



4000 MILLER CT W
NORCROSS, GA 30071

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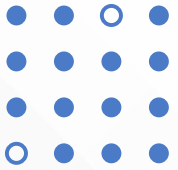
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TABLE OF CONTENTS



04

INVESTMENT HIGHLIGHTS

05

PROPERTY OVERVIEW

10

MARKET OVERVIEW



INVESTMENT HIGHLIGHTS

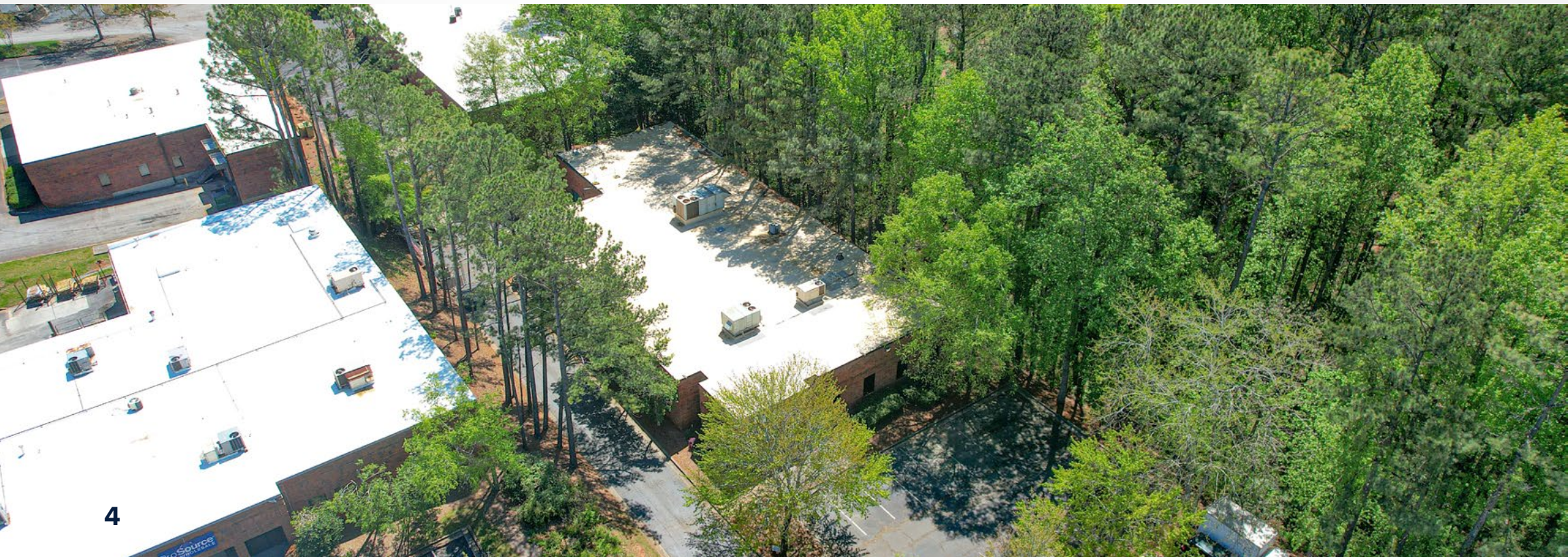
STRONG QUALITY TENANT – The property is leased to Applied Technical Services, a well-established tenant under a long-term lease that commenced on April 13, 2018 and runs through March 31, 2028. With approximately ± 2.75 years remaining, the lease provides reliable income and stability for investors.

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

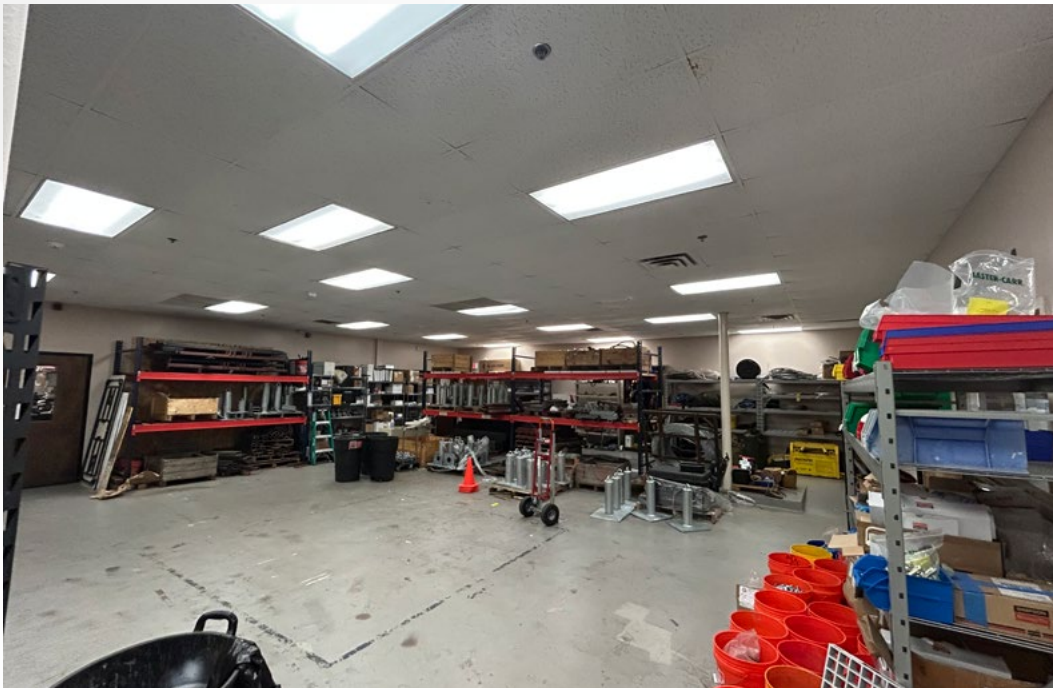
EXCELLENT LOCATION – Located in Norcross, GA, the property enjoys excellent access to major transportation routes. Situated within proximity to Peachtree Industrial Blvd, Buford Hwy NE and I-85, it is ideal for logistics and distribution purposes. This location is further enhanced by nearby amenities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

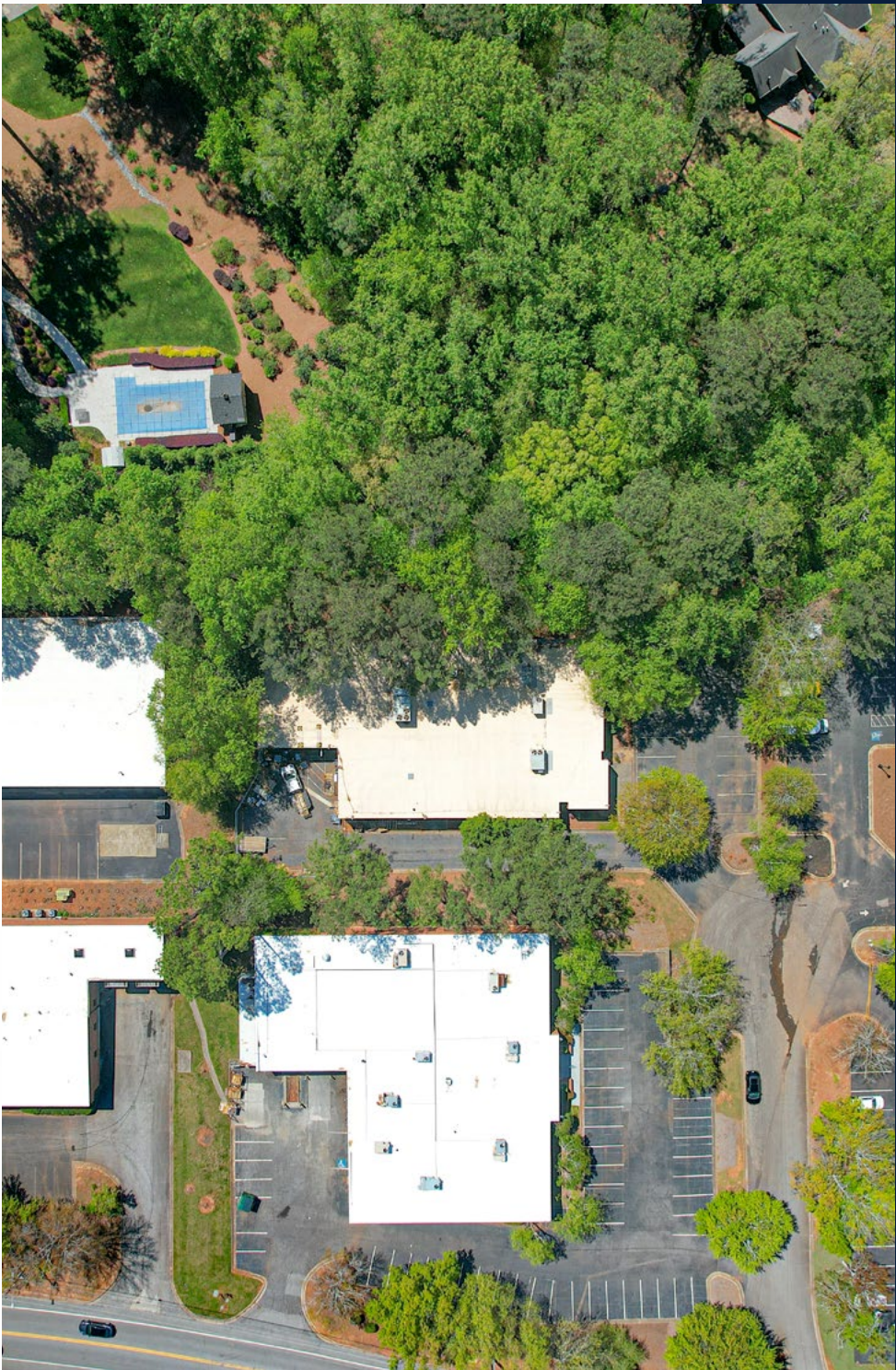


INTERIOR PHOTOS



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'



FINANCIAL OVERVIEW

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

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

***CONTACT BROKER FOR PRICING GUIDANCE**

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



BUFORD HWY ± 33,800 VPD



JIMMY CARTER BLVD ± 44,800 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

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4000 Miller Ct W, Norcross, GA 30071** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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