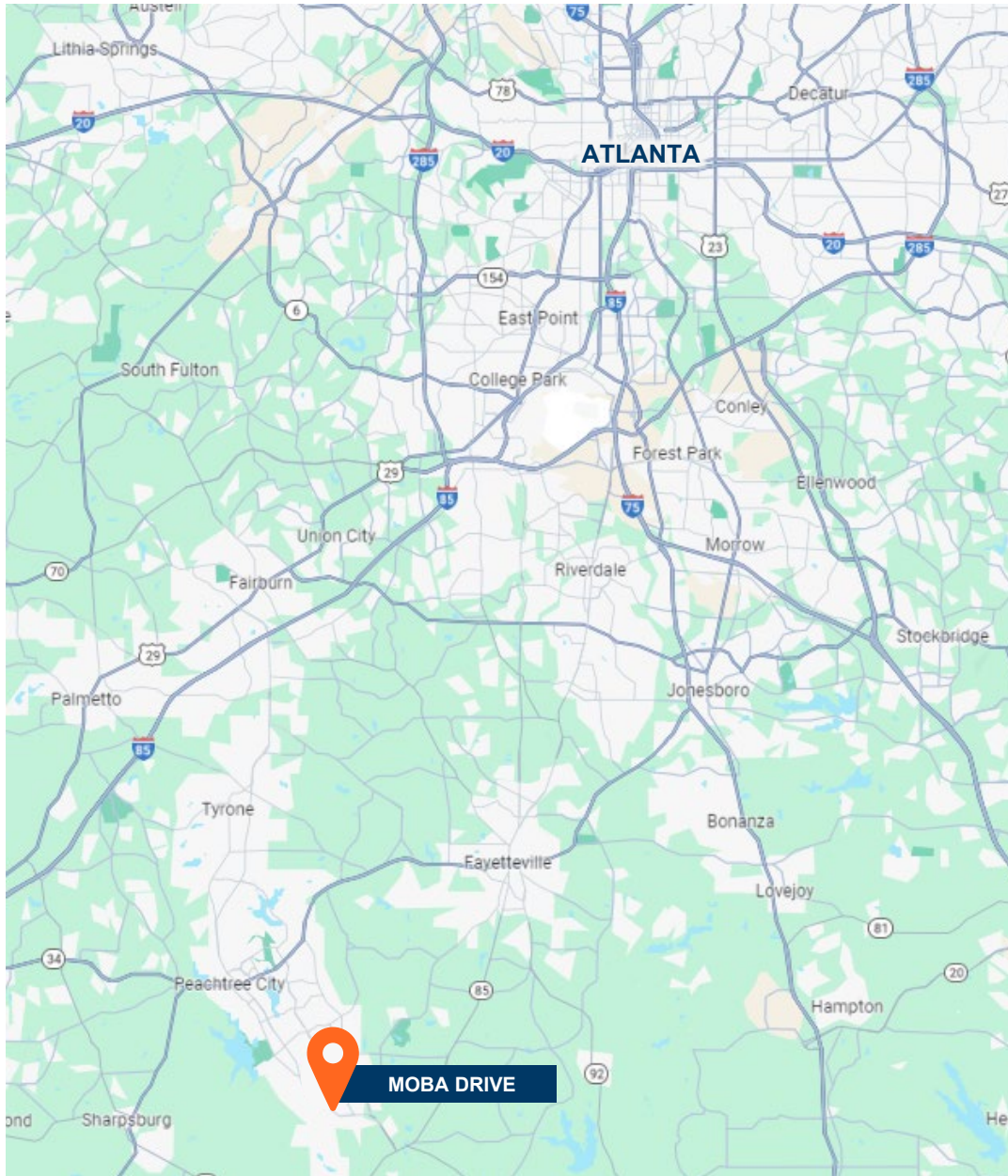




10.543 +/- ACRES
AVAILABLE FOR SALE

MOBA DRIVE



INDUSTRIAL LOTS FOR SALE IN PEACHTREE CITY

These two adjacent lots would be a great location for many industries including film & television, advanced manufacturing, aerospace & aviation, and technology. With abundant area amenities and diverse executive housing nearby the possibilities are endless.

HIGHLIGHTS

4.217 ACRES

LOT 4

6.326 ACRES

LOT 5

10.543 ACRES

TOTAL

GENERAL INDUSTRIAL ZONING

AREA INFORMATION



FILM & TV STUDIOS IN THE AREA

- **Atlanta Metro Studios & Union Station Business Center**
(Former Shannon Mall site)
- **Trilith Studios** (former Pinewood Studios)
935-acre full-service film and entertainment studio complex with 24 sound stages –the second largest purpose-built studio in North America



FAYETTE COUNTY TARGET INDUSTRIES

- Advanced **Manufacturing**
- **Aerospace** & Aviation
- Film & Creative **Media**
- **Technology**



DIVERSE EXECUTIVE HOUSING

- **Historic** town center
- Tyrone with its **easy interstate access**
- Peachtree City with **100+ miles of cart paths**
- **Villages** of Brooks or Woolsey
- The Town of **Trilith mixed use community** offers micro-homes, canopy homes and townhomes, to custom designed single-family homes and estate homes
- **Rural areas** in between for farm living



ZONED GENERAL INDUSTRIAL

- Warehouse, Distribution, Manufacturing
- R&D, Research labs, Medical or Dental labs
- Radio, Television, Studio

PROPERTY OVERVIEW



ALL UTILITIES
TO SITE



400' OF ROAD
FRONTAGE
ON HWY 74



CLEARED,
GRADED &
SUBDIVIDED



HWY 74
ACCESS

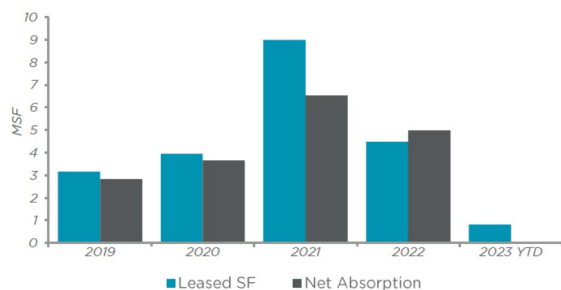


LEVEL
TOPOGRAPHY



MARKET OVERVIEW

ANNUAL LEASING/ABSORPTION



VACANCY RATE VS. ASKING RENT



The subject property is in the **I-85 South Submarket** which has an inventory of **67.7 million square feet**.

The direct rental rate in I-85 South climbed to **\$13.44 per square foot in Q2**, up 20.5% quarter-over-quarter. No other submarket in metro Atlanta recorded a greater quarterly increase.

Supply constraints continued to put pressure on vacancy as the **direct rate totaled just 2% at the end of Q2**, 200 basis points below the metro average of 4%.

Overall absorption totaled 351.7 thousand square feet for the quarter, a significant improvement from the 285.6 thousand square feet of negative occupancy recorded in Q1.

Tenants signed **395.3 thousand square feet of new leases in q2**, down 4.6% quarter-over-quarter. Renewal activity also slowed the quarter, declining 9.2% to 120.5 thousand square feet.

Developers completed 627.6 thousand square feet of new product throughout Q2, a stark reversal from the zero deliveries in Q1. An additional 2.8 msf of product is under construction, all of which is speculative warehouse / distribution space. However, no pre-leasing has occurred within the submarket's construction pipeline.

67.7 INVENTORY
MSF I-85 Submarket

352 ABSORPTION
KSF I-85 Submarket

628 DELIVERIES
KSF I-85 Submarket

\$13.44 DIRECT
PSF RENTAL RATE
I-85 Submarket



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