



4000 MILLER CT W
NORCROSS, GA 30071

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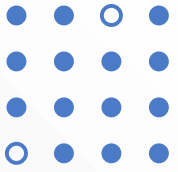
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INVESTMENT HIGHLIGHTS

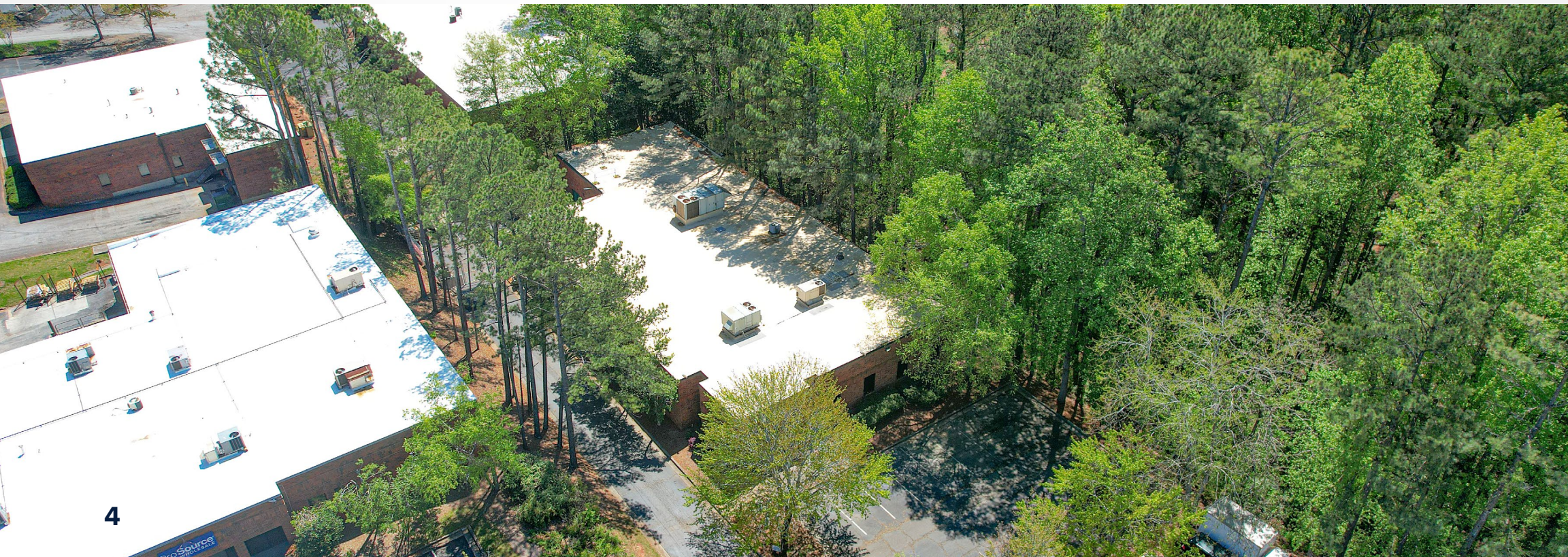
STRONG QUALITY TENANT – The property is leased to Applied Technical Services, a well-established tenant under a long-term lease that commenced on April 13, 2018 and runs through March 31, 2028. With approximately ± 2.75 years remaining, the lease provides reliable income and stability for investors.

HIGH-QUALITY FACILITY – The subject property was constructed in 1984 with masonry construction and 16' clear heights.

EXCELLENT LOCATION – Located in Norcross, GA, the property enjoys excellent access to major transportation routes. Situated within proximity to Peachtree Industrial Blvd, Buford Hwy NE and I-85, it is ideal for logistics and distribution purposes. This location is further enhanced by nearby amenities and a growing economic base.

ROBUST DEMOGRAPHICS – Within a 5-mile radius, the population is approximately 244,643 and is projected to climb steadily over the next few years. Additionally, the average household income exceeds \$91,601, with consumer spending surpassing \$2.7 billion annually. This affluent and expanding population base supports sustained demand for industrial spaces, enhancing the property's investment potential.

MARKET FUNDAMENTALS – The submarket has experienced limited new industrial supply over the past 18 months, leading to tighter vacancies and upward pressure on rental rates. This trend underscores the value of well-located assets like this property, which can capitalize on rising market demand.



INTERIOR PHOTOS



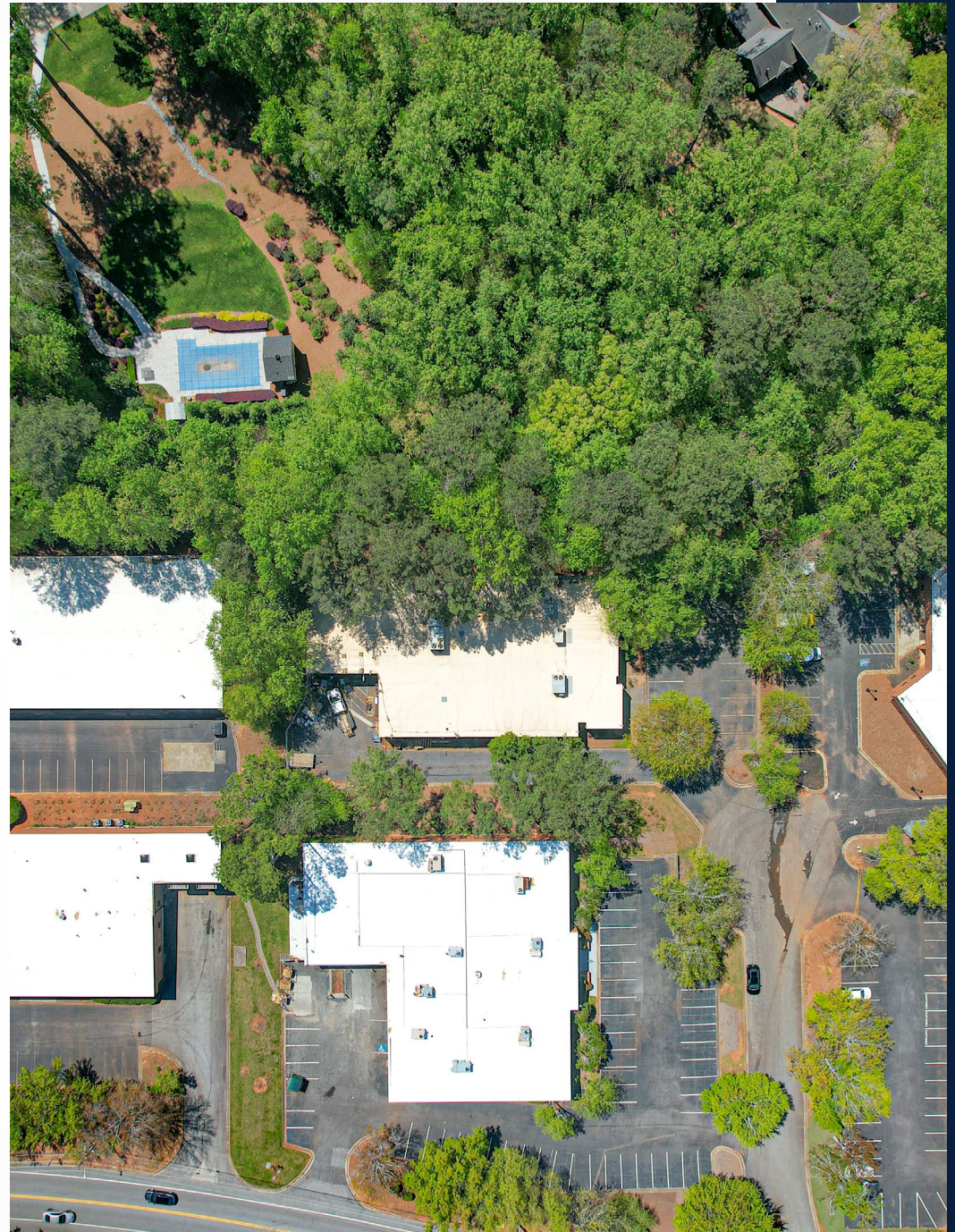
PROPERTY OVERVIEW

PROPERTY OVERVIEW

Address	4000 Miller Ct W, Norcross, GA 30071
SF	±11,200 SF
AC	±0.85 AC
Year Built	1984
Zoning	O-I
Clear Height	16'

LEASE ABSTRACT

Tenant	Applied Technical Services
Commencement Date	April 13th, 2018
Expiration Date	March 31st, 2028
Lease Term	10 Years
Term Remaining	±2.75 Years
Property Taxes	Landlord Responsibility
Utilities	Tenant Responsibility
Roof	Landlord Responsibility
Property Insurance	Landlord Responsibility
Options	Three, 1-Year Options
Rent/SF	\$16.07
Monthly Rent	\$14,995
Annual Rent	\$179,940



FINANCIAL OVERVIEW

PRICING

List Price	\$1,750,000
Price/ SF	\$156.25
Current Cap Rate	8.34%
Proforma Cap Rate	10.22%



RENT SCHEDULE

	ANNUAL	RENT/SF
4/1/2023 - 3/31/2024	\$179,940.00	\$16.07
4/1/2024 - 3/31/2025	\$179,940.00	\$16.07
4/1/2025 - 3/31/2026	\$179,940.00	\$16.07
4/1/2026 - 3/31/2027	\$179,940.00	\$16.07
4/1/2027 - 3/31/2028	\$179,940.00	\$16.07
3 - One Year Renewal Options		
4/1/2028 - 3/31/2029	\$179,940.00	\$16.07
4/1/2029 - 3/31/2030	\$179,940.00	\$16.07
4/1/2030 - 3/31/2031	\$179,940.00	\$16.07

INCOME & EXPENSES

Gross Rent	\$179,940
Property Taxes (Reassessed Upon Sale)	(\$23,680)
Property Insurance	(\$10,330)
Current NOI	\$145,930

TENANT OVERVIEW



Applied Technical Services (ATS) is a multidisciplinary engineering, testing, inspection, and calibration firm headquartered in Marietta, Georgia. Founded in 1967, the company has grown into a nationally recognized service provider supporting industries such as aerospace, automotive, power generation, defense, manufacturing, and healthcare. ATS offers a broad range of services including nondestructive testing (NDT), materials and environmental testing, forensic analysis, failure investigations, and metrology calibration. Through its network of specialized subsidiaries, the ATS Family of Companies expands its capabilities across sectors, ensuring comprehensive technical support for clients' complex operational and compliance needs. ATS is known for its commitment to quality, timely service delivery, and adherence to strict industry standards, helping clients improve safety, performance, and reliability across their products and infrastructure.



Operating **over 50 locations**



ATS was founded in **1967**



PEACHTREE PKWY ± 48,300 VPD



SUBJECT PROPERTY



PEACHTREE INDUSTRIAL BLVD ± 42,300 VPD

NORTECH BUSINESS PARK



BUFORD HWY ± 33,800 VPD



BERKELEY PARK BUSINESS PARK



INTERSTATE 85 ± 297,000 VPD

MARKET OVERVIEW

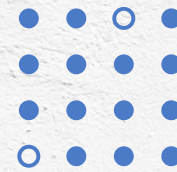
NORCROSS, GA

Norcross, Georgia is located within the Atlanta metropolitan area, offering transportation access and economic infrastructure critical for industrial and commercial real estate. Situated approximately 20 miles northeast of downtown Atlanta, the city benefits from proximity to major highways, including Interstate 85 and Interstate 285, providing seamless connectivity to regional and national distribution networks.

The area is home to a diverse industrial base, including warehousing, manufacturing, and logistics facilities, driven by its central location and access to Hartsfield-Jackson Atlanta International Airport, one of the world's busiest airports. Additionally, the nearby rail infrastructure enhances its appeal to industrial tenants requiring multi-modal transportation options.

Norcross is positioned in Gwinnett County, one of Georgia's most populous counties. The region has experienced steady growth in employment and population, translating to a strong demand for industrial space. Businesses in the area benefit from a skilled labor pool and the presence of ancillary services that support industrial operations.

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	5,919	74,178	244,643
2030 Population Projection	6,129	77,126	251,802
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	2,435	27,248	89,783
2030 Household Projection	2,516	28,312	92,386
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$114,826	\$100,255	\$91,601





ATLANTA, GA MSA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States. Atlanta has a diversified economy with healthy concentrations in transportation/logistics, media, information technology, entertainment, tourism, financial services, government, and education and healthcare. Atlanta is home to 30 headquarters of Fortune 500/1000 companies.

Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.

**#2 Moving Destination in
the Nation**

**#2 Metro Area for
Business Climate**

**#3 City for Real Estate
Conditions**

CONFIDENTIALITY AGREEMENT & DISCLAIMER



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