

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

# RIVERPOINT INDUSTRIAL PARK

THREE BUILDINGS • 100% LEASED • 20% BELOW MARKET RENTS





# THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group is pleased to offer the opportunity to acquire **Riverpoint Industrial Park** (the "Property"), a premier collection of three newly constructed Class A+ warehouse and distribution facilities totaling 778,843 SF located in Atlanta's I-75 Northwest submarket. Strategically accessible via three I-75 interchanges, the Property offers exceptional access to Atlanta's major transportation thoroughfares, Northwest Atlanta's growing manufacturing and production base, the Appalachian Regional Inland Port, and metropolitan Atlanta's rapidly expanding population of over 6 million residents, making this a highly sought-after logistics and distribution hub for many global and national companies.

Currently 100% leased to a diverse mix of six highly committed tenants with 4.8 years of weighted average lease term remaining, a continuously staggered expiration schedule, and in-place rents 20% below market, **Riverpoint Industrial Park** offers investors the opportunity to acquire a critical mass of stabilized best-in-class industrial assets ideally positioned in the heart of one of the Southeast's most dynamic and fastest growing logistics corridors.

## PORTFOLIO OVERVIEW



**778,843**  
TOTAL SF



**CLASS A+**  
NEW CONSTRUCTION



**GLOBAL & NATIONAL**  
CREDIT TENANTS



**4.8 YEARS**  
WALT



**20%**  
BELOW MARKET  
IN-PLACE RENTS







# INVESTMENT HIGHLIGHTS

## IDEAL MULTI-TENANT RENT ROLL WITH HIGHLY COMMITTED TENANCY

- » **Building One (187,390 SF):** 100% leased to **KGP Telecommunications (59,192 SF)**, **Carlisle Construction Materials (69,006 SF)**, and **RaceTrac Petroleum (59,192 SF)**
  - **KGP Telecommunications** is a global communication and technology company specializing in the design, architecture, installation, and support of commercial digital networks – the Property serves as a dedicated Atlanta metro warehouse and distribution center for Dell computer servers and fiber optic cable products
  - **Carlisle Construction Materials** is a leading global manufacturer and supplier of premium building products for the commercial and residential roofing industry – the Property serves as a warehouse and distribution center for non-hazardous roofing coating, sealants, and insulation products manufactured at the Carlisle owned manufacturing plant located just 5-miles west in Cartersville
  - **RaceTrac Petroleum** is a premier gas station operator with an extensive network of over 800 owned retail locations across the Southeast U.S. – the Property serves as a mission critical FDA Food Grade warehouse and Southeast distribution center for various food and beverage products for the company’s retail locations and includes ± 16,000 SF of freezer/cooler space
- » **Building Two (401,774 SF):** 100% leased to Pflug Packaging & Fulfillment, a leading U.S. provider of packaging, warehousing, and fulfillment services. The Property operates as a mission critical FDA Food Grade warehouse, distribution, and re-packaging facility for dedicated Anheuser-Busch, Frito-Lay, and Hormel Foods accounts
- » **Building Three (189,679 SF):** 100% leased to **Scholastic (130,853 SF)** and **Frank Kent Enterprises (58,826 SF)**
  - **Scholastic** is the world’s largest publisher and distributor of children’s books and a leading producer of educational children’s media - the Property serves as a dedicated Southeast U.S. warehouse and distribution center of children’s books and staging products for the company’s school book fair events
  - **Frank Kent Enterprises** is a family-owned automotive parts and accessories distributor – the Property serves as a dedicated warehouse and distribution facility for Ford Motor Company engine parts and accessories, supporting over 250 Ford dealerships across the East Coast U.S. as well as direct-to-consumer e-commerce fulfillment center



Building Two



Building Three



# INVESTMENT HIGHLIGHTS

## BEST-IN-CLASS NEW CONSTRUCTION

### » Building One (187,390 SF)

- 32' clear height
- Rear-load configuration
- 52' W x 53'4" D column spacing with 60' speed bays
- 42 dock-high doors / 2 ramped drive-in doors
- 196 auto parking spaces / 58 trailer drops with concrete dolly strip

### » Building Two (401,774 SF)

- 36' clear height
- Cross-dock loading configuration
- 56' W x 60' D column spacing
- 74 dock-high doors / 4 ramped drive-in doors
- 295 auto parking spaces / 77 trailer drops with concrete dolly strips

### » Building Three (189,679 SF)

- 32' clear height
  - Rear-load configuration
  - 52' W x 55' D column spacing with 60' speed bays
  - 31 dock-high doors / 2 ramped drive-in doors
  - 185 auto parking spaces / 33 trailer drops with concrete dolly strip
- » 60-mil TPO roofs with 20-year warranties through 2040
  - » 185' truck courts with 60' concrete aprons
  - » Bullnose canopies, clerestory windows, and louvers in-place above all dock positions



# INVESTMENT HIGHLIGHTS

## SECURE IN-PLACE CASH FLOW WITH SIGNIFICANT UPSIDE

- » The Property is 100% leased to a diverse mix of six highly committed tenants with 4.8 years of weighted-average term remaining and a continuously staggered expiration schedule
- » Ideally diversified credit tenant roster: 100% of in-place tenancy comprised of global or national companies
- » Weighted-average in-place rents are 20% below market today, providing future upside through market-rate renewal options
- » Long term flexibility to accommodate a wide range of users with varying suite sizes

## THRIVING I-75 NORTHWEST SUBMARKET LEASING MOMENTUM

- » The I-75 Northwest corridor connects Atlanta to Nashville and the midwestern U.S. via Chicago and represents a prime destination for new fulfillment center space to support e-commerce operations as well as the growing base of automotive, clean energy initiatives, and textile manufacturing & production requirements
- » The I-75 Northwest submarket has experienced robust demand with 4.0 MSF of positive net absorption through Q2 2024, the highest total of any submarket YTD, **representing a staggering 80% of Atlanta's total YTD total net absorption activity**
- » I-75 Northwest is Atlanta's second largest industrial submarket consisting of 114.8 MSF, which is 15% of Atlanta's total industrial inventory
- » I-75 Northwest has recorded the second highest leasing activity of any Atlanta industrial submarket YTD through Q2 2024, with 2.8 MSF of new leases signed
- » The Appalachian Regional Port, which has grown to a capacity of over 50,000 TEUs per year, has produced significant savings for users and continues to fuel demand along the corridor





# IMMEDIATE ACCESS TO TWO FULL I-75 INTERCHANGES





Building One



Building Three



Building Two





Building Three



Building One



Building One



Building Three



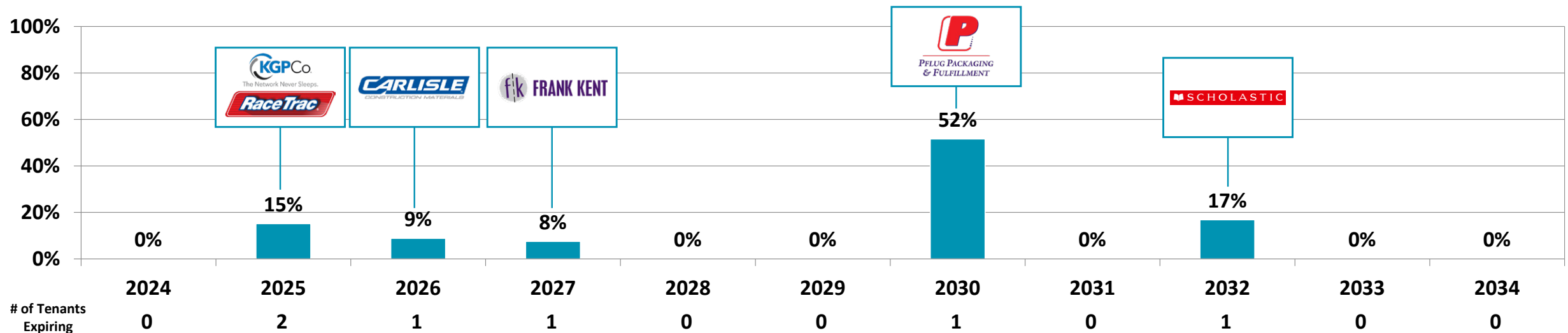


# RENT ROLL SUMMARY

Building	SF	Year Built	Clear Height	% Office Buildout	Loading	% Leased	# of Tenants	Tenancy	WALT <sup>(1)</sup>	Wtd Avg In-Place NNN Rent <sup>(1)</sup>	2024 Wtd Avg Market Rent	Spread to Market
<b>Building One</b> 100 Riverpoint Road	187,390	2020	32'	5%	Rear	100%	3	KGP Telecom (59,192 SF) Carlisle Construction (69,006 SF) Racetrac Petroleum (59,192 SF)	1.4 years	\$6.62	\$7.78	-18%
<b>Building Two</b> 200 Riverpoint Road	401,774	2020	36'	4%	Cross-Dock	100%	1	Pflug Packaging & Fulfillment	5.6 years	\$4.93	\$6.05	-23%
<b>Building Three</b> 355 High Point Road	189,679	2020	32'	5%	Rear	100%	2	Scholastic (130,853 SF) Frank Kent Enterprises (58,826 SF)	6.5 years	\$6.24	\$7.26	-16%
<b>GRAND TOTAL / WTD AVG</b>	<b>778,843</b>			<b>5%</b>		<b>100%</b>	<b>6</b>		<b>4.8 years</b>	<b>\$5.66</b>	<b>\$6.76</b>	<b>-20%</b>

(1) As of 11/1/2024

## PERCENTAGE OF SPACE EXPIRING PER YEAR





**CAPITAL MARKETS ADVISORS**

**STEWART CALHOUN**

Vice Chair  
+1 404 853 5356  
stewart.calhoun@cushwake.com

**EQUITY, DEBT & STRUCTURED FINANCE**

**WALKER BROWN**

Executive Director  
+1 404 853 5369  
walker.brown@cushwake.com

**FINANCIAL ANALYSIS**

**JUSTIN PYKOSH**

Senior Financial Analyst  
+1 470 344 1389  
justin.pykosh@cushwake.com



**CASEY MASTERS**

Executive Director  
+1 404 853 5227  
casey.masters@cushwake.com

**RYAN BELLOWS**

Director  
+1 404 460 8296  
ryan.bellows@cushwake.com

**DREW STANFORD**

Senior Associate  
+1 404 853 5397  
drew.stanford@cushwake.com

**CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP**

**SOUTHEAST**

Stewart Calhoun  
Casey Masters  
Ryan Bellows  
Drew Stanford

**FLORIDA**

Mike Davis  
Rick Brugge  
Rick Colon  
Dominic Montazemi

**NORTHEAST**

Gary Gabriel  
Gerry Blinebury  
Kyle Schmidt  
Jon Carpenter  
Graham Savage

**CENTRAL**

Jim Carpenter  
Mike Tenteris  
Adam Tyler  
Megan Barker

**SOUTHWEST**

Jim Carpenter  
Jud Clements  
Robby Rieke  
Trevor Berry

**MOUNTAIN WEST**

Will Strong  
Michael Matchett  
Molly Hunt  
Dean Wiley

**WEST**

Jeff Chiate  
Rick Ellison  
Bryce Aberg  
Matthew Leupold  
Ashley Tassano

Click below for more information and insights from our National Industrial Advisory Group

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