

Offering Memorandum

**195 Chastain Meadows Court NW
Kennesaw, GA 30144**

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195

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REGENCY
LIGHTING

Investment Highlights

195 Chastain Meadows Court NW

Investment Highlights

EXECUTIVE SUMMARY

Colliers has been retained on an exclusive basis to offer 195 Chastain Meadows Court NW (the “Property”), a premier industrial condominium opportunity in Kennesaw, Georgia. This offering includes just over half of the building, consisting of 9 units totaling 40,296 square feet. The property features approximately 30,636 square feet of warehouse space and 9,660 square feet of office space, providing a versatile layout for a variety of industrial users.

Strategically located in the heart of Kennesaw’s industrial corridor, the property offers convenient access to major transportation routes, including Interstate 75 and Interstate 575. This prime location enhances distribution efficiency and provides seamless connectivity to the greater Atlanta metropolitan area and beyond.

The property’s flexible configuration and high-quality construction make it well-suited for a range of uses, including light manufacturing, distribution, and showroom operations. With a mix of warehouse and office space, the units accommodate diverse business needs while offering ample functionality.

Kennesaw’s industrial market continues to experience robust demand, driven by the region’s economic growth and strong logistical infrastructure. This offering presents a rare opportunity to acquire a well-located industrial asset with exceptional access and flexible use potential in a high-demand market.

With strong market fundamentals, strategic location, and a versatile building layout, 195 Chastain Meadows Court NW represents a compelling investment opportunity in one of metro Atlanta’s most active industrial submarkets.

Address 195 Chastain Meadows Court NW
Kennesaw, GA 30144

Total Building Size
(including mezzanine)

Warehouse Square Feet: 30,636
Office Square Feet: 9,660
Total Square Feet: 40,296

PRICE

\$5,500,000

PRICE / SF

\$136

PRICE / CONDO UNIT

\$611,111



Strategic Location

Close proximity to major transportation arteries such as I-575, I-75, I-85, and I-20



Strong Submarket

The Kennesaw/Acworth Submarket has seen the highest rent growth in the Atlanta MSA



Tenant Demand

Vacancy rate significantly lower for tenants seeking under 100,000 square feet (under 5%)



Income Potential

Well maintained, multi-tenant building with growth potential



Multi Tenant Ability

Suites range from 3,488 to 7,280 square feet

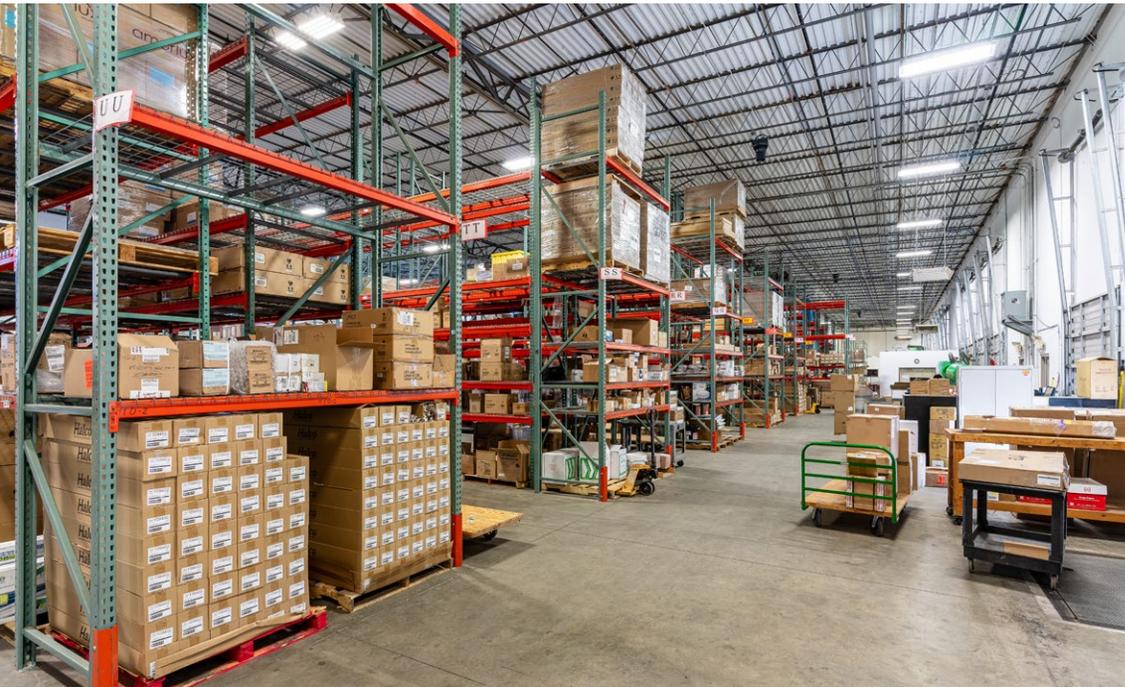




Property Details

195 Chastain Meadows Court NW

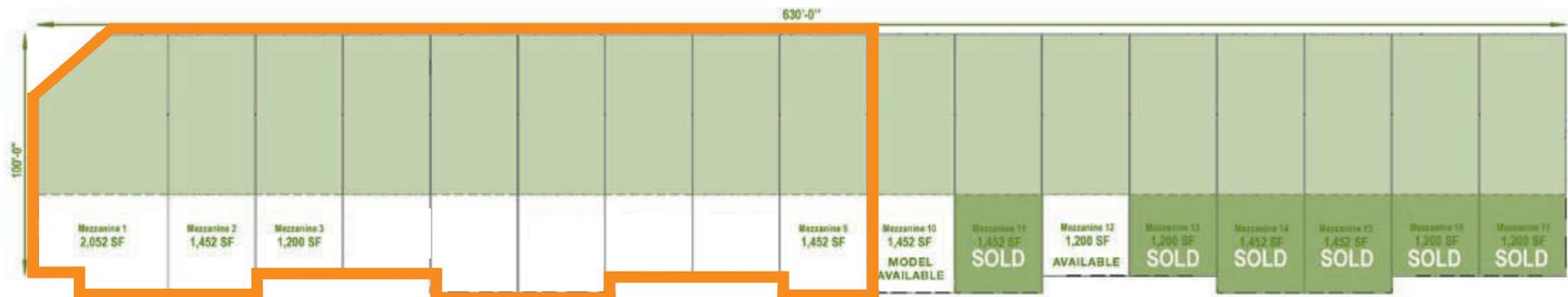
Property Details



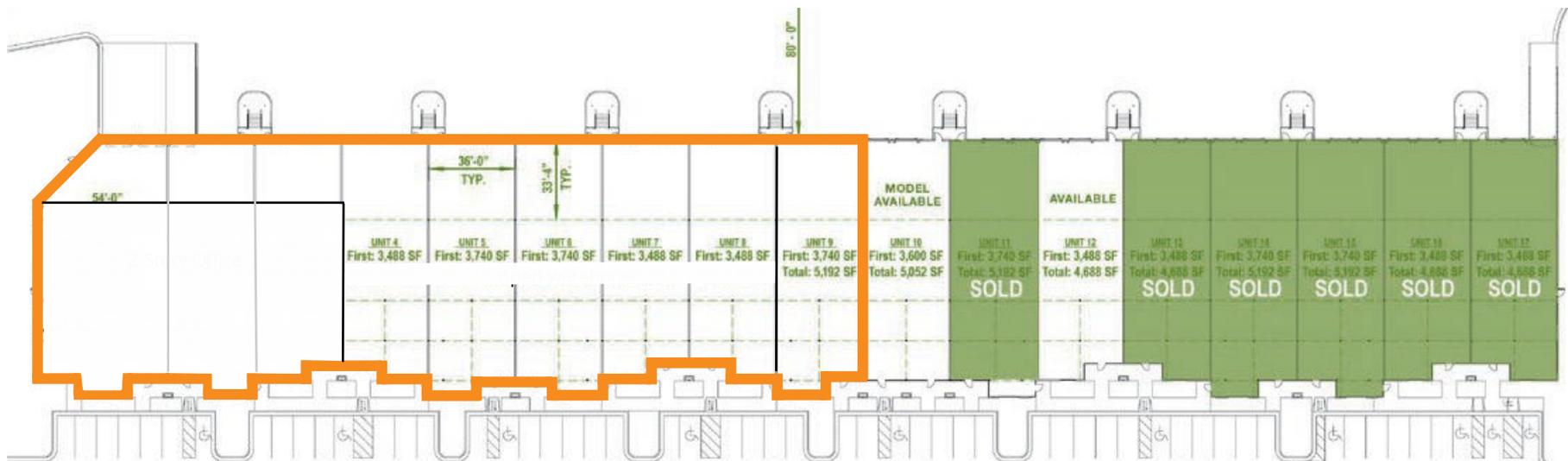
Address	195 Chastain Meadows Ct NW Kennesaw, GA 30144
Metro Market	Atlanta
Submarket	Kennesaw / Acworth
Zoning	OS/WS
Taxing Authority	Cobb County
Tax Parcel ID	16-0438-0-005-0
Land Area	3.32 Acres
Total Building SF	86,180 SF
Total Available SF	40,296 SF (9 units)*
Office SF	9,660*
Year Built	2005
Clear Height	24'
Dock High Doors	15
Drive-In Doors	3 (1 oversized)

*See Site Plan on Page 8

Property Details Proposed Layout with Individual Units



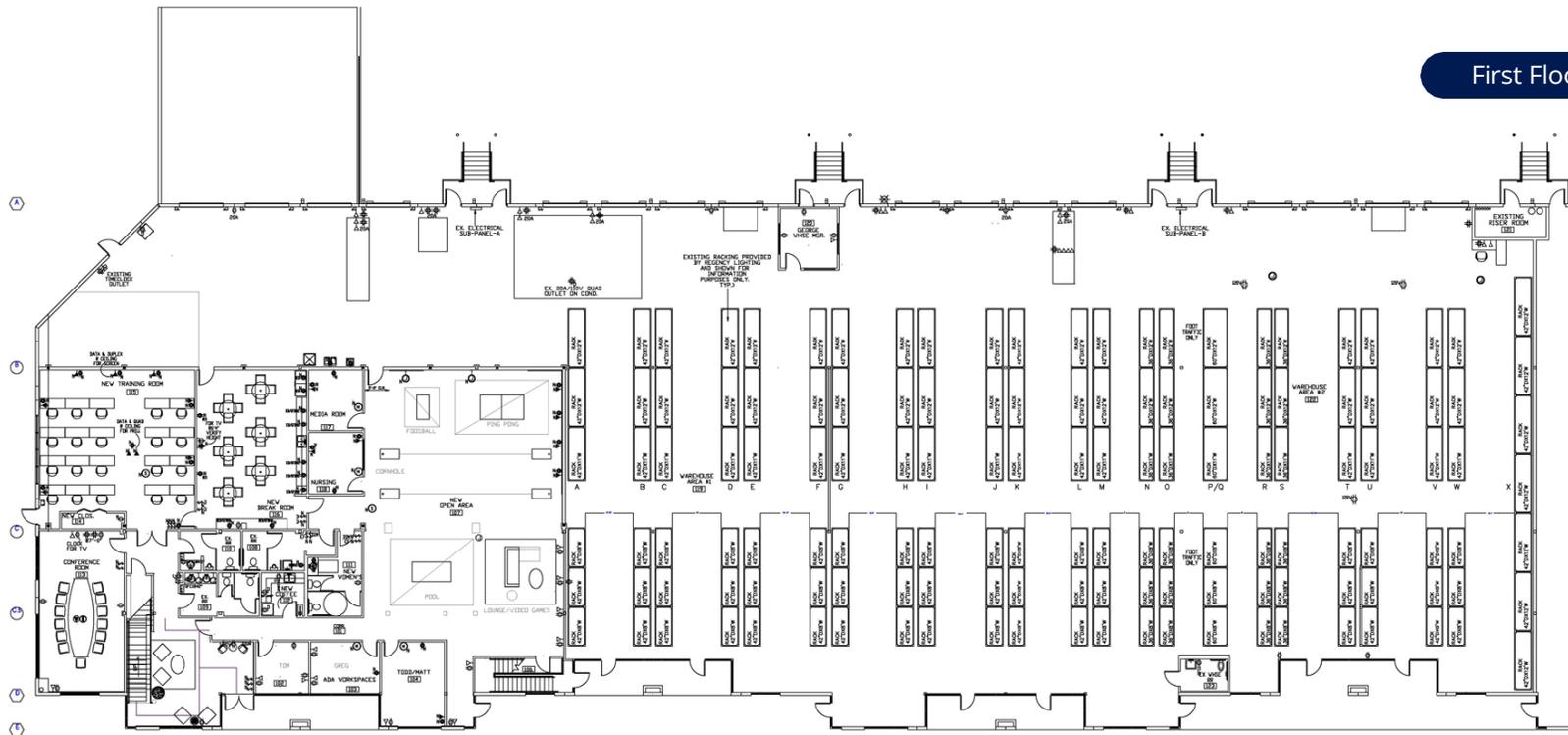
Mezzanine *Note: Mezzanine space buildout not completed on all units



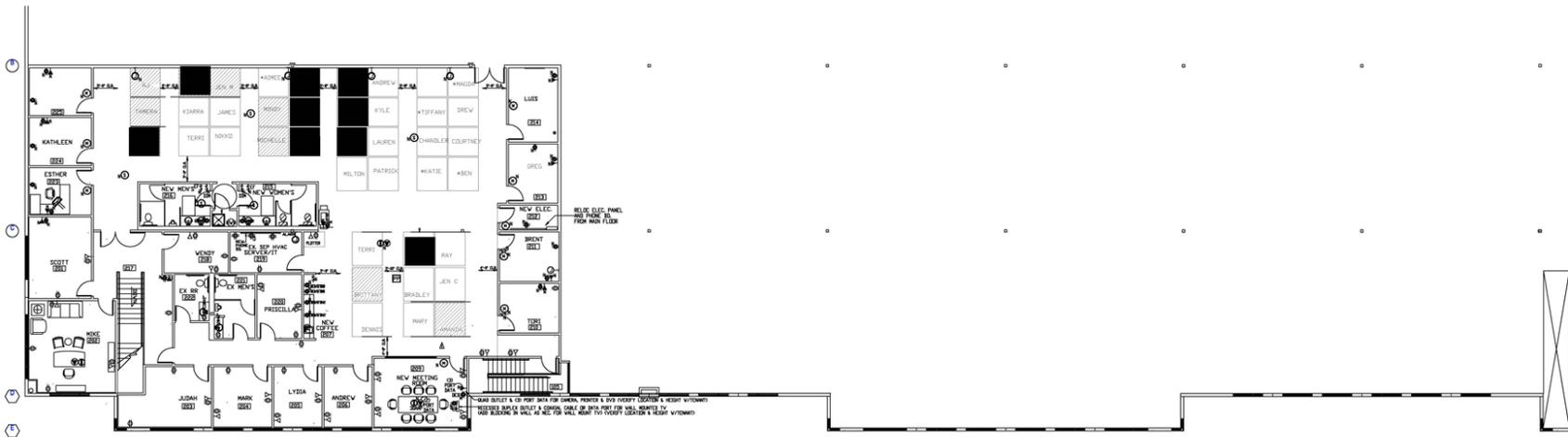
UNIT	Width	Depth	Ground Level			Total	% Office	Mezz Level		
			Warehouse	Loading Overhang	Office			Office	TOTAL	% Office
1	54'	75'-107'	982	103	4,377	5,462	80%			
2	36'	100'-107'	1,212	144	2,649	4,005	66%	7,147	20,367	75%
3	36'	93'-100'	2,413	144	1,196	3,753	32%			
4	36'	93'-100'	3,609	144	0	3,753	0%	0	3,753	0%
5	36'	100'-107'	3,861	144	0	4,005	0%	0	4,005	0%
6	36'	100'-107'	3,861	144	0	4,005	0%	0	4,005	0%
7	36'	93'-100'	3,609	144	0	3,753	0%	0	3,753	0%
8	36'	93'-100'	3,609	144	0	3,753	0%	0	3,753	0%
9	36'	100'-107'	2,348	144	1,514	4,006	38%	1,235	5,241	52%
TOTAL	342'		25,504	1,255	9,736	36,495	27%	8,382	44,877	40%

Property Details Current Floor Plan

First Floor



Second Floor





Location Overview

195 Chastain Meadows Court NW

Location Overview

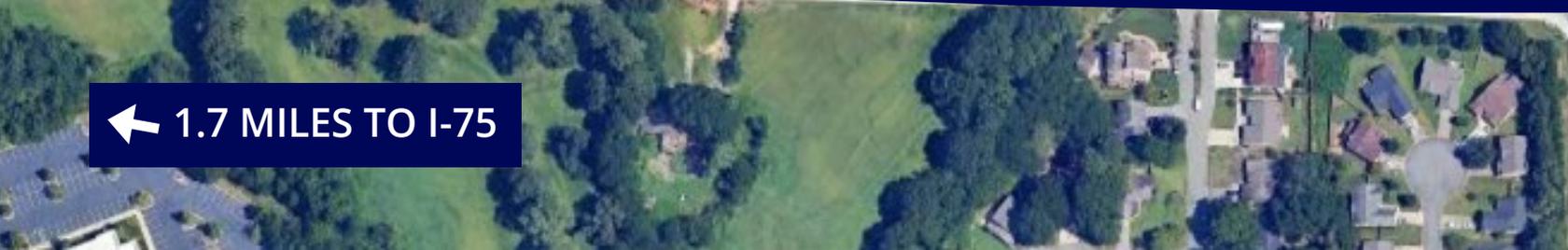
PROPERTY AERIAL



↖ 0.9 MILES TO I-575

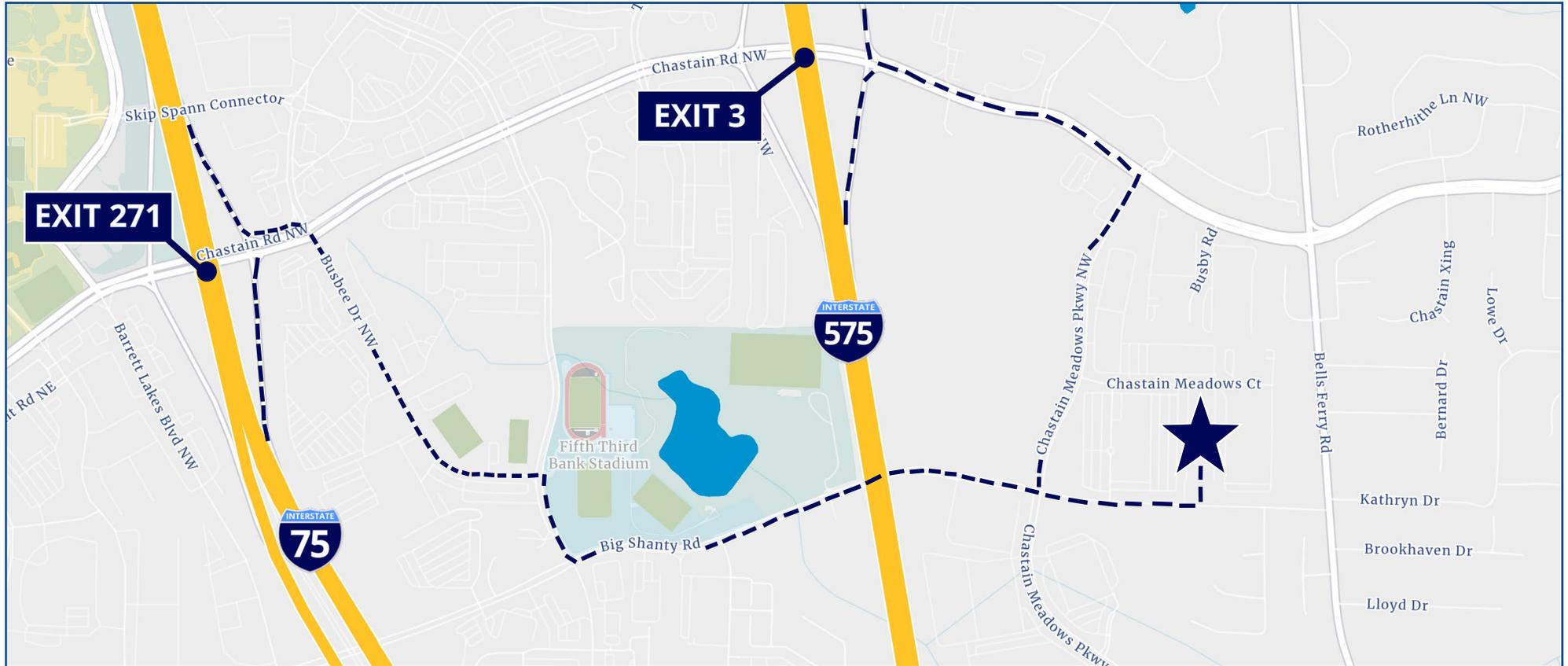
Big Shanty Road NW

Bells Ferry Road NE



↖ 1.7 MILES TO I-75

Location Overview



KEY DISTANCES

0.9 MILES

Interstate 575

1.7 MILES

Interstate 75

12.5 MILES

Interstate 285

22.0 MILES

Interstate 20

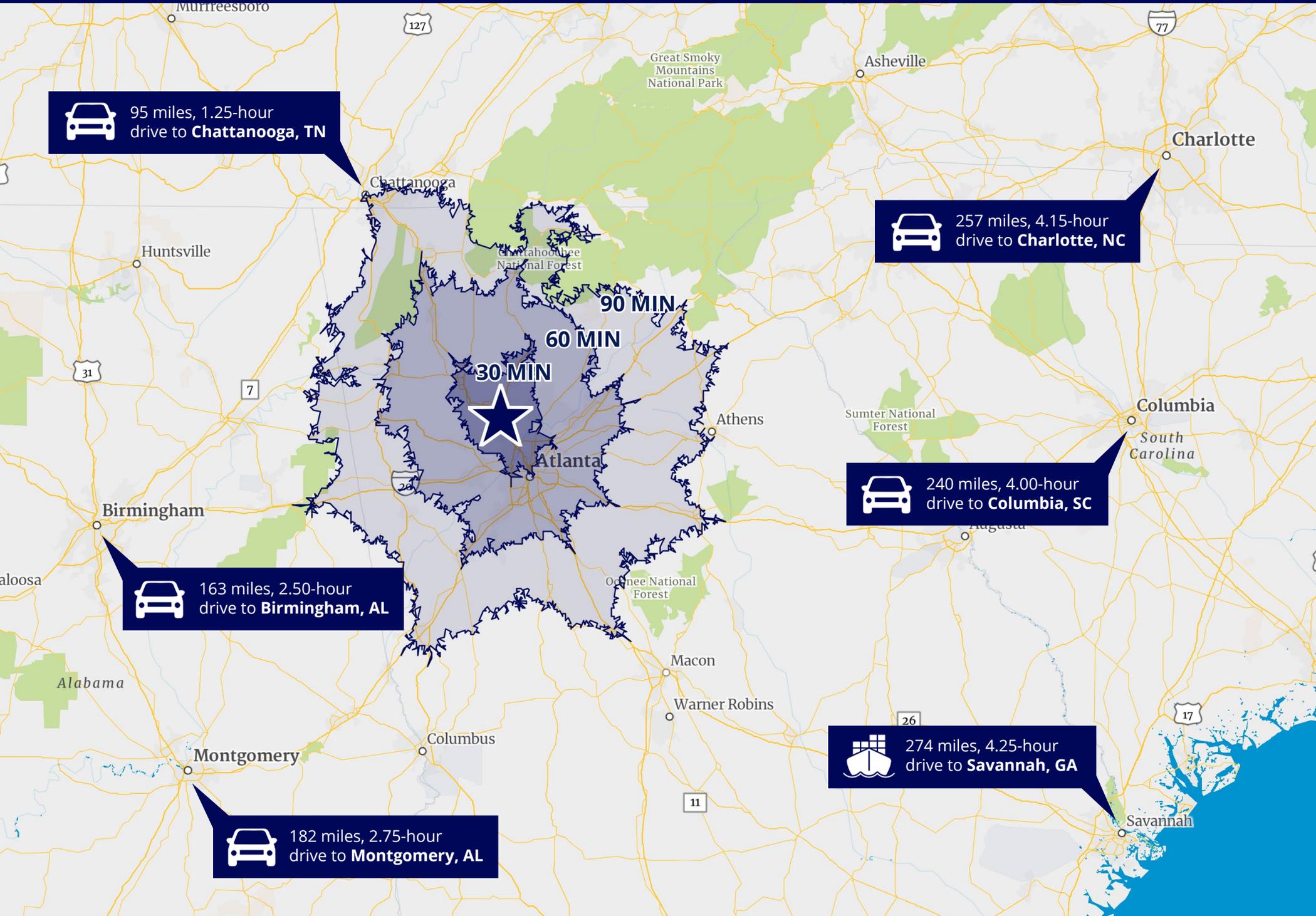
25.7 MILES

Interstate 85

26.0 MILES

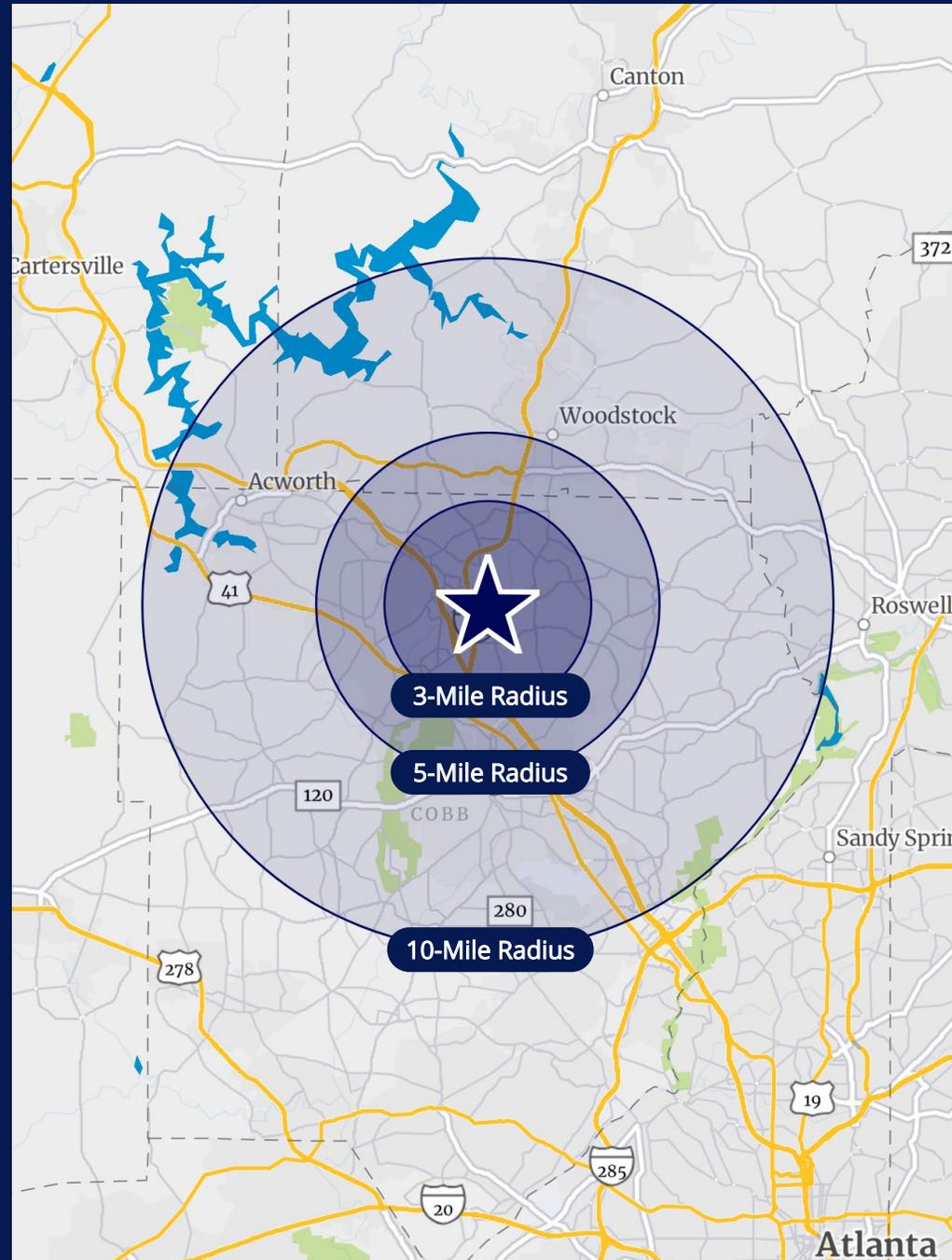
Downtown Atlanta

Location Overview



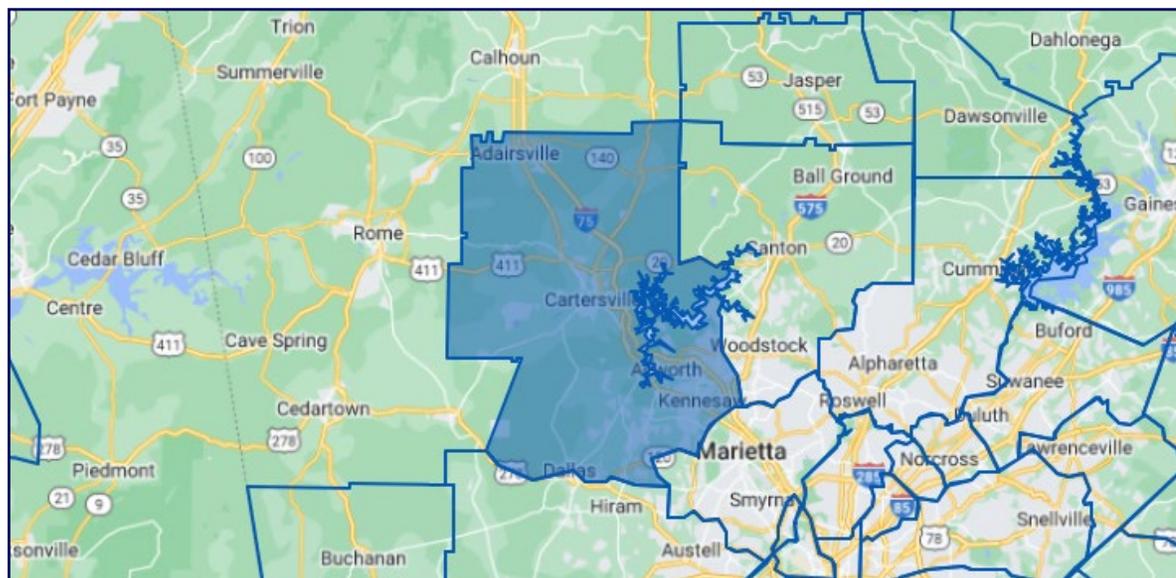
Location Overview MARKET DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Total Population	63,973	190,356	657,556
2029 Proj. Population	64,674	193,393	671,823
Change 2024 - 2029	1.1%	1.6%	2.2%
HOUSEHOLDS			
2024 Total Households	24,425	72,216	243,461
2029 Proj. Households	24,844	74,027	250,725
Change 2024 - 2029	1.7%	2.5%	3.0%
INCOME			
Average HH Income	\$116,640	\$128,100	\$143,863
Median HH Income	\$92,559	\$99,762	\$104,714
EMPLOYMENT + LABOR FORCE			
# of Employees	39,115	107,971	267,403
# of Businesses	3,248	9,259	25,456
White Collar Workers	73.8%	73.4%	73.1%
Blue Collar Workers	26.2%	26.6%	26.9%



The Kennesaw/Acworth Submarket has emerged as a hub for large logistics firms, driven by a wave of new big-box distribution facilities. Over the past three years, more than 15 leases exceeding 250,000 SF have been signed, contributing to an average quarterly leasing volume of 1.1 million SF since 2020—nearly double the 640,000 SF average from 2015 to 2019. This heightened activity has pushed logistics rents to approximately \$9.40/SF, about 10% higher than the Atlanta market average. While rent growth has outpaced historical norms in recent years, it has slowed since peaking in early 2022.

Despite strong leasing, new construction has outpaced absorption, raising the vacancy rate to 11.6%, well above Atlanta’s market-wide rate of 8%. Over the past 12 months, 930,000 SF has been delivered, with an additional 4.1 million SF currently under construction, giving Kennesaw/Acworth one of the highest availability rates among Atlanta’s major industrial submarkets. However, sales activity remains a bright spot—totaling \$465 million in the past year, more than double the submarket’s 10-year annual average of \$209 million, defying broader regional and national trends amid elevated interest rates.



KENNESAW / ACWORTH INDUSTRIAL SUBMARKET

Q4 2024

AVAILABILITY	SUBMARKET	MARKET
Market Rent/SF	\$10.05	\$9.59
Vacancy Rate	11.6%	8.2%
Vacant SF	7.5M	70.1M
Availability Rate	12.8%	10.3%
Available SF	8M	80.3M
Sublet SF	902K	10.5M
Months on Market	5.7	6.6

INVENTORY	SUBMARKET	MARKET
Existing Buildings	995	17,120
Inventory SF	64.5M	859M
Average Building SF	64.8K	50.2K
Under Construction SF	4.1M	16.7M
12 Mo Delivery SF	928K	19.3M

DEMAND	SUBMARKET	MARKET
12 Mo Net Absorption SF	2.7M	2.6M
6 Mo Leasing Probability	39.7%	40.5%



Financial Overview

195 Chastain Meadows Court NW

Financial Overview RENT ROLL | MULTI TENANT

TENANT INFORMATION						TIMING		BASE RENT			Recovery Method
Building Suite	Tenant	Office Square Feet	Warehouse Square Feet	Total Square Feet	% of Building	Start Date	Expiration Date	Step Date	Annual Base Rent	Base \$PSF	
1	New Tenant - 1	4,104	3,176	7,280	18.07%	7/1/2025	6/30/2030	Yr 1	\$87,360	\$12.00	NNN
								Yr 2	\$89,981	\$17.33	
								Yr 3	\$92,680	\$17.85	
								Yr 4	\$95,461	\$18.39	
								Yr 5	\$98,324	\$18.94	
2	New Tenant - 2	2,904	2,288	5,192	12.88%	5/1/2025	4/30/2030	Yr 1	\$64,900	\$12.50	NNN
								Yr 2	\$66,847	\$12.88	
								Yr 3	\$68,852	\$13.26	
								Yr 4	\$70,918	\$13.66	
								Yr 5	\$73,046	\$14.07	
3	New Tenant - 3	1,200	3,488	4,688	11.63%	5/1/2025	4/30/2030	Yr 1	\$60,944	\$13.00	NNN
								Yr 2	\$62,772	\$12.09	
								Yr 3	\$64,655	\$12.45	
								Yr 4	\$66,595	\$12.83	
								Yr 5	\$68,593	\$13.21	
4	New Tenant - 4	0	3,488	3,488	8.66%	3/1/2025	2/28/2030	Yr 1	\$45,344	\$13.00	NNN
								Yr 2	\$46,704	\$9.00	
								Yr 3	\$48,105	\$9.27	
								Yr 4	\$49,549	\$9.54	
								Yr 5	\$51,035	\$9.83	
5	New Tenant - 5	0	3,740	3,740	9.28%	3/1/2025	2/28/2030	Yr 1	\$46,750	\$12.50	NNN
								Yr 2	\$48,153	\$9.27	
								Yr 3	\$49,597	\$9.55	
								Yr 4	\$51,085	\$9.84	
								Yr 5	\$52,618	\$10.13	
6	New Tenant - 6	0	3,740	3,740	9.28%	1/1/2025	12/31/2029	Yr 1	\$46,750	\$12.50	NNN
								Yr 2	\$48,153	\$9.27	
								Yr 3	\$49,597	\$9.55	
								Yr 4	\$51,085	\$9.84	
								Yr 5	\$52,618	\$10.13	
7	New Tenant - 7	0	3,488	3,488	8.66%	1/1/2025	12/31/2029	Yr 1	\$45,344	\$13.00	NNN
								Yr 2	\$46,704	\$9.00	
								Yr 3	\$48,105	\$9.27	
								Yr 4	\$49,549	\$9.54	
								Yr 5	\$51,035	\$9.83	
8	New Tenant - 8	0	3,488	3,488	8.66%	12/1/2024	11/30/2029	Yr 1	\$45,344	\$13.00	NNN
								Yr 2	\$46,704	\$9.00	
								Yr 3	\$48,105	\$9.27	
								Yr 4	\$49,549	\$9.54	
								Yr 5	\$51,035	\$9.83	
9	New Tenant - 9	1,452	3,740	5,192	12.88%	12/1/2024	11/30/2029	Yr 1	\$64,900	\$12.50	NNN
								Yr 2	\$66,847	\$12.88	
								Yr 3	\$68,852	\$13.26	
								Yr 4	\$70,918	\$13.66	
								Yr 5	\$73,046	\$14.07	
195 Chastain Meadows Ct. Occupied						0.0%		\$507,636	\$12.60		
195 Chastain Meadows Ct. Vacant						0.0%		\$0	\$0.00		
Total				40,296	100.0%		Total Rent	\$507,636	\$12.60		

NOTES

- Proforma Rent Roll reflects a 6 month initial Sale Leaseback of all 9 units. Each unit is then individually leased
- Units 8 and 9 do not assume any downtime

Financial Overview ASSUMPTIONS | MULTI TENANT

PROJECTION TIMING	
Period	Jan 1, 2024 - Dec 31, 2034 (11 Years)

AREA MEASURES		
	SF	%
Occupied SF	40,296	100%
Vacant SF	0	0%
Total	40,296	100%

OPERATING ASSUMPTIONS	
INCOME	
General Inflation	3.0%
Market Rent Growth Rate	3.0%
Vacancy Loss	0.0%
EXPENSES	
Standard Expense Growth Rate	3.0%
Operating Expenses	\$4.67 psf

NOTES
- Proforma reflects a 6 month initial Sale Leaseback of all 9 units at \$11/SF. Each unit then individually leased and rolls to Market Leasing Assumptions - See Lease Up Schedule*
- Rent Roll based on proforma analysis
- Units 8 and 9 do not assume any downtime
- Expenses based on 2024 Chatain Meadows Condo Association budget grown 3% annually (PRS Calculation uses 46,800 SF in Numerator)
- Year 1 Real Estate taxes based on 2023 Cobb County Taxes and grow by 3% annually

MARKET LEASING ASSUMPTIONS			
	7,280 SF	5,192 SF	4,688 SF
Renewal Probability	75%	75%	75%
Lease Term	5 years	5 years	5 years
Market Rents	\$12.00	\$12.50	\$13.00
Annual Rent Escalation	3.0%	3.0%	3.0%
Downtime	2 months	2 months	2 months
Tenant Improvements			
New	\$10.00	\$10.00	\$10.00
Renewal	\$2.00	\$2.00	\$2.00
Leasing Commissions			
New	9%	9%	9%
Renewal	3%	3%	3%
Expense Recoveries	NNN	NNN	NNN

CAPITAL EVENT ASSUMPTIONS	
FINANCING	
LTV	65%
Rate	6.75%
Amortization	25 years
Term	10 years
RESIDUAL	
Terminal Cap Rate	7.0%
Cost of Sale	5.0%

LEASE UP SCHEDULE					
	Size	Date	Rate	TI	LC
Unit 8	3,488	Dec-24	\$13.00	\$10.00	9%
Unit 9	5,192	Dec-24	\$12.50	\$10.00	9%
Unit 6	3,740	Jan-25	\$12.50	\$10.00	9%
Unit 7	3,488	Jan-25	\$13.00	\$10.00	9%
Unit 4	3,488	Mar-25	\$13.00	\$10.00	9%
Unit 5	3,740	Mar-25	\$12.50	\$10.00	9%
Unit 2	5,192	May-25	\$12.50	\$10.00	9%
Unit 3	4,688	May-25	\$13.00	\$10.00	9%
Unit 1	7,280	Jul-25	\$12.00	\$10.00	9%
	40,296				

Financial Overview CASH FLOW | MULTI TENANT

	YR 1	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
Avg. Ann. Occ	92.4%	92.4%	98.5%	100.0%	100.0%	100.0%	95.1%	96.5%	100.0%	100.0%	100.0%	95.1%
OPERATING INCOME												
Potential Base Rent	\$11.43	\$460,459	\$516,167	\$531,845	\$547,801	\$564,235	\$581,162	\$597,743	\$615,039	\$633,490	\$652,495	\$672,070
Absorption & Turnover Vacancy	(\$0.87)	(\$35,023)	(\$7,498)	\$0	\$0	\$0	(\$28,444)	(\$21,215)	\$0	\$0	\$0	(\$32,974)
Scheduled Base Rent	\$10.56	\$425,436	\$508,668	\$531,845	\$547,801	\$564,235	\$552,718	\$576,529	\$615,039	\$633,490	\$652,495	\$639,096
Total Rental Revenue	\$10.56	\$425,436	\$508,668	\$531,845	\$547,801	\$564,235	\$552,718	\$576,529	\$615,039	\$633,490	\$652,495	\$639,096
Total Expense Recoveries	\$4.35	\$175,417	\$231,730	\$196,761	\$201,198	\$156,898	\$153,873	\$160,546	\$171,447	\$176,590	\$181,888	\$178,381
TOTAL OPERATING INCOME	\$14.91	\$600,853	\$740,398	\$728,607	\$748,999	\$721,133	\$706,591	\$737,075	\$786,486	\$810,080	\$834,383	\$817,476
<i>Per Square Foot</i>		\$14.91	\$18.37	\$18.08	\$18.59	\$17.90	\$17.54	\$18.29	\$19.52	\$20.10	\$20.71	\$20.29
General Vacancy	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS INCOME	\$14.91	\$600,853	\$740,398	\$728,607	\$748,999	\$721,133	\$706,591	\$737,075	\$786,486	\$810,080	\$834,383	\$817,476
<i>Per Square Foot</i>		\$14.91	\$18.37	\$18.08	\$18.59	\$17.90	\$17.54	\$18.29	\$19.52	\$20.10	\$20.71	\$20.29
OPERATING EXPENSES												
CAM	\$1.66	\$66,916	\$111,742	\$70,991	\$73,121	\$75,315	\$77,574	\$79,901	\$82,298	\$84,767	\$87,310	\$89,930
Taxes	\$1.55	\$62,401	\$64,273	\$66,201	\$68,187	\$70,232	\$72,339	\$74,509	\$76,745	\$79,047	\$81,419	\$83,861
Insurance	\$0.25	\$10,085	\$10,388	\$10,699	\$11,020	\$11,351	\$11,691	\$12,042	\$12,403	\$12,776	\$13,159	\$13,554
Roof	\$1.21	\$48,870	\$48,870	\$48,870	\$48,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES	\$4.67	\$188,272	\$235,272	\$196,761	\$201,198	\$156,898	\$161,605	\$166,453	\$171,447	\$176,590	\$181,888	\$187,344
<i>Per Square Foot</i>		\$4.67	\$5.84	\$4.88	\$4.99	\$3.89	\$4.01	\$4.13	\$4.25	\$4.38	\$4.51	\$4.65
NET OPERATING INCOME	\$10.24	\$412,581	\$505,126	\$531,845	\$547,801	\$564,235	\$544,986	\$570,622	\$615,039	\$633,490	\$652,495	\$630,132
<i>Per Square Foot</i>		\$10.24	\$12.54	\$13.20	\$13.59	\$14.00	\$13.52	\$14.16	\$15.26	\$15.72	\$16.19	\$15.64
LEASING AND CAPITAL COSTS												
Tenant Improvements	\$2.30	\$92,544	\$70,699	\$0	\$0	\$0	\$107,284	\$81,960	\$0	\$0	\$0	\$85,516
Leasing Commissions	\$1.75	\$70,343	\$52,465	\$0	\$0	\$0	\$81,547	\$60,821	\$0	\$0	\$0	\$64,966
TOTAL LEASING AND CAPITAL COSTS	\$4.04	\$162,887	\$123,164	\$0	\$0	\$0	\$188,831	\$142,781	\$0	\$0	\$0	\$150,482
<i>Per Square Foot</i>		\$4.04	\$3.06	\$0.00	\$0.00	\$0.00	\$4.69	\$3.54	\$0.00	\$0.00	\$0.00	\$3.73
NET CASH FLOW	\$6.20	\$249,694	\$381,962	\$531,845	\$547,801	\$564,235	\$356,155	\$427,841	\$615,039	\$633,490	\$652,495	\$479,650
<i>Per Square Foot</i>		\$6.20	\$9.48	\$13.20	\$13.59	\$14.00	\$8.84	\$10.62	\$15.26	\$15.72	\$16.19	\$11.90
TOTAL SENIOR DEBT SERVICE	\$6.69	\$269,455	\$269,455	\$269,455	\$269,455	\$269,455	\$269,455	\$269,455	\$269,455	\$269,455	\$269,455	\$269,455
CASH FLOW AFTER DEBT SERVICE	(\$0.49)	(\$19,761)	\$112,507	\$262,390	\$278,345	\$294,779	\$86,700	\$158,385	\$345,584	\$364,035	\$383,040	
<i>Per Square Foot</i>		(\$0.49)	\$2.79	\$6.51	\$6.91	\$7.32	\$2.15	\$3.93	\$8.58	\$9.03	\$9.51	



Offering Process

195 Chastain Meadows Court NW

Offering Process



The Property is being offered for sale to principals only, on an “as-is” all cash basis, subject to the Limiting Conditions described in this Offering Memorandum and the Confidentiality Agreement.

Prospective purchasers should recognize the following:

- **Property Tours:** To arrange a property tour, please contact Todd Harrell at +1 404 877 9226 or todd.harrell@colliers.com or Steve Bartlett at +1 404 877 9214 or steve.bartlett@colliers.com
- **Financial Services:** For questions concerning potential financing options, please contact Hank Hall at +1 404 877 9264 or hank.hall@colliers.com
- **Initial Bids:** During the marketing process, Colliers will deliver instructions to prospective purchasers at the appropriate time identifying the initial bid date and outlining information to be incorporated into purchase offers, which may include the following:
 - Purchase price, earnest money deposit, due diligence contingencies and closing date
 - Experience acquiring similar properties
 - Details regarding capital sources (both debt and equity)
 - Investment approval process
- **Due Diligence Materials:** With Seller’s approval, Colliers will make available to qualified purchasers relevant due diligence materials as applicable and available, such as the leases, title reports, easement agreements, survey, and property reports.
- **Ten-X Auction:** 195 Chastain Meadows will be available to the public through Ten-X (www.ten-x.com/commercial). Ten-X is an auction platform designed to give buyers a fully automated process to Live bidding on properties they are registered for. The auction will be facilitated through their fully auction-style transaction method with approximately 45 days of marketing and 2 days of live bidding. Buyers will make their bids and compete for the best price on the property on auction day. The process is designed to maximize efficiency to closing.

Limiting Conditions:

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition or financing of 195 Chastain Meadows, described herein as (the “Property”) and is not to be used for any other purposes or made available to any other person without the express written consent of the Owner or Colliers - Atlanta, LLC (“Colliers”). This Offering Memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which Prospective Purchasers may desire. The material in this Offering Memorandum has been compiled by Colliers from sources considered reliable and has not been independently verified by Colliers. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents but rather only outline some of the principal provisions contained therein. Prospective Purchasers should review all legal documents, which are available from Colliers, and make their own conclusions. Additional information and an opportunity to inspect the Property will be made available to interested and qualified Prospective Purchasers. Neither the Owner nor Colliers, nor any of their respective officers, agents or employees, have made any representations or warranties, expressed or implied, as to the accuracy or completeness of this Offering Memorandum, or the information contained herein, or any additional information provided. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the advisability of purchasing the Property described herein. No liability is assumed by and none shall be asserted against the Owner or Colliers on account of any statements, descriptions or information, or projections or estimates, contained herein or omitted here from. The Owner reserves the right, at its sole discretion, to reject any or all offers to acquire the Property and/or to terminate discussions with any Prospective Purchaser, at any time, with or without notice. The Owner expressly reserves the right to sell the Property on any basis or using any criteria. In addition, the Owner expressly reserves the right, at its sole discretion to withdraw the Property offered herein, and supplement, change, amend, bifurcate, or reduce the Offering Memorandum.

At Colliers, we are enterprising



70

countries on 6 continents



\$4.8B

in annual revenue



\$99B

assets under management



46,000

sale and lease transactions



2B

square feet under management



23,000

professionals and staff

Statistics are for year-end 2024 and in U.S. dollars.

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, [X@Colliers](https://x.com/Colliers) or [LinkedIn](https://www.linkedin.com/company/colliers).



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