



INDUSTRIAL BUILDING FOR LEASE

INFILL LOCATION | RENOVATIONS UNDERWAY | $\pm 51,840$ SF

5530 E. PONCE DE LEON AVE, STONE MOUNTAIN, GA 30083

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BULL REALTY, INC.
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BullRealty.com

EXECUTIVE SUMMARY

Bull Realty, Inc. is pleased to present a ±51,840 SF industrial building for lease at 5530 E. Ponce de Leon Avenue in Stone Mountain, Georgia. Situated on ±2.5 acres, the property features 16' clear heights and a functional layout well suited for warehousing, distribution, manufacturing, assembly, contractors, and other industrial operations.

The property is conveniently located near US-78 and I-285, providing efficient access to Downtown Atlanta, the I-85 corridor, and major distribution routes throughout Metro Atlanta. Its location also provides access to the established industrial areas of Stone Mountain, Tucker, Decatur, and Northeast Atlanta, as well as a strong regional labor pool.

Stone Mountain is an established industrial market with a diverse mix of warehouse, manufacturing, distribution, and service-oriented users. The area benefits from its proximity to major population centers and transportation infrastructure, while limited new industrial development helps maintain the area's established industrial base.

RENOVATIONS UNDERWAY	• Fresh paint throughout office & warehouse
	• New lighting in office & warehouse
	• Warehouse floors pressure-washed
	• HVAC system serviced
	• General property improvements being completed
ADDRESS	5530 E. Ponce De Leon Ave., Stone Mountain, GA 30083
TOTAL BUILDING SIZE	±51,840 SF
OFFICE / WAREHOUSE SIZE	±3,000 SF / ±48,840 SF
LEASE RATE	\$8.00/SF (NNN)
SITE SIZE	±2.5 AC
PARKING	±40 marked spaces
LOADING	5 Drive-ins 4 Loading docks
CLEAR HEIGHT	16'
SPACING	40' X 20'
POWER	1,000 amp 3 phase power
HVAC	HVAC in office Radiant gas heating in warehouse
STORAGE	Partial gated truck court
LIGHTING	LED
ZONING	M Light industrial

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



BUILDING SIZE
±51,840 SF



LOADING
5 DRIVE-INS | 4 DOCKS



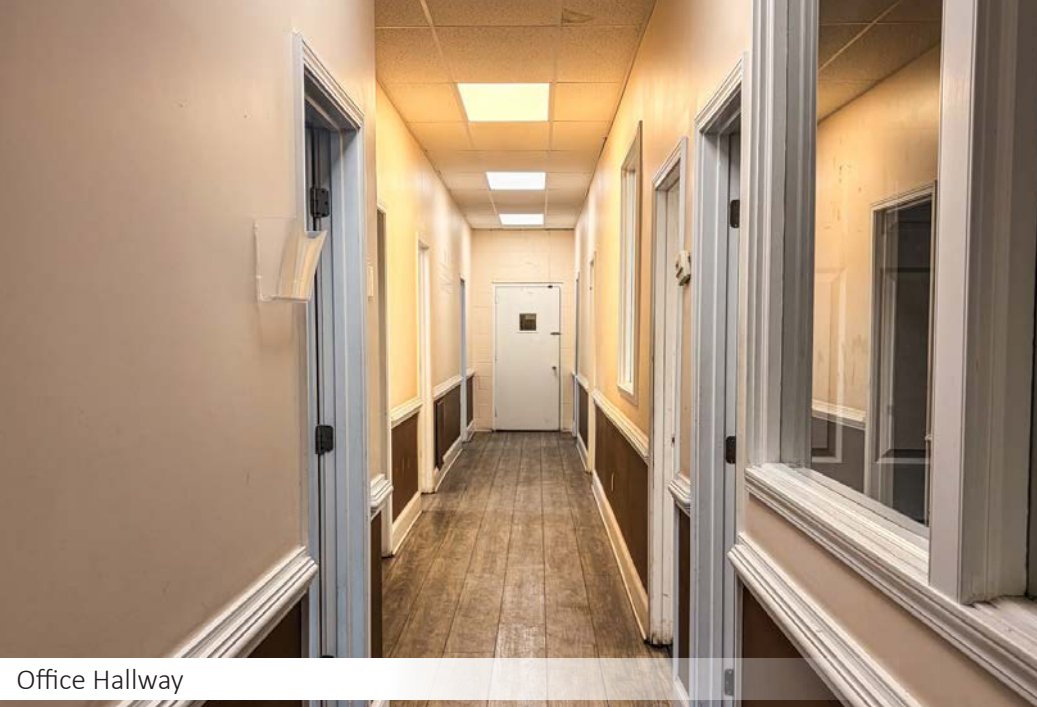
CLEAR HEIGHT
16'



COLUMN SPACING
40' X 20'



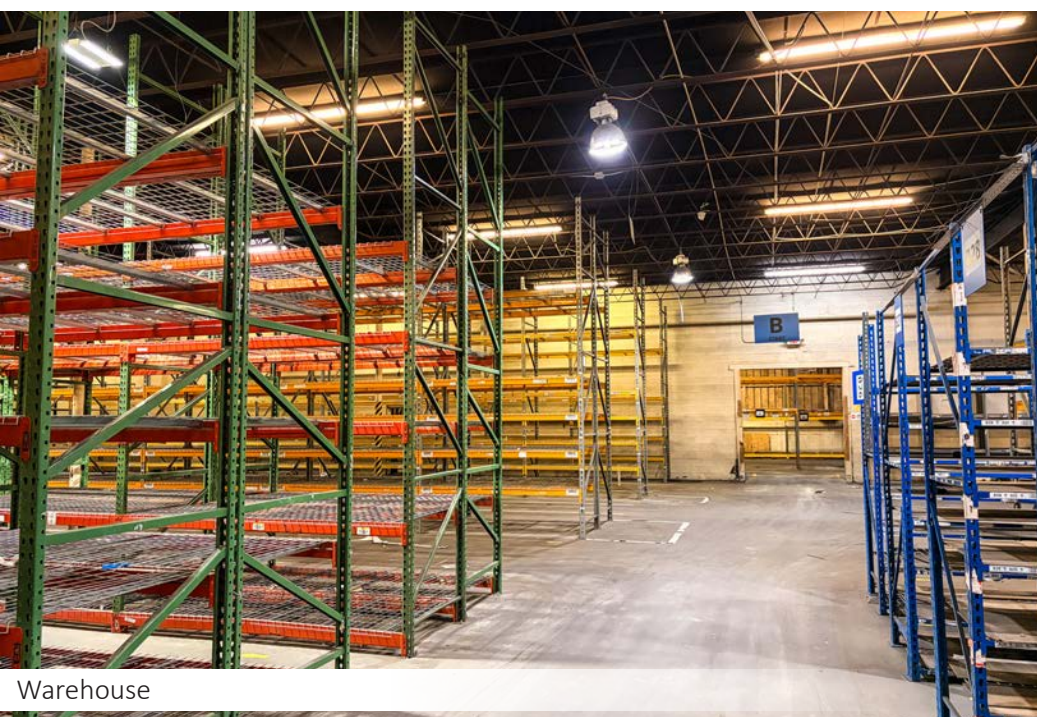




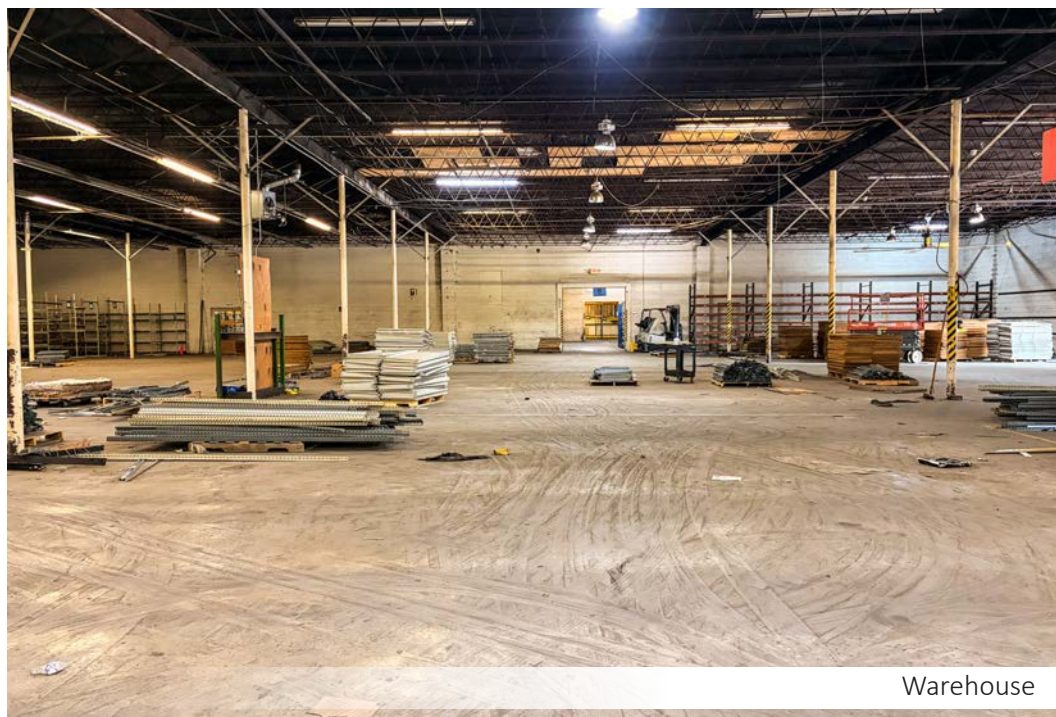
Office Hallway



Office

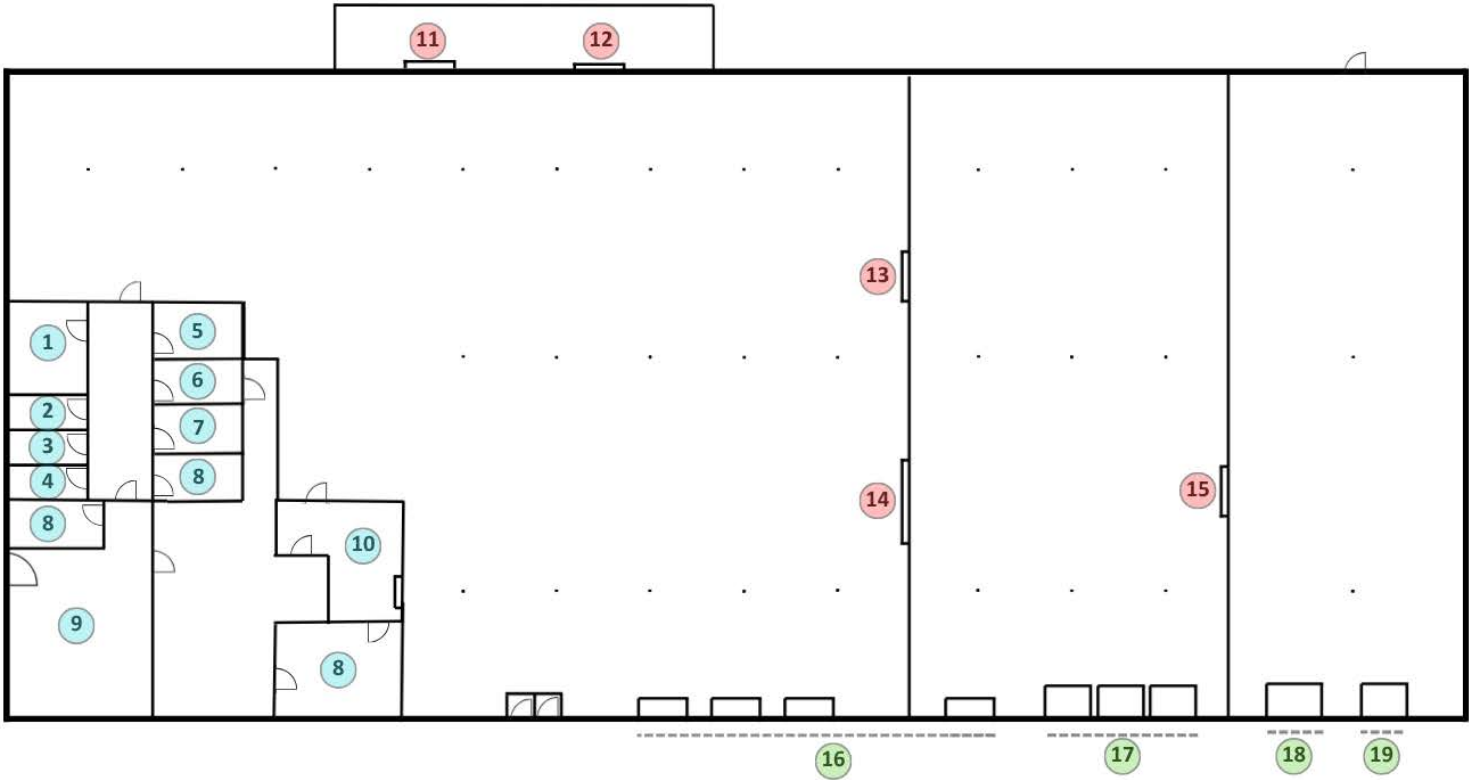


Warehouse



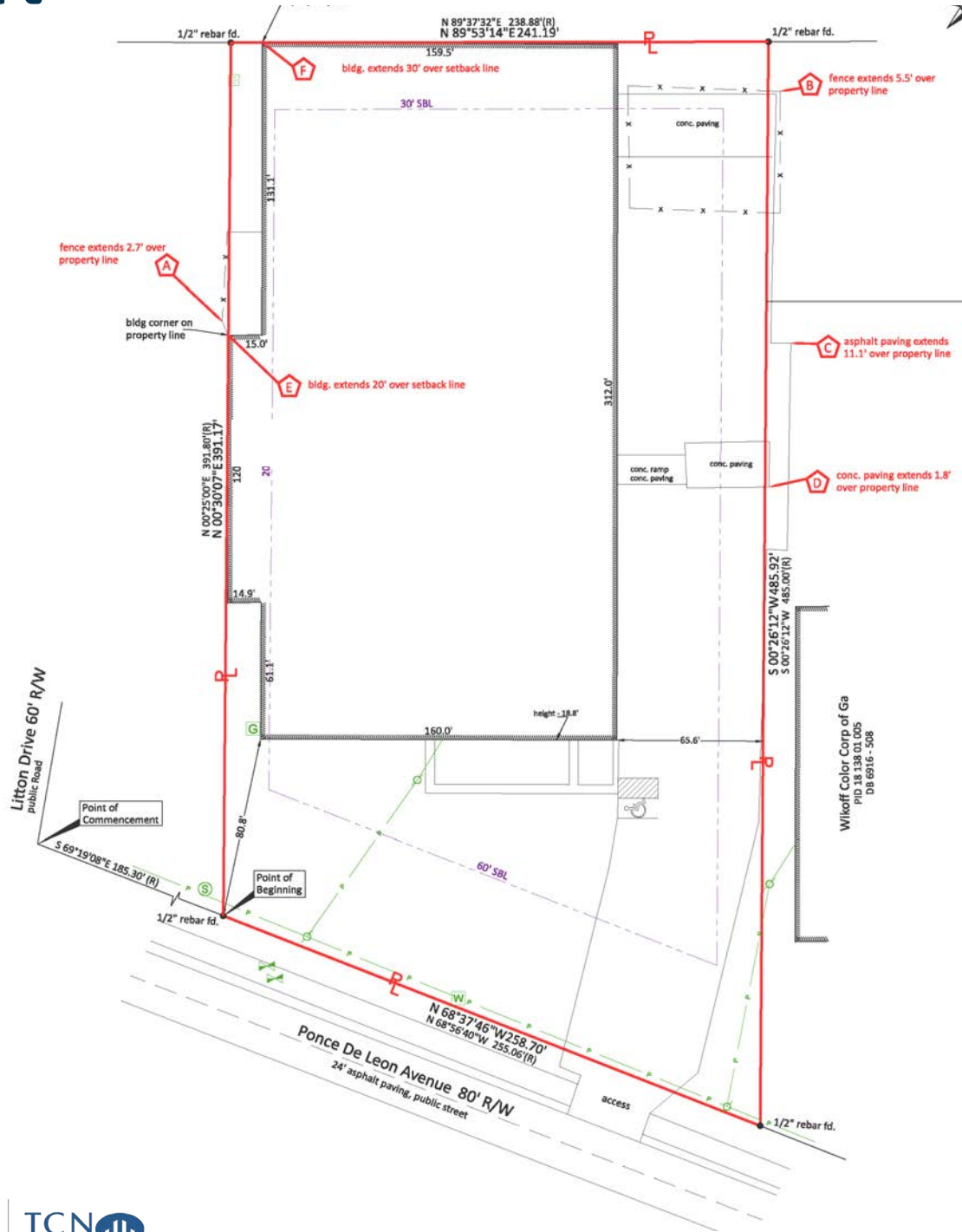
Warehouse

FLOOR PLAN

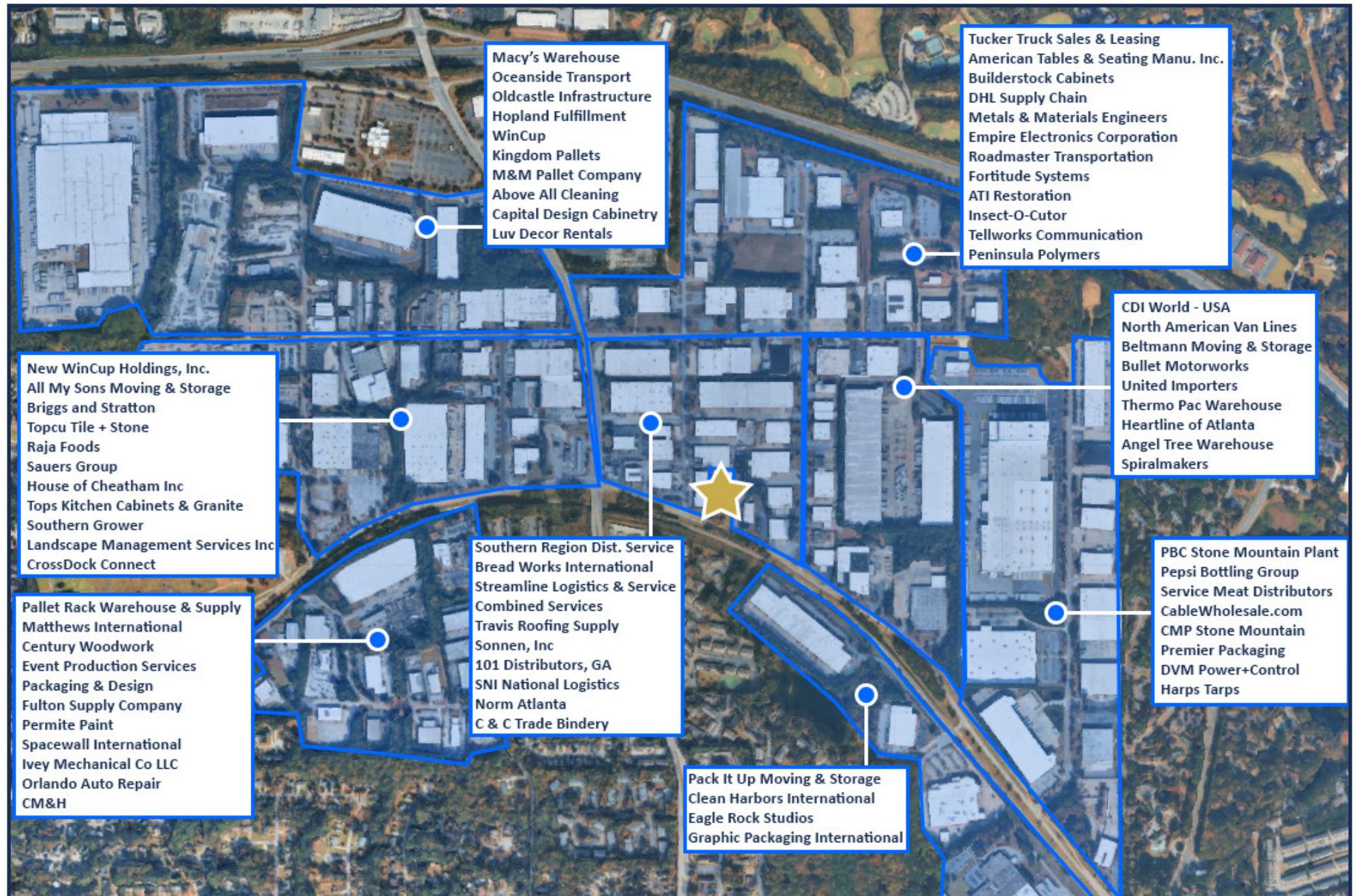


Office	1	Server Room
	2	Men's Bathroom
	3	Women's Bathroom
	4	Closet/Boilerroom
	5	Conference Room
	6	Mens Bathroom (Multiple Stalls)
	7	Break Room
	8	Office
	9	Lobby
	10	Open Space
Warehouse	11	Open Doorway
	12	Roll Up Door
	13	Open Doorway
	14	Large Open Doorway
	15	Open Doorway
Loading	16	10' x 10' Dock High Doors
	17	10' x 12' Drive in Doors
	18	10' x 14' Drive in door
	19	10' x 12' Drive in Door

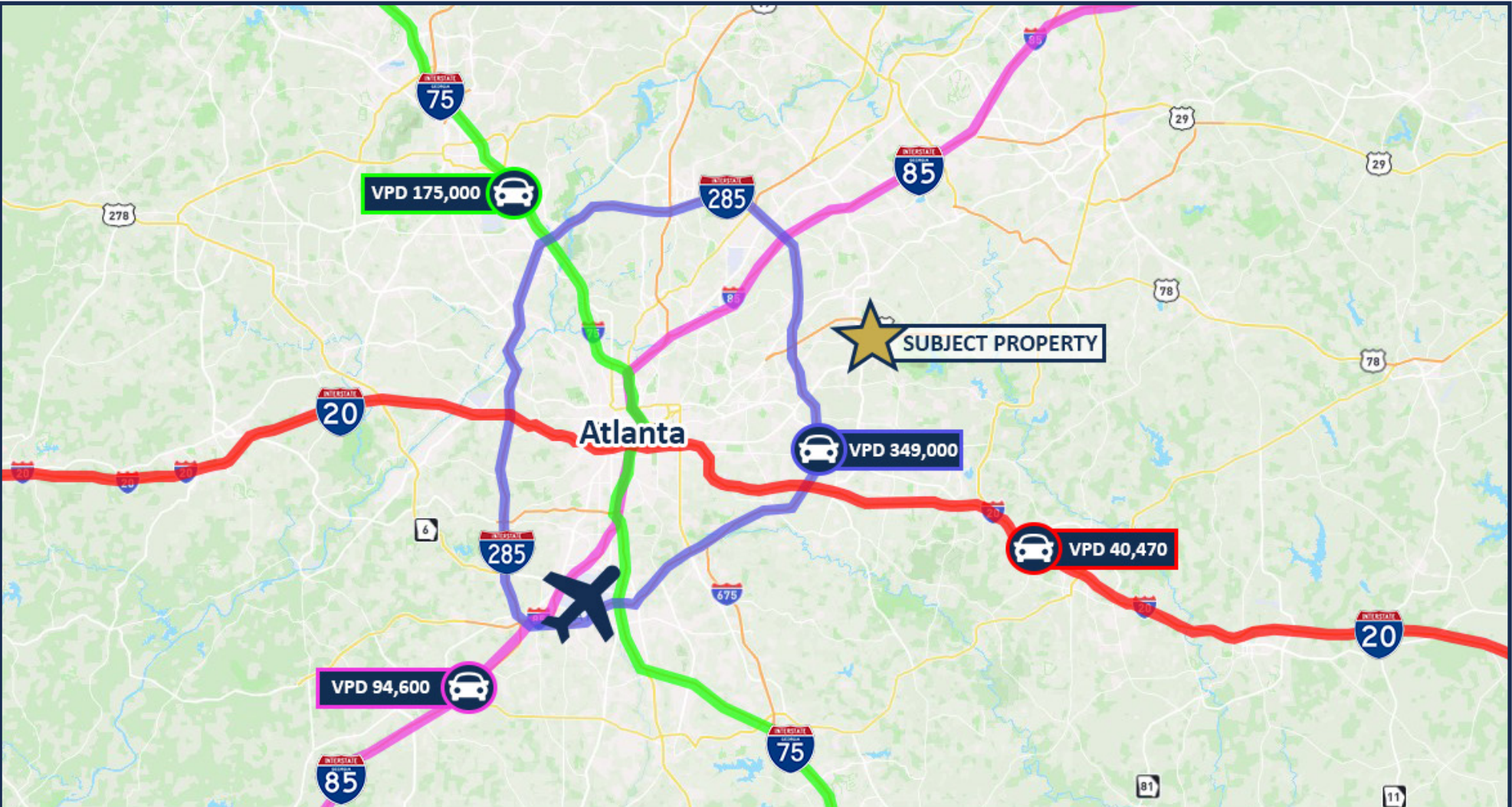
SITE PLAN



IN THE AREA - INDUSTRIAL



TRAFFIC COUNTS & TRAVEL DISTANCES



1-285: ±4 Miles
I-85: ±8 Miles
I-20: ±9 Miles
Dtn. ATL: ±15 Miles



Port of Savannah: ±250 Miles
Port of Charleston: ±290 Miles



DeKalb-Peachtree Airport (PDK): 10 Miles
Hartsfield-Jackson Atlanta
International Airport: ±24 Miles



Norfolk Southern Inman
Yard: ±35 Miles
CSX Hulsey Yard: ±14 Miles
CSX Tilford Yard: ±18 Miles

INDUSTRIAL MARKET

STONE MOUNTAIN, GEORGIA

Stone Mountain holds a strategic infill location within Metro Atlanta, providing convenient access to a large population base, major transportation routes, and a strong regional labor force. The submarket benefits from access to I-285, US-78, the Stone Mountain Freeway, and CSX rail service, supporting a diverse mix of manufacturing, warehousing, distribution, and logistics users.

The market is characterized by a mature industrial inventory and established occupier base, with limited large development sites available for new construction. This constrained supply of developable land, combined with the submarket's established location and transportation access, continues to make Stone Mountain an attractive option for industrial users seeking an infill Northeast Atlanta location. Its proximity to established residential communities provides access to a broad workforce, while connectivity to I-20, I-85, and other major regional corridors supports efficient distribution throughout Metro Atlanta. As demand for well-located industrial space remains strong, the scarcity of developable infill sites further enhances Stone Mountain's appeal to both occupiers and investors.



**SQUARE FEET LEASED
(PAST 12 MONTHS)**

937K



DEMOGRAPHICS

STONE MOUNTAIN, GEORGIA



POPULATION

1 MILE	5 MILES	10 MILES
9,511	241,627	1,029,933



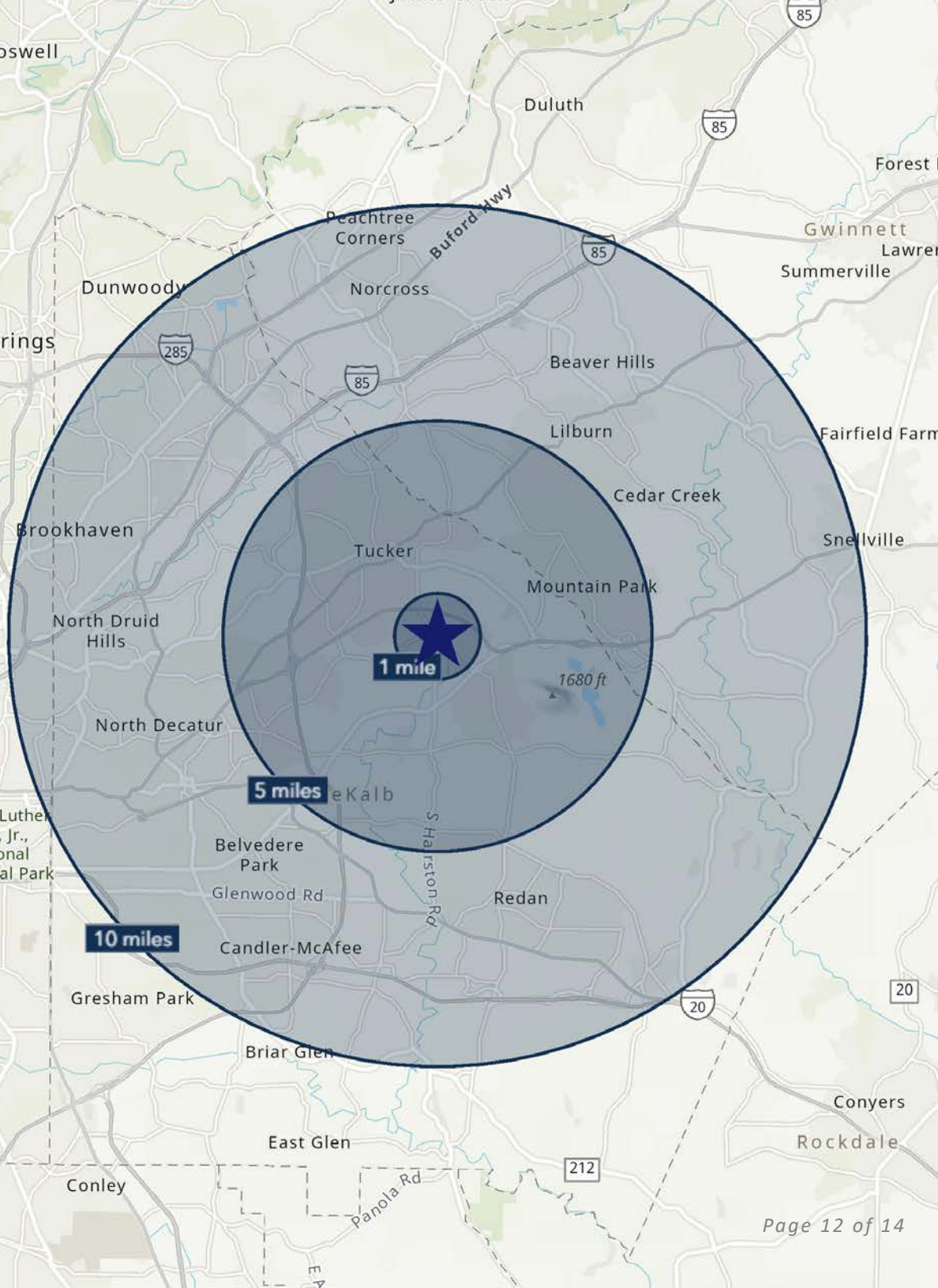
HOUSEHOLDS

1 MILE	5 MILES	10 MILES
3,947	88,827	327,229



AVG. HOUSEHOLD INCOME

1 MILE	5 MILES	10 MILES
\$61,277	\$108,206	\$124,963



BROKER PROFILES



SHOUMIC KHAN
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A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has built a proven track record in commercial real estate transactions by identifying market opportunities to increase profitability for clients. He relies on his experience in sales, marketing and negotiations along with a commitment to understand market conditions and trends to increase revenue, profitability, and market share. Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.

Outside of his professional endeavors, Shoumic enjoys spending time with family & friends, the great outdoors, sports, and mentoring local youth in his community.



ADAM WILLHITE
Commercial Real Estate Advisor
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Adam adds value for clients with single tenant net lease acquisitions, dispositions, 1031 exchanges and consulting. As a member of the prestigious ACBR Million Dollar Club, Adam utilizes Bull Realty's advanced marketing, research and database technology, delivering industry-leading client experience and results.

Prior to pursuing his passion of real estate and joining Bull Realty, Adam worked in the field of physician recruitment where he received multiple awards as his firm's 18-time top producer of the year.

Adam graduated with a BS from Kennesaw State University and is a longtime resident of downtown Atlanta. Adam is also active in dog rescue and volunteering to help preserve historic Atlanta landmarks.



NANCY MILLER, CCIM
Partner, Bull Realty
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Nancy Miller joined Bull Realty in 2001. In her brokerage practice, she specializes in single and multi-tenant net investment properties. Nancy is a partner at the firm and heads the National Net Lease Investment Group. She works with investors, both buyers and sellers, with 1031 exchange transactions and developers throughout the US. Known for her professionalism and work ethic, Nancy is recognized as a savvy and knowledgeable investment advisor. She has brokered over 250 transactions in recent years totaling almost \$400M in sales. Nancy's experienced team works closely to ensure that all parties have a seamless and positive experience. She is committed to continued education and periodically publishes an electronic investor newsletter, participates in a quarterly national retail industry survey done by Morgan Stanley and appears on America's Commercial Real Estate Show, the nation's leading show on commercial real estate which has been on air every week since 2010.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors, a member of the International Council of Shopping Centers (ICSC) and holds the prestigious CCIM designation. She earned her Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS



LICENSED
IN
8
SOUTHEAST
STATES



ATL
HEADQUARTERED

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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www.bullrealty.com



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

