

CASE STUDY

PLANT ATKINSON

6.4 ACRES | INDUSTRIAL OUTDOOR STORAGE ACQUISITION



CONTACT



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DETAILS

LOCATION

Cobb County, GA

PROPERTY FEATURES

- 6.4 Acres
- Zones heavy Industrial
- 750' of frontage on Plant Atkinson Rd
- Equipment storage yard and compressed natural gas dispensing station
- 10,100SF office/shop building
- 2,700SF repair shop
- Adjacent to Waste Management's Plant Atkinson transfer station
- Proximate to: 1-75 (1 mi), FedEx Freight facility (1.5 mi), Norfolk Southern Inman Yard (5 mi), Fulton Industrial Boulevard (7 mi), Atlanta Hartsfield-Jackson Int'l Airport (20 mi)

RESPONSIBILITIES

- Assisted in negotiating leaseback to Seller
- Collected a large amount of background information and due diligence on the property
- Commissioned new aerial photography of the site for Buyer
- Performed extensive market research to help determine appropriate offer price
- Assisted in coordinating due diligence items, including ESA and PCA reports

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DEAL SYNOPSIS

Macallan Real Estate was engaged by an institutional buyer of low-coverage industrial facilities to identify potential sites in strategic supply chain markets across the Southeast. After reaching out to nearly 200 owners of these types of properties, Macallan was able to identify this opportunity for our client who closed on the deal Q4 2022.

