

FOR SALE

OFFERING MEMORANDUM

13 McBride St,
Newnan, GA 30263



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THE OFFERING PORTFOLIO SUMMARY

PROPERTY SUMMARY

Address	13 McBride Street
Total SF	± 51,472 SF RBA
Land Area	2.2 Acres
Tenant	Robert & Sons Aluminum, LLC
Price	\$4,250,000
Cap Rate	6.6% on YR2 NOI
Price/SF	\$83.00

LEASE SUMMARY

Lease Type	NNN
Term	7 Years
Escalation	10% in Year 2 3% thereafter
Renewal Options	Yes
Commencement	Q1 2026
Year 2 NOI	\$280,302
NOI Difference	Seller will reimburse the NOI difference between Year 1 and Year 2

Colliers has been retained on an exclusive basis to offer an investment sale opportunity with Robert & Sons Aluminum, LLC at 13 McBride Street in Newnan, Georgia. The subject property is located just off Interstate 85, approximately 40 miles southwest of the Atlanta Perimeter in Newnan, Georgia. Effective December 30th, the Tenant executed a new 7 year NNN lease renewal. The initial rental rate of \$4.95 per square foot will include a 10% annual rent escalation in Year 2, with a rent escalation being 3% thereafter. The ± 51,472 square foot distribution facility on approximately 2.2 acres is mission-critical to the tenant's operations. The building includes ± 2,349 square feet of office space, clear heights ranging from 20 to 24 feet, and six (6) dock-high doors for efficient loading and unloading. The South Metro Atlanta industrial market remains one of the region's most active logistics hubs, supported by proximity to I-85 and Hartsfield-Jackson Atlanta International Airport. Vacancy rates are approximately 8.8%, stabilizing after a wave of speculative deliveries, while asking rents have grown 6% year-over-year, averaging \$8.60 per square foot. Development has slowed significantly, with 8.5 million square feet under construction—the lowest level in a decade—creating favorable conditions for rent growth. The submarket benefits from major economic drivers, including Hyundai/Kia supplier investments, a proposed \$17 billion data center project in Coweta County, and the Bridgeport Mega Site, a 560-acre industrial park poised for future expansion. These initiatives are expected to generate thousands of jobs and reinforce Newnan's position as a strategic distribution hub.

This sale offers investors the opportunity to acquire a long term, passive investment in a mission-critical distribution facility with a solid credit, privately held tenant well below replacement cost in a tight industrial submarket equipped with exceptional growth drivers and distribution capabilities.

THE OFFERING INVESTMENT HIGHLIGHTS



Robert & Sons Aluminum, LLC Renewed a NNN Lease on December 30, 2025

10% rent escalation in Year 2 with rent escalations being 3% thereafter.



Easy Access to I-85 + Growing South Metro Submarket

40 miles to Atlanta and immediate connectivity to I-85 for regional distribution



Strong Industrial Market Fundamentals

South Metro Atlanta vacancy at 8.8% with asking rents averaging \$7.00 - \$8.35 PSF and 6% annual rent growth



Economic Development Driving Demand

Major projects include a proposed \$17B data center in Coweta County, Hyundai/Kia supplier investments, and the Bridgeport Mega Site



± 2.2 Acre Lot with ± 51,472 SF Distribution Facility

Includes ± 2,349 SF of office space | 6 dock-high doors | 20-24' clear height



Established Tenant with Mission-Critical Operations

Robert & Sons Aluminum, LLC has served the aluminum industry for decades, providing essential products to regional and national customers

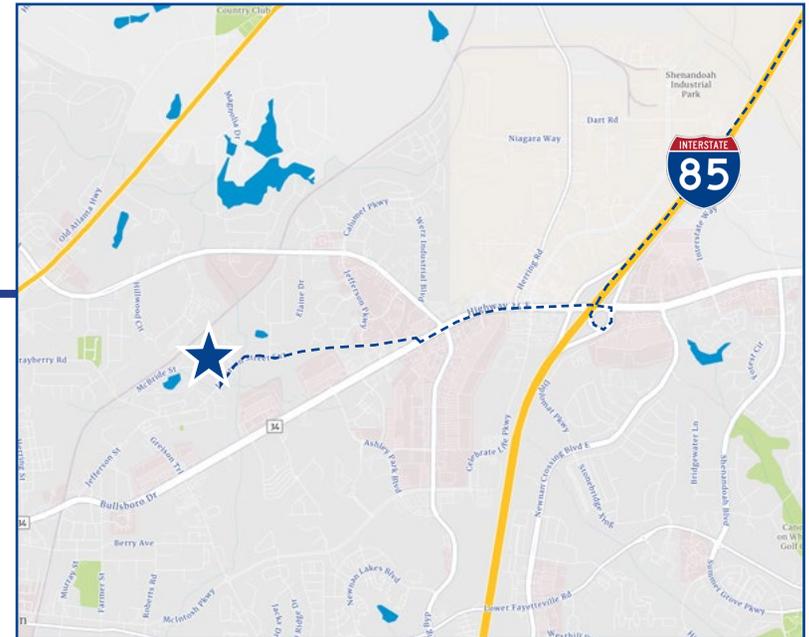
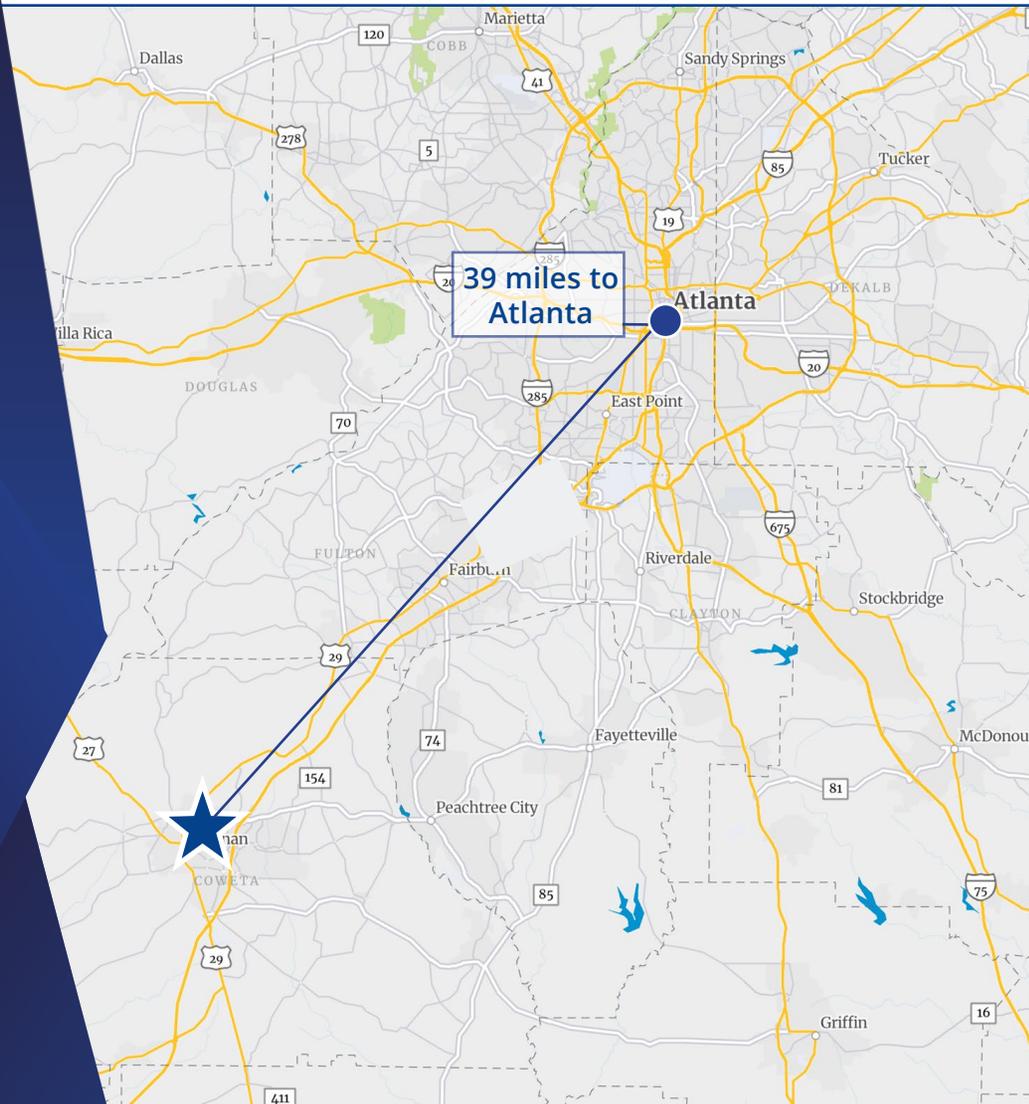
OFFERING MEMORANDUM



INVESTMENT HIGHLIGHTS

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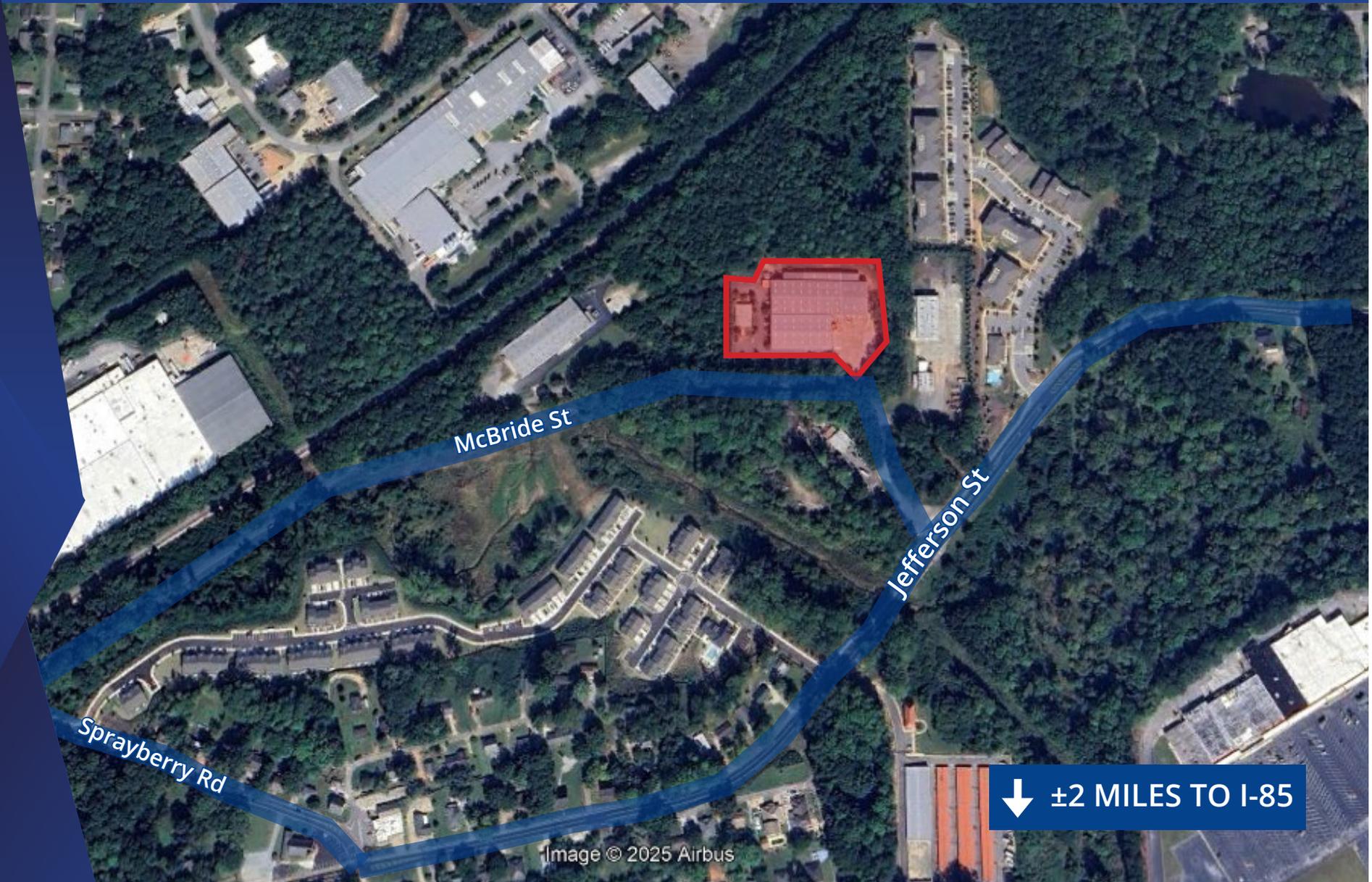
LOCATION OVERVIEW



DISTANCE:
3 MILES

The facility is located in west-central Georgia in the City of Newnan, near the I-85 corridor, approximately 40 miles southwest of downtown Atlanta and about 30 miles southwest of the I-285 beltway.

INVESTMENT HIGHLIGHTS



Newnan is a growing city in Coweta County on the southwest side of metro Atlanta. The property offers quick access to I-85, providing direct connectivity to Atlanta and major markets throughout the Southeast.

INVESTMENT HIGHLIGHTS



DEMOGRAPHICS

Within a 5 mile radius of the subject property

74,988
Population

29,178
Households

2.54
Avg size household

38.3
Median age

\$86,758
Median household income

\$338,287
Median home value

Mortgage indicators



\$12,428

Avg spent on mortgage & basics



24.4%

Percent of income for mortgage

Population by generation



3.8%

Greatest gen:
born 1945/earlier



17.2%

Baby boomer:
born 1946 to 1964



20.2%

Generation x:
born 1965 to 1980



24.6%

Millennial:
born 1981 to 1998



23.4%

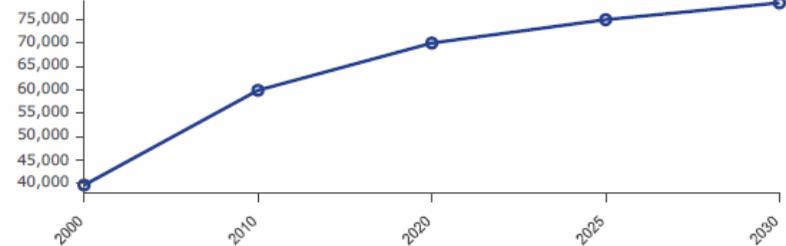
Generation z:
born 1999 to 2016



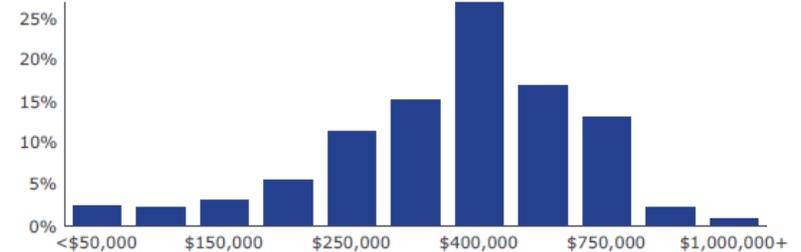
10.8%

Alpha: born
2017 to present

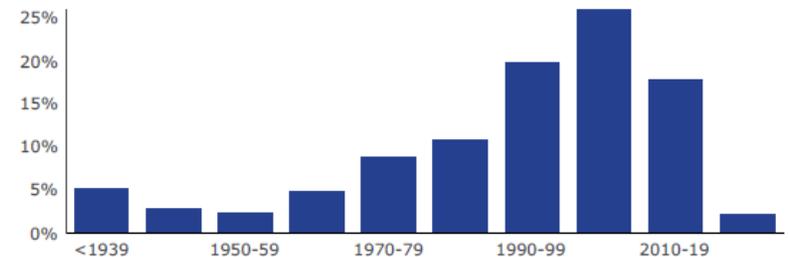
Historical trends: population



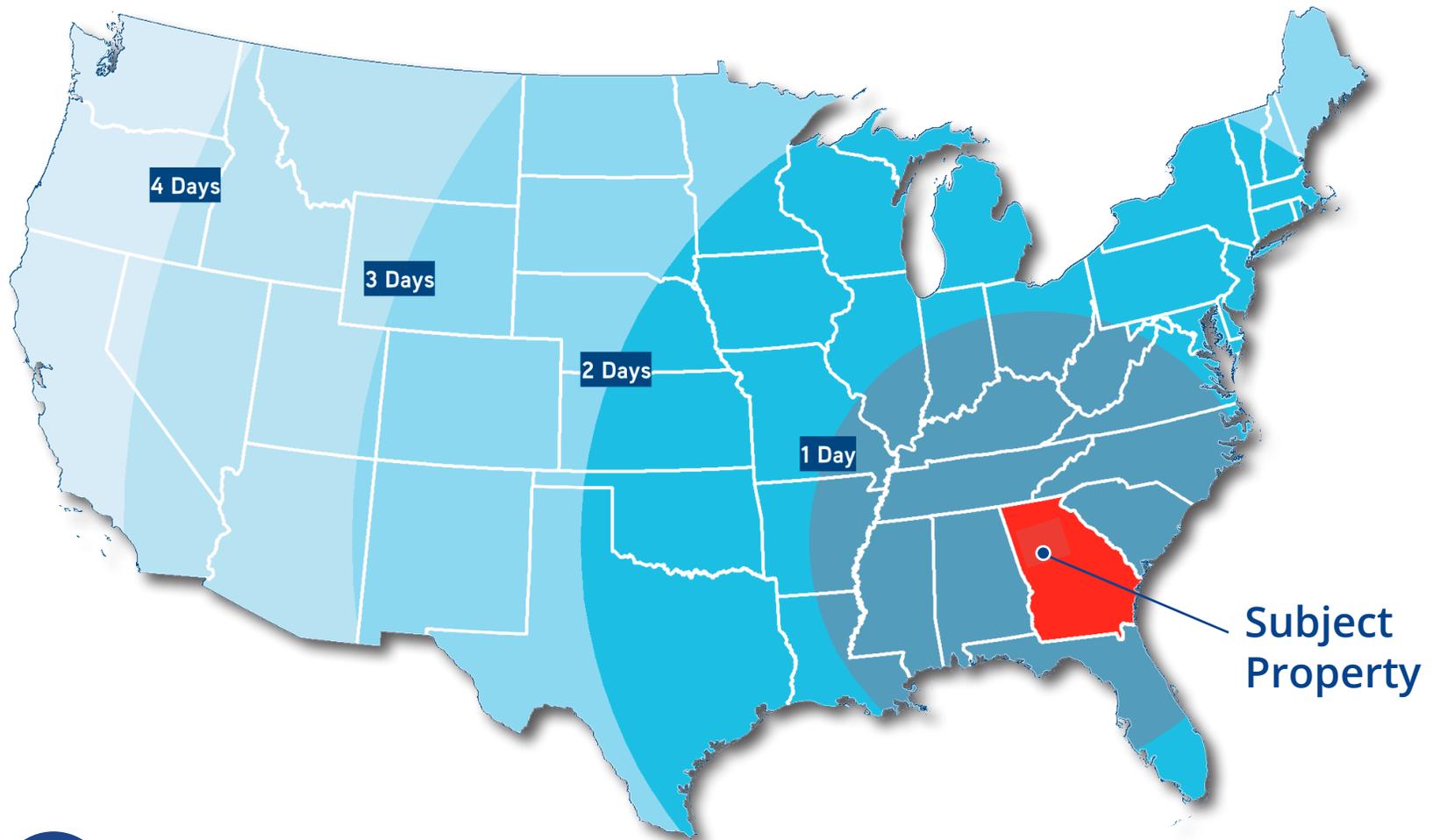
Home value



Housing: year built



INVESTMENT HIGHLIGHTS



AIR

Hartsfield Jackson Int'l Airport 32 miles
Chattanooga Airport 152 miles



INTERMODALS

Norfolk Southern Dalton..... 123 miles
Norfolk Southern Austell 45 miles



PORTS

Appalachian Inland 125 miles
Savannah 252 miles
Charleston 354 miles
Jacksonville 368 miles

OFFERING MEMORANDUM

PROPERTY
OVERVIEW



PROPERTY OVERVIEW



Address	13 McBride St
Metro Market	Atlanta
Submarket	Coweta County
Zoning	IN
Taxing Authority	Coweta County
Tax Parcel ID	N57-A-054
Land Area	2.2 Acres
Total Building SF	± 51,472
Office SF	2,349 sf
Year Built / Reno	1981 / 2017
Clear Height	20' - 24'
Dock High Doors	6
Drive-In Doors	3

OFFERING MEMORANDUM



FINANCIAL OVERVIEW

FINANCIAL OVERVIEW

FINANCIAL ASSUMPTIONS

GENERAL ASSUMPTIONS

Analysis Start Date: January 1, 2026

General Inflation: 3% Annually

Property Size (SF): 51,472

REVENUES

Base Rent: - Analysis Beginning at 7-Year Renewal
- 7 Year term at \$4.95/SF in Year 1, with a 10% increase in Year 2 and 3% annual escalations thereafter.
Fair Market Value upon renewal

Expense Recoveries: NNN+Mgmt

Renewal Assumptions: Fair Market Value upon renewal

Market Rent Growth: 3% Annually

Vacancy Factor: None

EXPENSES

Common Area Maintenance: Estimated at \$0.25/SF, grown 3% annually

Insurance: Estimated at \$0.15/SF, grown 3% annually

Real Estate Taxes: Estimated at \$0.65/SF, grown 3% annually

Management Fees: 3% of Effective Gross Revenue

Capital Reserves: \$0.10 PSF

MARKET LEASING ASSUMPTIONS

Note:

FINANCIAL OVERVIEW CASH FLOW

13 McBride St.

FOR THE YEAR ENDING

	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36
Base Rental Revenue											
Total Base Rental Revenue	254,820	280,302	288,711	297,372	306,293	315,482	324,946	334,694	344,735	355,077	365,730
Expense Recovery Revenue											
Common Area Maintenance	12,868	13,254	13,652	14,061	14,483	14,918	15,365	15,826	16,301	16,790	17,294
Real Estate Taxes	33,457	34,461	35,494	36,559	37,656	38,786	39,949	41,148	42,382	43,654	44,963
Insurance	7,721	7,952	8,191	8,437	8,690	8,951	9,219	9,496	9,780	10,074	10,376
Management Fee	9,553	10,391	10,702	11,024	11,354	11,695	12,046	12,407	12,779	13,163	13,558
Total Expense Recovery Revenue	63,598	66,058	68,039	70,081	72,183	74,349	76,579	78,876	81,243	83,680	86,190
TOTAL POTENTIAL GROSS REVENUE	318,418	346,359	356,750	367,453	378,476	389,831	401,525	413,571	425,978	438,757	451,920
EFFECTIVE GROSS REVENUE	318,418	346,359	356,750	367,453	378,476	389,831	401,525	413,571	425,978	438,757	451,920
Operating Expenses											
Common Area Maintenance	12,868	13,254	13,652	14,061	14,483	14,918	15,365	15,826	16,301	16,790	17,294
Real Estate Taxes	33,457	34,461	35,494	36,559	37,656	38,786	39,949	41,148	42,382	43,654	44,963
Insurance	7,721	7,952	8,191	8,437	8,690	8,951	9,219	9,496	9,780	10,074	10,376
Management Fee	9,553	10,391	10,702	11,024	11,354	11,695	12,046	12,407	12,779	13,163	13,558
Total Operating Expenses	63,598	66,058	68,039	70,081	72,183	74,349	76,579	78,876	81,243	83,680	86,190
NET OPERATING INCOME	254,820	280,302	288,711	297,372	306,293	315,482	324,946	334,694	344,735	355,077	365,730
Capital Costs											
Tenant Improvements	-	-	-	-	-	-	-	-	-	-	-
Leasing Commissions	-	-	-	-	-	-	-	-	-	-	-
Capital Reserves	5,147	5,302	5,461	5,624	5,793	5,967	6,146	6,330	6,520	6,716	
Total Capital Costs	5,147	5,302	5,461	5,624	5,793	5,967	6,146	6,330	6,520	6,716	
NET CASH FLOWS	249,672	275,000	283,250	291,748	300,500	309,515	318,800	328,364	338,215	348,361	

FINANCIAL OVERVIEW RENT ROLL

SUITE	TENANT	AREA (SF)	LEASE TERM		TIMING	AMOUNT		OPTIONS	UPON EXPIRATION		EXP. REIMBURSEMENTS		
			BEGIN	END		PER SF	TOTAL		ASSUMPTION	ASSIGNED MLA	METHOD	PSF	
1	Robert and Sons Aluminum, LLC	51,472	Jan-26	Dec-32	Year 1	\$4.95	\$254,820	None	Market	13 McBride St. - MLA	CAM:	PRS	\$1.24
					Year 2	\$5.45	\$280,302				TAX:	PRS	
					Year 3	\$5.61	\$288,711				INS:	PRS	
					Year 4	\$5.78	\$297,372				MGT:	PRS	
					Year 5	\$5.95	\$306,293						
					Year 6	\$6.13	\$315,482						
					Year 7	\$6.31	\$324,946						

Rental Structure: \$4.95/SF Starting in Year 1. 10% increase to Year 2 and 3% thereafter.

Total Occupied	51,472
Total Vacant	0
<hr/>	
Total SF	51,472
% Occupied	100%

FINANCIAL OVERVIEW PRICING

13 McBride St. - 2026 BOV Pricing

Debt Terms		Property Overview	
LTV	60.0%	Size	51,472 SF
Amortization	25 yr.	Analysis Start Date	Jan-26
Interest Rate	6.25%	Occupancy @ Start	100.0%
I.O. (yrs)	None	Year 1 NOI	\$254,820
Escrow	\$.0M	Target Hold	10 yr.
GNF (yrs)	None	Exit Cap Rate	00 Bps on Stabil. Cap
Loan Constant	7.9%	Initial Debt Yield	10.0%
DSCR (Year 1)	1.26	10-Year CAGR	3.7%

Purchase Price		\$4,250,000
Price PSF		\$83
Year 1 Cap Rate		6.00%
Stabilized Cap Rate (Year 2)		6.60%
Terminal Cap Rate		6.60%
Year 1 Leveraged CoC		3.07%
Unleveraged Avg. CoC		7.30%
Leveraged Avg. CoC		6.28%

10 Year Hold	
Unleveraged IRR	8.9%
Leveraged IRR	11.5%



OFFERING
PROCESS

Lease & Investment

- Renewed 7 Year NNN lease with 10% rent escalations in Year 2 and 3% thereafter
- 6.6% CAP Rate Provides 11.5% Return on Initial Equity Investment
- Well Maintained Property Offered Below Replacement Costs at \$83.00 PSF

Location

- Easy Access to I-85 and Approximately 40 Miles to Atlanta
- Major projects include a proposed data center in Coweta County, Hyundai/Kia supplier investments, and the Bridgeport Mega Site

Tenant & Property

- +/- 51,472 SF Manufacturing Facility with +/- 2,349 SF of Office Space
- 6 Dock-High doors, 3 Drive-in Doors & Clear Height of 20' - 24'
- Robert & Sons Aluminum, LLC is a 30-year old light manufacturing and value added distributor of aluminum sign blocks, channel letter coils, and pre-cut sheets for a variety of applications.

OFFERING PROCESS

The Property at 13 McBride St is being offered for sale to principals only, on an “as-is” 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
- Financial Services: For questions concerning potential financing options, please contact Hagan Dick at +1 404 877 9297 or hagan.dick@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.

Limiting Conditions:

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition or financing of 13 McBride St, 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



63

countries on 6 continents



\$4.6B

in annual revenue



\$92B

assets under management



53,000

sale and lease transactions



2B

square feet under management



18,000

professionals and staff

*Statistics are for year-end 2022 and in U.S. dollars.
Number of countries includes affiliates and as of January 2023.*

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