

685 ATHENA DRIVE ATHENS, GA 30601

FOR SALE \$12,900,000 FOR LEASE \$7/PSF/YR/NNN
SELLER FINANCING AVAILABLE



ATLAS
REAL ESTATE ADVISORS

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EXECUTIVE SUMMARY

685 Athena Drive is a brand-new Class A industrial building that spans an impressive 104,200 SF and is perfectly suited for a wide range of industrial ventures. Located in the industrial corridor of northeast Athens, this location is Zoned as E-I (Employment, Industrial), and offers endless potential for businesses seeking space in a prime location.

The facility itself was built in 2021 and features 3,000 square feet of office space, a 4,000 square foot mechanical room, and 60'x40' bay spacing throughout the remaining 97,200 SF for flexibility and workflow optimization. It is situated on a ~7.25-acre lot located 0.5 miles from a Class 1 fire station and has 1,000+/- FT of frontage along Athena Drive.

Site plans show adjacent lot which has been graded, prepped, and is pad ready with detention area in place and is offered for sale separately.

685 Athena Drive is currently being offered For Sale and For Lease.



PROPERTY DESCRIPTION

685 Athena Drive is situated on a ~7.25-acre tract of land in Athens-Clarke County, GA. It is zoned E-I (Employment, Industrial) and in a Tier 2 community for tax incentives.

The entire parcel is graded and a detention area, built to accommodate an additional 100,000 SF building, is located along the northernmost corner of the property. The current structure is complete with parking and a driveway in place.

Main Building

- 104,200 total SF
 - 97,200 Manufacturing Space
 - 3,000 SF Office Space
 - 4,000 SF Mechanical Room
- 40'x60' bay spacing
- Designed to support mezzanine build-out

Property

- 36' wide 8" deep 3,000 PSI concrete driveway
- 92 parking spaces
 - 9'x18' w/ 24' backup space
 - 4 handicap accessible spaces
- External lighting
- 40 CY compactor pad
- Detention area in place, will accommodate an additional 100,000 SF building
- ~7.25 total acres
- All utilities available
- Class 1 Fire Station 0.5 miles away
- Located in Tier 2 Community for tax incentives

Dock & Grade Doors

- 3 dock high doors
- 18 additional dock high knock-outs to provide additional doors
- 4 grade level doors

Ceiling Height

- 32 ft clear and 28 ft at side walls

Flooring

- 6" reinforced concrete slab
- 4,000 PSI rating

Electrical

- Uninterrupted power available from 2 nearby substations
- 400 amp service currently installed, with 3,000 amp available.
- Designed to expand to 9,000 amp service
- Location can support up to 20 megawatts if needed

Plumbing & Sprinkler Systems

- Sprinklers located throughout
- 4" drain lines throughout

Roof

- R-24 Single Ply membrane
- Reinforced roof bracing for oversized HVAC units





Olympic Drive

Athena Drive

11.73 Acres

For Sale Separately

Athena Drive

PARCEL ID 223 021 C



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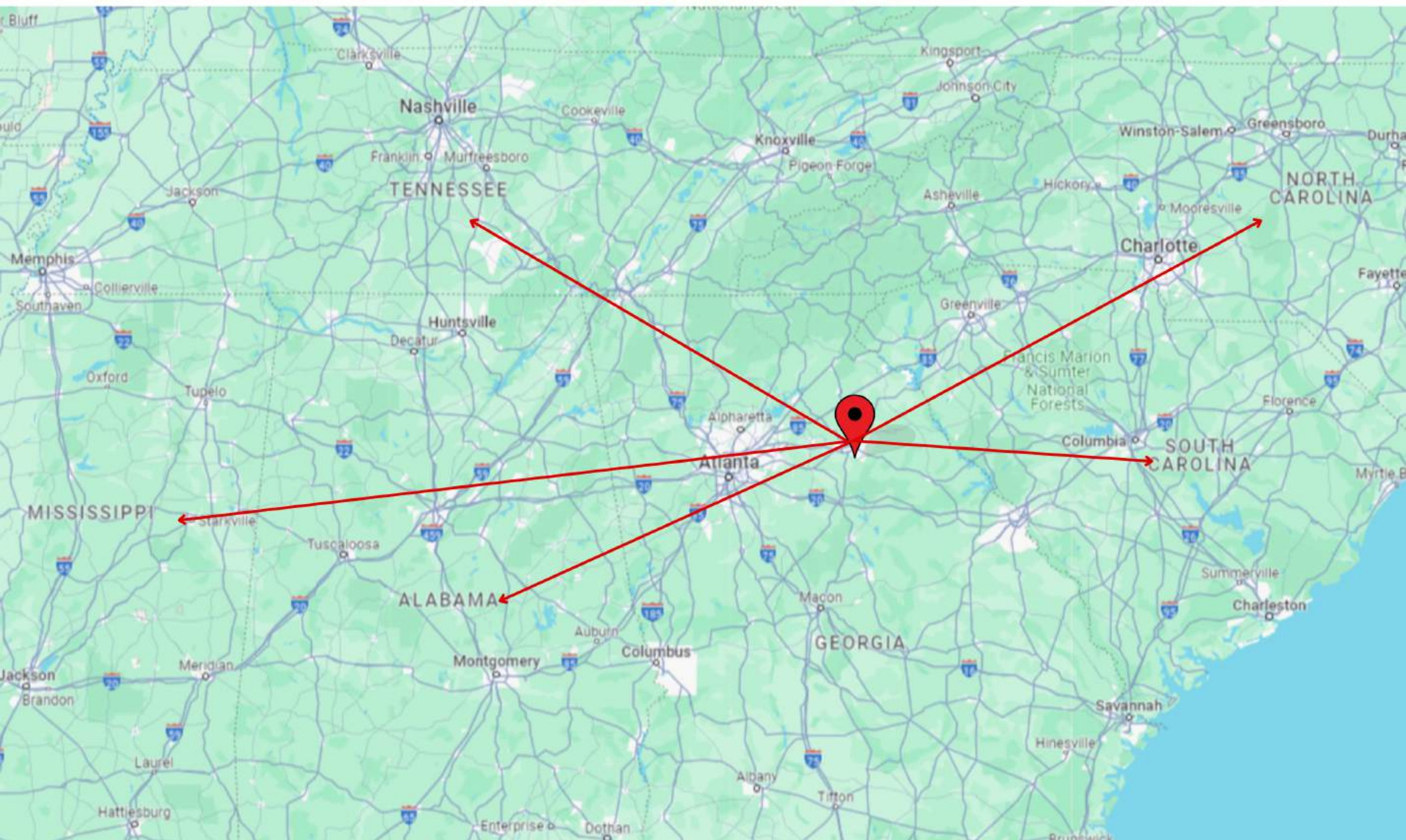
A photograph of a large, modern, light-colored industrial building with a covered entrance and a yellow forklift parked outside. The building has a long, rectangular shape with a flat roof and large windows. A paved road runs in front of the building, and a grassy area is visible in the foreground.



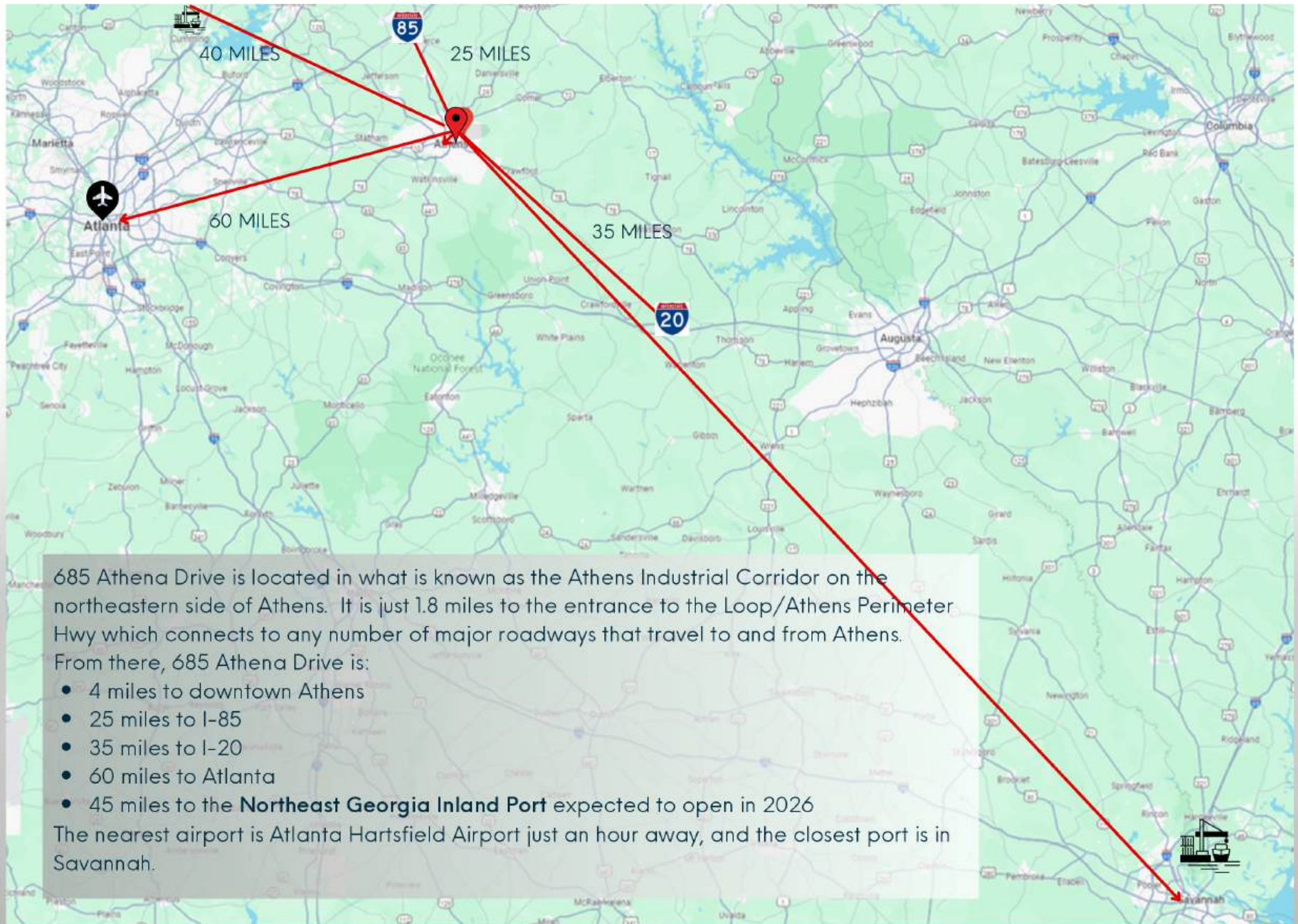
GALLERY



LOCATION



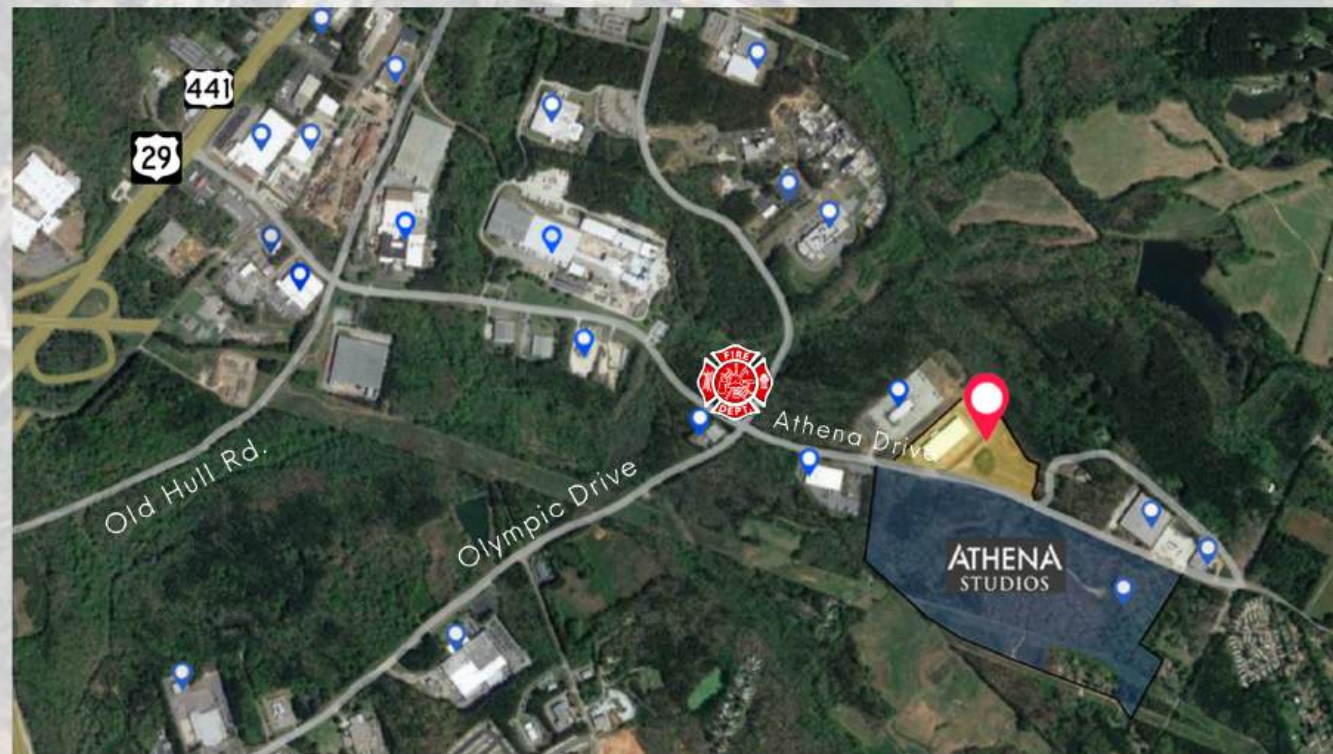
LOCATION



ATHENS INDUSTRIAL CORRIDOR

685 Athena Drive is situated in a Tier 2 community per the Georgia Department of Community Affairs (DCA) and the Georgia Department of Revenue making it eligible for incentives under the **State Job Tax Credit**. This credit is available to "any business or headquarters of businesses engaged in manufacturing, warehousing and distribution, processing, telecommunications, tourism, or research and development industries" that establish themselves within the community. Whether you are a large manufacturer or a small business owner, these tax breaks and incentives are accessible and were created to stimulate investment, job creation, and business growth in the area.

685 Athena Drive is surrounded by a number of manufacturing facilities and distribution centers. Large national brands like Johnson & Johnson and CertainTeed to smaller regional businesses like Military & Commercial Fasteners Corp. have chosen the area for its commitment to workforce development and training.



DEMOGRAPHIC PROFILE

INCOME

300 miles



\$62,688

Median Household Income



\$36,701

Per Capita Income

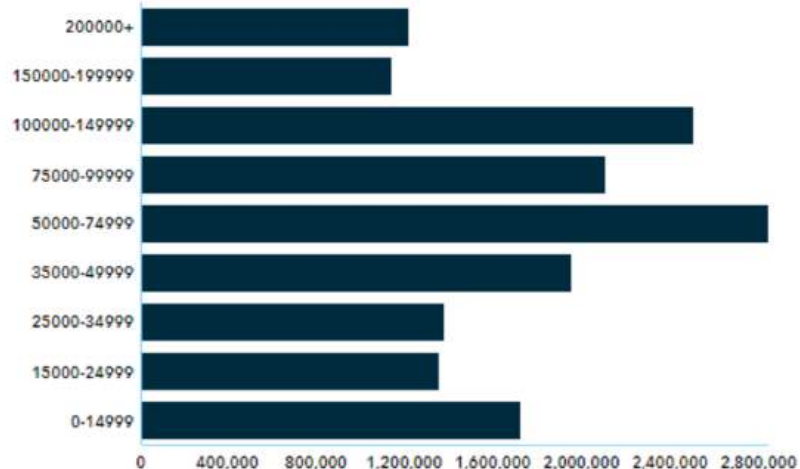


\$133,618

Median Net Worth

HOUSEHOLD INCOME (\$)

300 miles



This infographic contains data provided by Esri.
The vintage of the data is 2023, 2028, 2000, 2010

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EDUCATION

300 miles



10%

No High School Diploma



29%

High School Graduate



28%

Some College



33%

Bachelor's/Grad /Prof Degree

EMPLOYMENT

300 miles



White Collar

60.7%



Blue Collar

23.7%



Services

15.6%

4.2%

Unemployment Rate

KEY FACTS

300 miles

40,998,777

Population

39.3

Median Age

16,170,773

Households

\$52,702

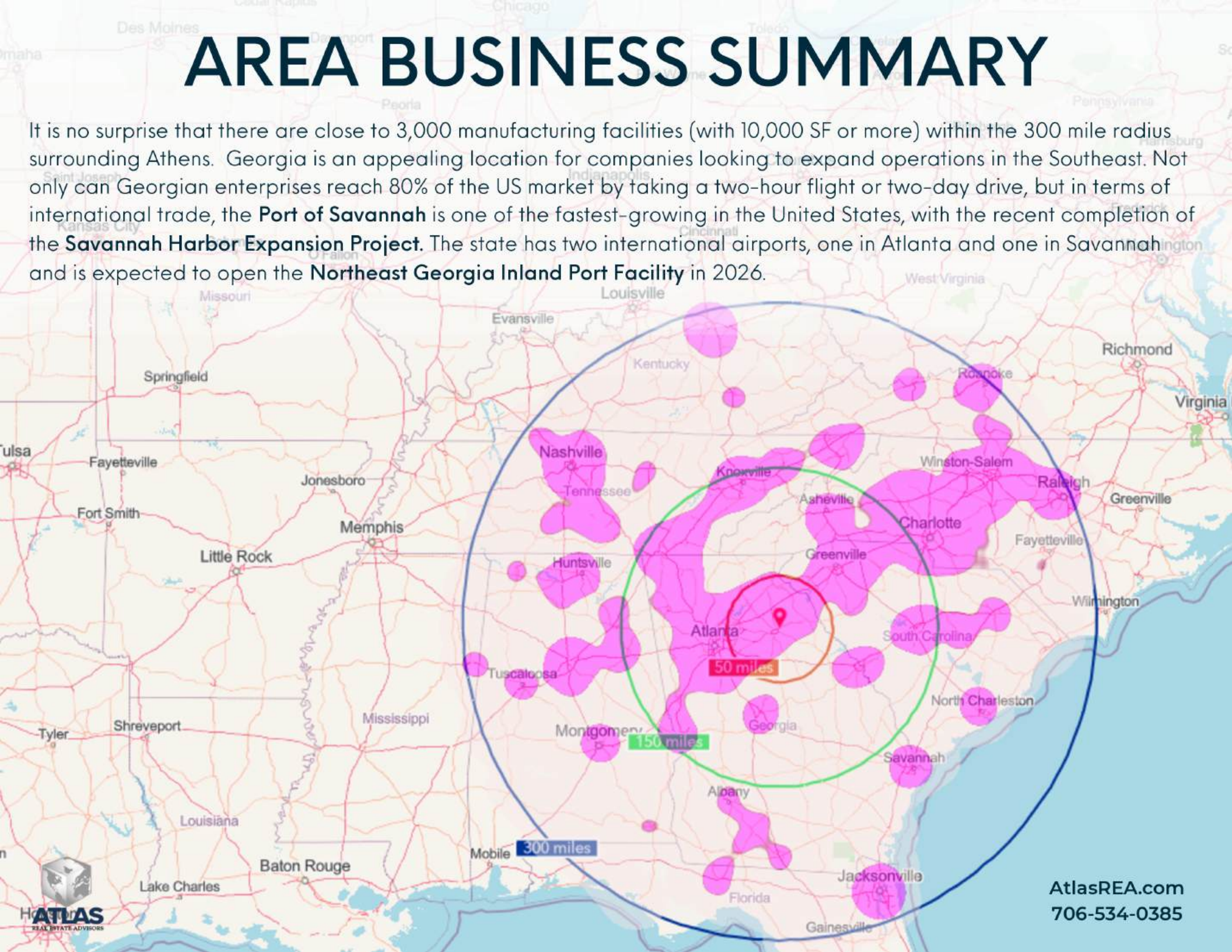
Median Disposable Income



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AREA BUSINESS SUMMARY

It is no surprise that there are close to 3,000 manufacturing facilities (with 10,000 SF or more) within the 300 mile radius surrounding Athens. Georgia is an appealing location for companies looking to expand operations in the Southeast. Not only can Georgian enterprises reach 80% of the US market by taking a two-hour flight or two-day drive, but in terms of international trade, the **Port of Savannah** is one of the fastest-growing in the United States, with the recent completion of the **Savannah Harbor Expansion Project**. The state has two international airports, one in Atlanta and one in Savannah and is expected to open the **Northeast Georgia Inland Port Facility** in 2026.



ABOUT ATLAS

Atlas Real Estate Advisors is one of the most successful independent commercial real estate firms in the Athens area. From traditional brokerage services and fee-based consulting to facility and property management, we provide a wide range of services that can be tailored to the individual client's needs.

Our team shares over 75 years of expertise in every product class and has worked with private, public, and institutional customers locally, nationally, and abroad. Atlas members possess numerous credentials above and beyond those required, and Atlas is presently licensed in 11 states and counting, allowing us to better serve our clients no matter where they are. Together, we have a single goal: to improve the value of your assets above and beyond what was previously thought possible.

SALES

We use in-depth industry expertise and a large network to optimize your visibility and produce the most value possible. We have represented individual property owners and publicly traded companies locally and across the US.

LEASING

Atlas works closely with each client to reduce costs, minimize risks and exposure, and stabilize the portfolio. We ask the tough questions to determine the overall health of the portfolio and look for opportunities to enhance the value.

MANAGEMENT

Atlas can create a management plan designed to maximize the value of your investment and tailored to your specific needs, whether you own a single storefront, a whole retail mall, or a commercial office park.

CONSULTING

A single commercial transaction can have many dependencies and contingencies. It is advantageous to have an advisor who can provide strategies and solutions working alongside you.

