW

Industrial For Sale
5886 Dodgen Rd SW, Mableton, GA 30126

FINANCIAL SUMMARY

$1,900,000 List Price	**$115.15** Price Per SF	**±1.51 AC** Lot Size

Property Summary

Address	5886 Dodgen Rd SW, Mableton, GA 30126
Total SF	±16,500 SF
Office SF	±1,800 SF
Acreage	±1.51 AC
Building Coverage Ratio (FAR)	25.09%
Year Built	1988
Construction	Metal
Outdoor Storage	Approx. 1/3 AC
Clear Heights	14'-16'
Power	600+ Amps
Occupancy	Vacant
Potential Leaseback	**1 Year Term @ $12.50/SF MG**
Zoning	Light Industrial (LI)
Dock Door	1 Oversized Dock Door (10' x 14
Drive-In Door	1 Oversized Drive-In Door(10' x 14')

MARKET OVERVIEW

Industrial for Sale
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Mableton, GA

Market Demographics

78,820
2025 Population

$77,980
Median Household Income

38.7%
Bachelor’s Degree or Higher

$313,100
Median Home Value

Local Market Overview
Mableton is one of metro Atlanta's fastest-growing communities, strategically located in southern Cobb County approximately 15 miles west of Downtown Atlanta. Incorporated in 2022 as Cobb County's largest city, Mableton offers convenient access to Interstate 20, Interstate 285, and major employment centers including Downtown Atlanta, Cumberland/Galleria, Vinings, and Hartsfield-Jackson Atlanta International Airport. The city's central location, expanding infrastructure, and business-friendly environment continue to attract new residents, employers, and investment.

Known for its diverse population, strong residential neighborhoods, and abundant parks and green space, Mableton combines suburban affordability with urban accessibility. The community is home to popular destinations including Six Flags Over Georgia, the Mable House Arts Center, and the Silver Comet Trail, while ongoing public and private investment continues to enhance retail, mixed-use, and commercial development. With its growing population, improving amenities, and proximity to Atlanta's largest employment hubs, Mableton is well positioned for continued long-term economic and real estate growth.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,329	62,459	169,047
Current Year Estimate	5,944	61,477	166,430
2020 Census	5,883	57,563	154,475
Growth Current Year-Five-Year	6.48%	1.60%	1.57%
Growth 2020-Current Year	1.03%	6.80%	7.74%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,597	24,292	69,616
Current Year Estimate	2,430	23,689	67,920
2020 Census	2,218	21,175	60,730
Growth Current Year-Five-Year	6.86%	2.54%	2.50%
Growth 2020-Current Year	9.58%	11.87%	11.84%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$114,909	$140,157	$136,561

Atlanta, GA

Atlanta remains one of the nation's premier industrial markets, driven by its strategic Southeast location, robust transportation infrastructure, and diversified economic base anchored by logistics, manufacturing, e-commerce, and distribution. Continued population growth, expanding port activity, and corporate investment support strong warehouse and industrial demand across the metro. Modern distribution hubs and infill industrial submarkets continue to benefit from proximity to Hartsfield-Jackson Atlanta International Airport, the Port of Savannah's inland logistics network, major interstate corridors, and an abundant labor force, while institutional investment remains strong due to Atlanta's long-term growth fundamentals and its position as one of the country's leading supply chain and logistics hubs.

65K+ Residents
Added Annually

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

$92.6K
Median HH Income

Source: U.S. Census Bureau, Atlanta Regional Commission, CoStar Group, Georgia Department of Economic Development | **2025 Dataset**

Employment

Atlanta ranks among the top 10 largest employment centers in the United States, supported by a highly diversified economy spanning corporate headquarters, logistics, healthcare, technology, financial services, and film production. Hartsfield-Jackson's global connectivity and the metro's business-friendly environment continue driving long-term expansion across IT, logistics, life sciences, and professional services.

Ranked #7 Nationally

for Fortune 500 HQ Concentration

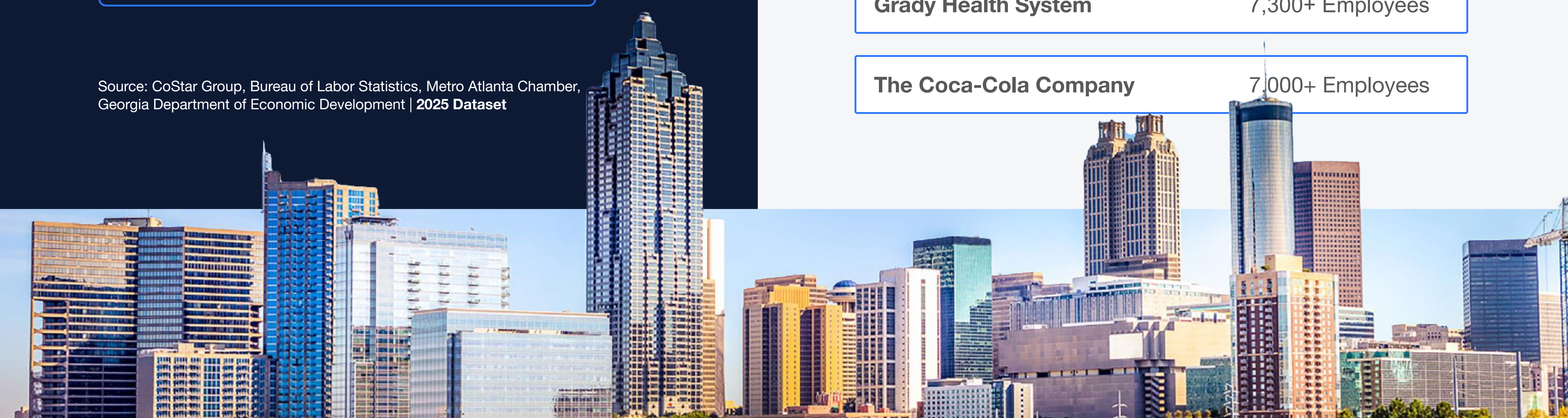
3,130,000+	21K+
Total Workforce Base	Jobs Added YoY

Source: CoStar Group, Bureau of Labor Statistics, Metro Atlanta Chamber, Georgia Department of Economic Development | **2025 Dataset**

Top Employers

Largest Employer

Employer	Employees
DELTA	42,000+ Employees
Northside Hospital	32,000+ Employees
Piedmont Healthcare	29,600+ Employees
Children's Healthcare of Atlanta	10,500+ Employees
Georgia Tech	9,400+ Employees
Cox Enterprises	7,700+ Employees
Grady Health System	7,300+ Employees
The Coca-Cola Company	7,000+ Employees



Atlanta Industrial Performance

$5.9B+
Sales Volume

8.0%
Vacancy Rate

6.5%
Market Cap Rate

22.9M SF
Industrial Space Under Construction

900M SF
Industrial Inventory Units

$9.99
Average Asking Rent

Atlanta's industrial market remains one of the largest and most strategically important logistics hubs in the United States, supported by Hartsfield-Jackson Atlanta International Airport, the Port of Savannah's inland distribution network, and extensive interstate connectivity. While the market has experienced higher vacancy following record new deliveries over the past several years, tenant demand remains healthy, particularly for modern bulk distribution facilities and well-located infill assets. Leasing activity continues to stabilize as developers moderate new construction and supply begins to normalize.

Source: CoStar Group | **2025 Dataset**

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 5886 Dodgen Rd SW, Mableton, GA, 30126 (“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.

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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.

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.

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