6090 Pinegrove Rd

Riverdale, GA 30274

Industrial Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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PROPERTY OVERVIEW

6090 Pinegrove Rd
Riverdale, GA 30274

INVESTMENT HIGHLIGHTS

Investment Highlights

- **Strong In-Place Yield with Tremendous Upside:** The property currently operates at a healthy 7.57% in-place cap rate. Because 65% of the current tenants are on month-to-month agreements, an investor has an immediate mark-to-market opportunity to adjust rents to current market rates and significantly drive the Net Operating Income.

- **Ideal Owner-User Scenario:** The flexible lease structures make this a perfect fit for a business owner looking to operate out of the property. An owner-user can immediately occupy the vacant suite (or transition MTM units to suit their needs) while enjoying cash flow from the remaining tenants to offset debt service and operating costs.

- **Favorable Lease Rollover Schedule:** 35% of the tenants are tied to structured leases. Two of these leases expire in August of 2026, and the remaining mature in early next year. This allows new ownership near-term flexibility for re-tenanting, expansions, or rate adjustments without being locked into long-term, under-market leases.

PROPERTY & HIGHLIGHTS

Property & Site Features

- **Substantial Multi-Tenant Footprint:** The asset features a total of 54,200 SF distributed intelligently across 6 individual buildings, mitigating risk through tenant diversification and catering perfectly to the high demand for shallow-bay industrial space.
- **Expansive Acreage:** Sitting on a highly functional 7.93-acre lot, the property provides ample surface area for tenant parking, truck maneuverability, outdoor storage, and potential future site optimization.

Location & Growth Dynamics

- **Strategic Highway Logistics:** Located just off the highly trafficked GA Highway 85 corridor, offering excellent logistical access for industrial tenants, distributors, and auto-related businesses.
- **Commercial & Infrastructure Boom:** The property sits in the path of progress, benefiting from major new commercial and industrial developments pushing both north and south along GA Hwy 85. Additionally, its location in the North Clayton submarket offers strategic proximity to Hartsfield-Jackson Atlanta International Airport.
- **Surrounding Residential Expansion:** The immediate vicinity is experiencing a surge in new residential housing construction. This dense, growing population provides a robust local customer base for the property's tenants and strongly supports long-term underlying land value appreciation.

Hartsfield-Jackson Atlanta International Airport
± 203,000 VPD
285
TERMINIX
GFS
Global Freight Solutions, Inc.
LiftOne.
Ecycle Atlanta
JOHNSTONE SUPPLY
TW METALS
AN ONI COMPANY
331
± 19,100 VPD
N
VANGUARD ELECTRICAL
KNAUF
JACOBSON COMPANIES
HCE
Herdegen Commercial Equipment LLC
75
± 191,000 VPD
85
± 46,800 VPD
CRS, Inc.
COMMERCIAL ROOFING SPECIALTIES
GXO
Ryder
AtlantaDash
Industrial Neighbors
MCELROY
Property Group
FLOOR COVERINGS international
J&N Transmission & Auto Repair
SAMEDAY
AUTO SCRATCH AND DENT REPAIR
Public Storage
FLEET CLEAN
Subject Property
ExtraSpace Storage
staci
FLEX-MADE LOGISTICS
METAL DECK SUPPLY
EXPRESS
Container Service
INTEPLAST GROUP
Building Products
AutoZone
O'Reilly
AUTO PARTS
U-HAUL
Bobcat
Google Earth

6090 Pinegrove Rd
Riverdale, GA 30274

±54,200 SF
GLA (Across 6 Buildings)

1966-1981
Year Built

±46,800 VPD
Highway 85

$62.73
Price Per SF

FINANCIAL OVERVIEW

6090 Pinegrove Rd
Riverdale, GA 30274

FINANCIAL SUMMARY

$3,400,000	7.57%	$62.73	±7.93 AC
List Price	Cap Rate	Price Per SF	Lot Size

Property Summary

Address	6090 Pinegrove Rd, Riverdale, GA 30274
Total Square Footage	±54,200 SF (Across 6 Buildings)
Lot Size	±7.93 AC
Property Type	Shallow-Bay Industrial
In-place Cap Rate	7.57%
Occupancy Profile	16 Individual Tenants (100% Occupied)
Submarket	Airport / North Clayton

Rent Roll

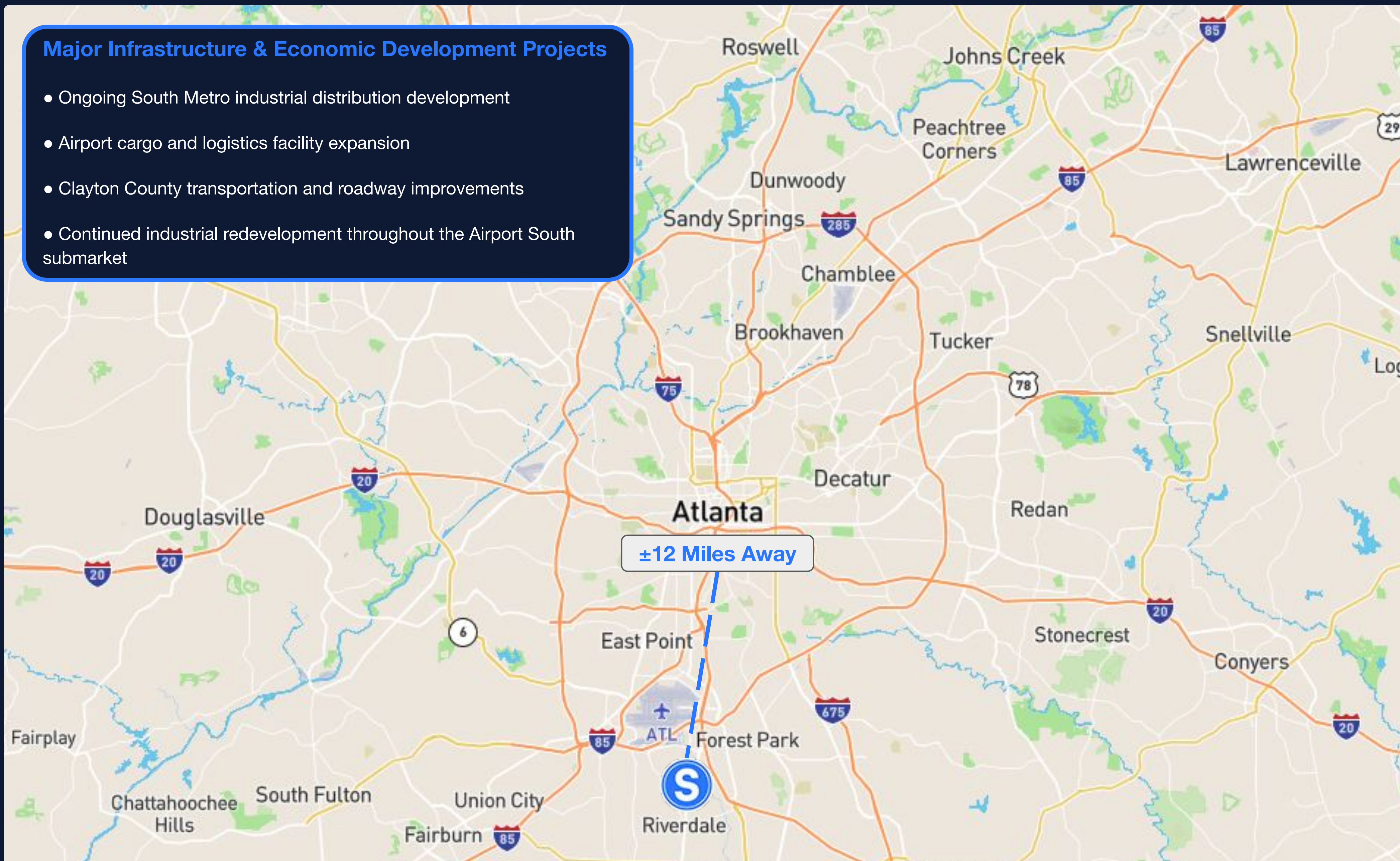
Building & Unit	Commencement Date	Expiration Date	Annual Rent	Monthly Rent	SF	Rent/SF/YR	Structure
1-A	3/25/2022	3/31/2027	$20,400	$1,700	3,500	$5.82	NNN
1-B	2/01/2026	2/28/2028	$14,400	$1,200	1,300	$ 11.07	NNN
1-C	11/01/2025	MTM	$12,600	$1,050	1,800	$7.00	Gross
1-D	4/14/2026	4/30/2027	$19,800	$1,650	4,900	$4.04	NNN
2-A	11/01/2025	MTM	$15,000	$1,250	1,500	$10.00	Gross
2-B	5/01/2026	MTM	$18,000	$1,500	3,000	$6.00	Gross
2-C	4/01/2026	4/01/2027	$15,000	$1,250	2,000	$7.50	NNN
3	8/01/2024	MTM	$25,800	$2,150	5,000	$5.16	Gross
4-A	1/01/2023	MTM	$22,800	$1,900	5,000	$4.56	Gross
4-B	2/01/2024	MTM	$20,400	$1,700	3,000	$6.80	Gross
4-C	7/06/2026	MTM	$21,000	$1,750	3,000	$7.00	Gross
4-D	8/01/2024	8/31/2026	$18,600	$1,550	4,000	$4.65	NNN
5-A	8/01/2024	8/31/2026	$17,400	$1,450	3,600	$4.83	NNN
5-B	11/01/2025	MTM	$19,800	$1,650	3,600	$5.50	Gross
6-A & C	8/01/2024	MTM	$24,600	$2,050	5,000	$4.92	Gross
6-B	1/01/2023	MTM	$19,800	$1,650	4,000	$4.95	Gross
Cell Tower	5/21/2013	6/05/2036	$14,184	$1,182	N/A	N/A	NNN
Totals	–	–	**$319,584**	**$26,632**	–	–	–

MARKET OVERVIEW

6090 Pinegrove Rd
Riverdale, GA 30274

Major Infrastructure & Economic Development Projects

- Ongoing South Metro industrial distribution development
- Airport cargo and logistics facility expansion
- Clayton County transportation and roadway improvements
- Continued industrial redevelopment throughout the Airport South submarket



Local Market Overview

Riverdale is strategically positioned within Clayton County, one of metro Atlanta's most important logistics and distribution corridors. Located just south of Downtown Atlanta and minutes from Hartsfield-Jackson Atlanta International Airport, the city benefits from exceptional regional connectivity via Interstate 75, Interstate 285, Interstate 85, and State Route 85. The surrounding Airport/North Clayton industrial submarket continues to attract manufacturers, logistics operators, e-commerce distributors, and aviation-related businesses seeking efficient access to national and international transportation networks.

The area's accessibility, established industrial base, and proximity to one of the nation's busiest airports continue to support long-term demand for warehouse, flex, and light manufacturing facilities. Companies operating throughout the Atlanta metropolitan area benefit from access to a diverse workforce, extensive freight infrastructure, and one of the Southeast's strongest consumer markets. Continued public and private investment across South Metro Atlanta has reinforced Clayton County's position as a premier logistics destination while providing businesses with efficient connections to regional, national, and global supply chains.

Population	5-Mile	10-Mile	15-Mile
Five-Year Projection	4,566	19,212	52,696
Current Year Estimate	4,457	18,899	52,112
2020 Census	4,356	17,916	49,378
Growth Current Year-Five-Year	2.46%	1.66%	1.12%
Growth 2020-Current Year	2.33%	5.49%	5.54%
Households	**5-Mile**	**10-Mile**	**15-Mile**
Five-Year Projection	1,835	7,787	20,738
Current Year Estimate	1,799	7,649	20,351
2020 Census	1,702	7,097	19,084
Growth Current Year-Five-Year	2.04%	1.80%	1.90%
Growth 2020-Current Year	5.69%	7.78%	6.64%
Income	**5-Mile**	**10-Mile**	**15-Mile**
Average Household Income	$75,170	$84,652	$87,162

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.

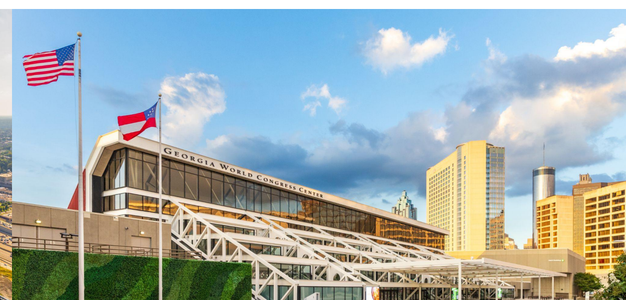
Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta 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.

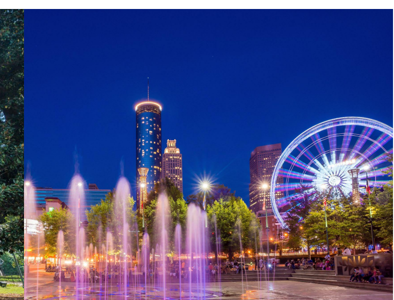
Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
$18 Billion

GDP
$590 Billion





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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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