



OFFERING MEMORANDUM

# 605 Athena Dr.

Athens, GA 30601 · Athens - Clarke County

CLARKE COUNTY

FOR SALE OR LEASE



**3 Acres**

LOT SIZE

**10,000 SF**

FACILITY SIZE

**+2 Acres**

OUTDOOR STORAGE YARD

**E-I**

ZONING

**FedEx**

ADJACENT

**Sale / Lease**

AVAILABILITY

# Facility Overview

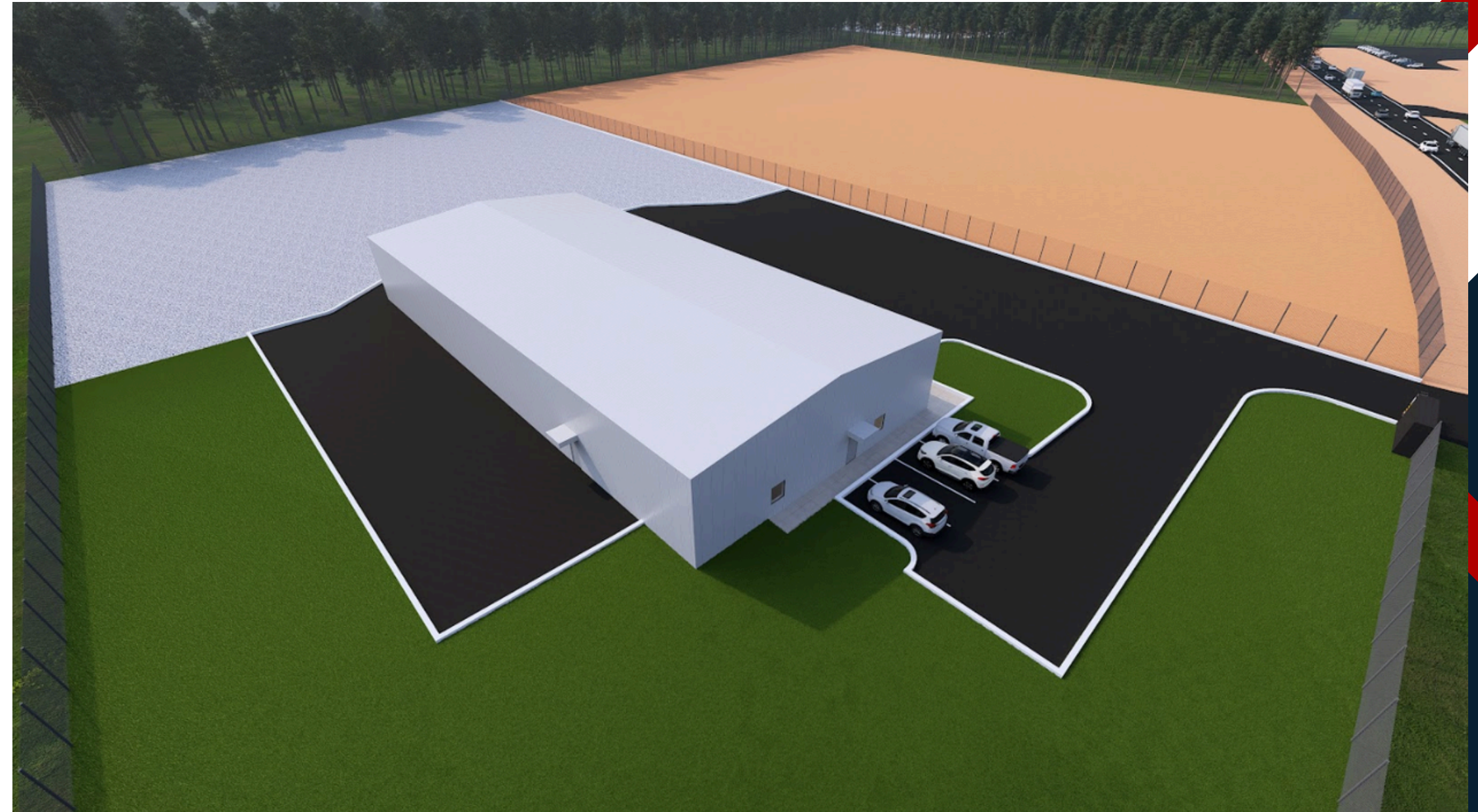
**Athena Drive** - newly built, **Class A Industrial Outdoor Storage** development located in Athens, Georgia, within Athens-Clarke County. The facility sits directly adjacent to an active FedEx terminal and offers a purpose-built 3-acre lot featuring a 10,000 SF building with approximately 2 acres of fenced and graveled outdoor storage yard. Available for sale or lease, the facility is ideally suited for logistics operators, fleet-based businesses, and service-oriented industrial users seeking a secure, well-equipped operation in the Athens market.

## FACILITY DETAILS

Lot Size	<b>3 Acre</b>
Facility Size	<b>±10,000 SF Building</b>
Outdoor Storage	<b>±2 Acres Fenced &amp; Graveled</b>
Zoning	E-I
Jurisdiction	Athen-Clarke County, GA
Availability	<b>For Sale or Lease</b>

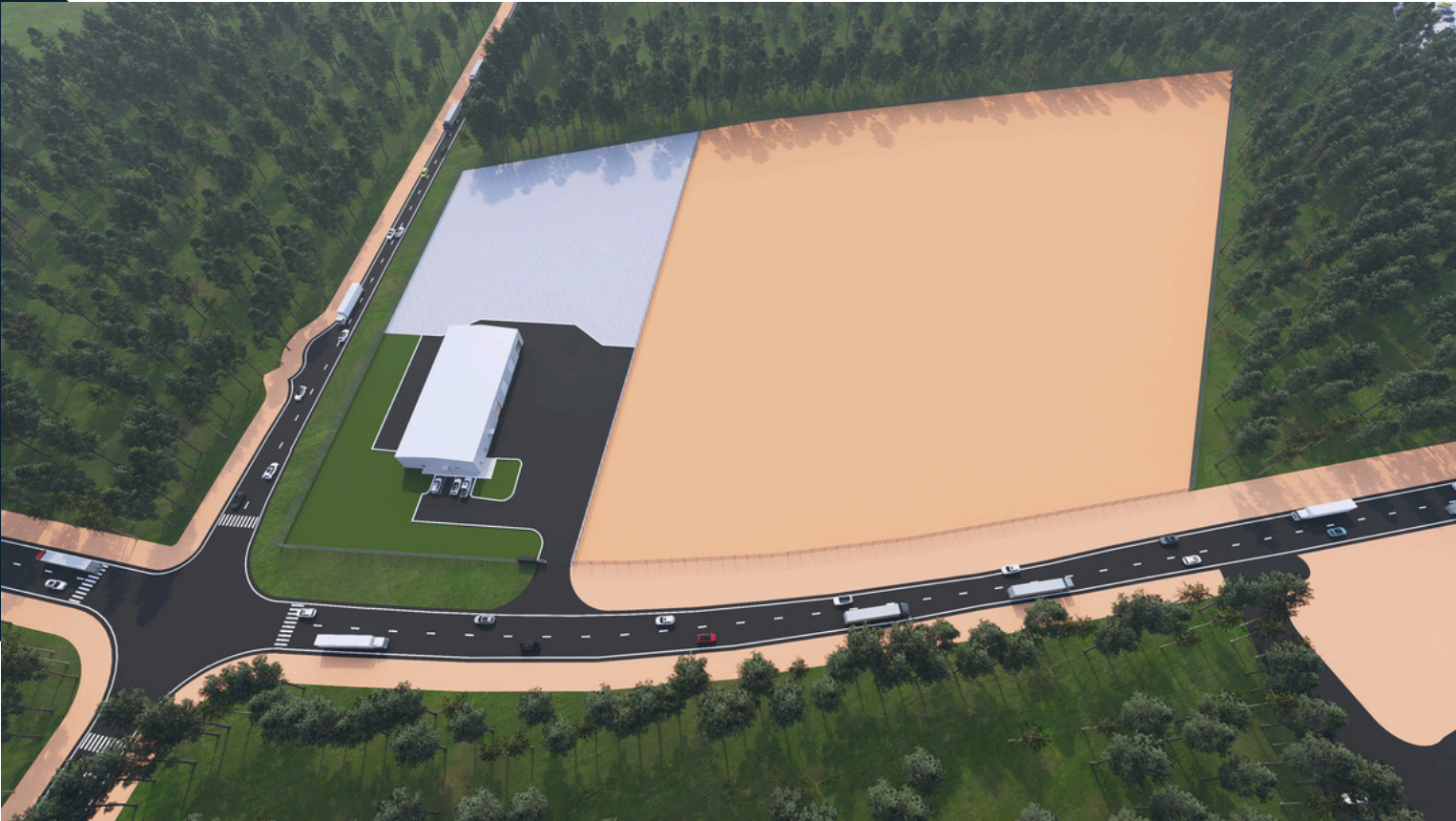
## INFRASTRUCTURE

Paving	Heavy-Duty Asphalt
Entry	Concrete Entry Apron
Striping	Full Site Striping
Security	Individually Fenced Perimeter
Lighting	Fully Lighted Site
Construction	Class A New Construction



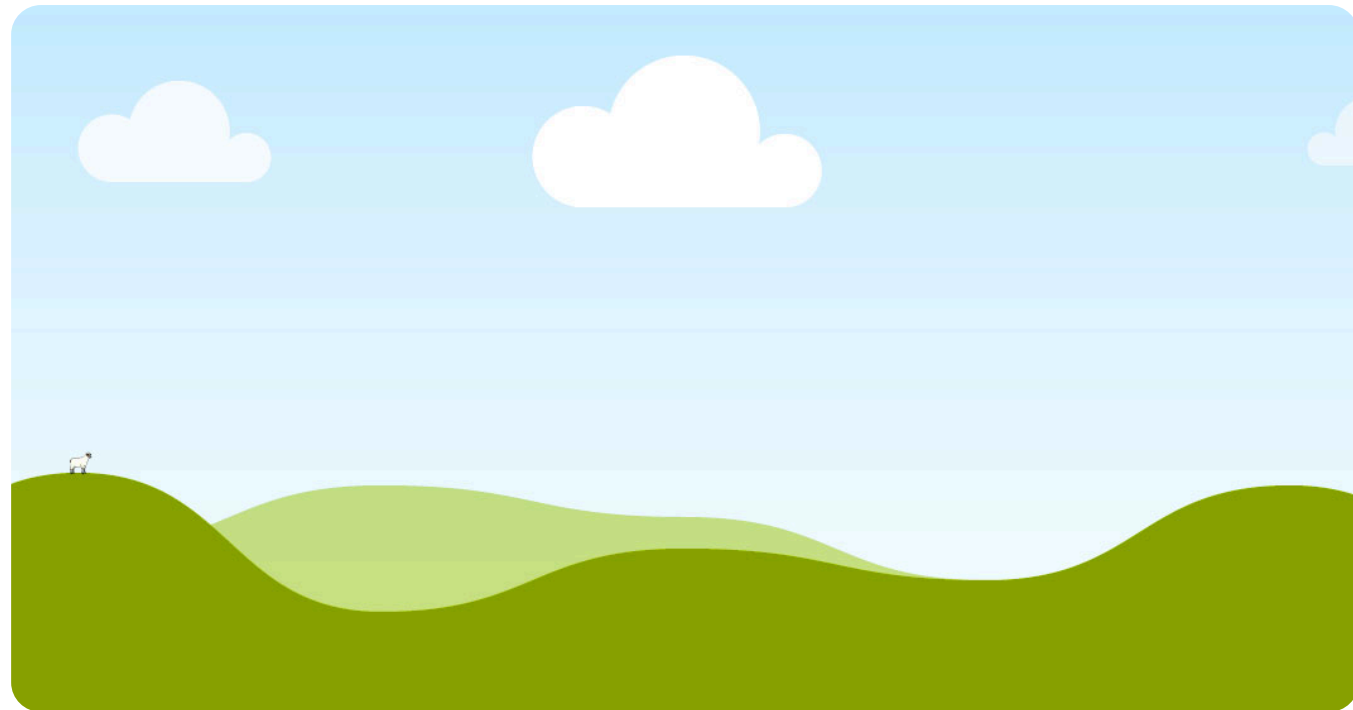
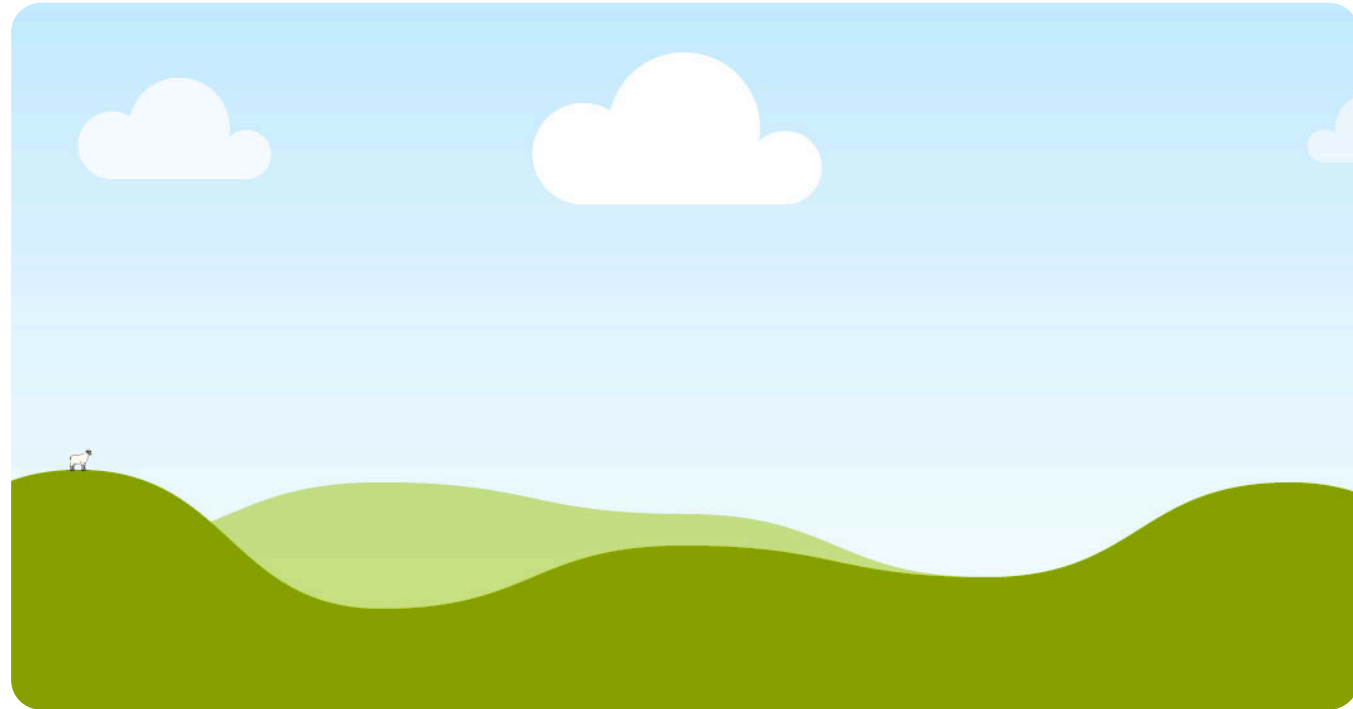


# 3D Model & Area Map



# Actual Footage

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SCAN FOR DRONE FOOTAGE

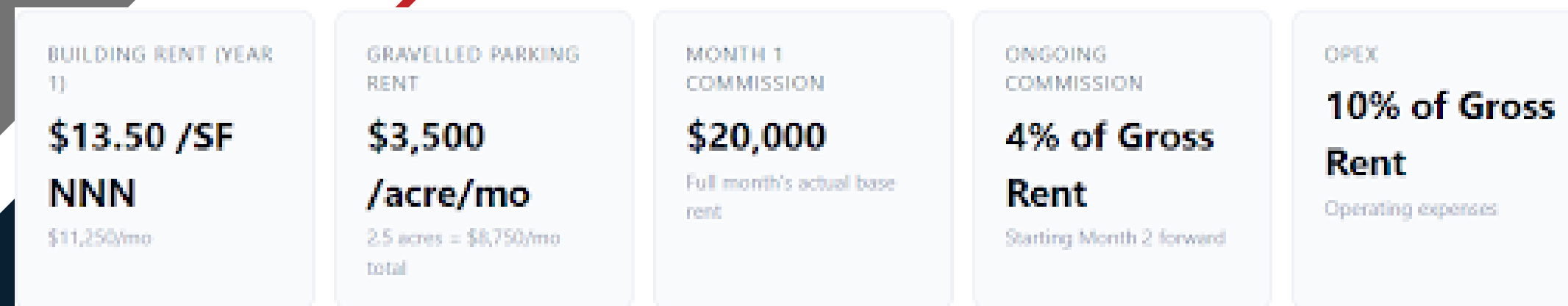


# Projected Annual Operating Summary



	YEAR 1	YEAR 2	YEAR 3	3-YR TOTAL
Building Rent	\$135,000	\$140,400	\$146,016	\$421,416
Gravelled Parking Rent	\$105,000	\$109,200	\$113,568	\$327,768
<b>Gross Scheduled Rent</b>	<b>\$240,000</b>	<b>\$249,600</b>	<b>\$259,584</b>	<b>\$749,184</b>
Operating Expenses (10%)	(\$24,000)	(\$24,960)	(\$25,958)	(\$74,918)
Lease Commission (Mo1 Full + 5%)	(\$28,800)	(\$9,984)	(\$10,383)	(\$49,167)
<b>Net Operating Income</b>	<b>\$187,200</b>	<b>\$214,656</b>	<b>\$223,242</b>	<b>\$625,098</b>

## Income & Cost Structure



## Cap Rate x Escalation Matrix - Year 3 Exit Valuation

Cap \ Esc	2%	3%	4%	5%	6%
5.5%	\$3,904,337	\$3,981,268	\$4,058,950	\$4,137,382	\$4,216,564
6.0%	\$3,578,976	\$3,649,496	\$3,720,704	\$3,792,600	\$3,865,184
<b>6.5%</b>	\$3,303,670	\$3,368,766	<b>\$3,414,496</b>	\$3,500,862	\$3,567,862
7.0%	\$3,067,694	\$3,128,139	\$3,189,175	\$3,250,800	\$3,313,015
7.5%	\$2,863,181	\$2,919,597	\$2,976,563	\$3,034,090	\$3,092,147
8.0%	\$2,684,232	\$2,737,122	\$2,790,528	\$2,844,450	\$2,893,888
8.5%	\$2,526,336	\$2,576,115	\$2,626,379	\$2,677,129	\$2,728,365

**Source: CoStar Realty Information Inc.**

- CoStar’s forecast projects continued growth toward \$18–\$20/SF by 2030. YOY rent growth has moderated from its 2022–2023 peak (~8%) to 2.7% currently, with typical ranges of 4–6%.
- Per CoStar, market asking rents for flex space in the property submarket currently stand at \$14.62/SF, while the broader Athens 10-mile trade area shows asking rents up to \$16.01/SF. Direct asking rents in the submarket have trended from approximately \$13.50 in early 2025 to \$15.50–\$16.50 by late 2025, reflecting the strong demand dynamics. The daily asking rent chart shows rents plateauing near \$16.40–\$16.50/SF in the immediate area.
- For a single credit-quality tenant on a long-term NNN lease with contractual escalations, a stabilized cap rate of 6.0–7.0% is well-supported by the transaction data.

# Facility Highlights



## 01 — FedEx Adjacency

### Directly Adjacent to Active FedEx Terminal

Positioned immediately next to an operating FedEx terminal on Athena Drive — ideal for logistics operators, last-mile delivery services, and fleet-based users seeking co-location proximity to a major freight node.

## 03 — 10,000 SF Facility

### ±10,000 SF Building on 3-Acre Lot

A purpose-designed 10,000 SF facility building sits on a clean 3-acre lot — providing ample covered operational space alongside approximately 2 acres of fenced and graveled outdoor storage yard.

## 05 — Highway Access

### ±1.5 Miles to Highway 441

Located just 1.5 miles from U.S. Highway 441 with easy access to major highways — providing convenient regional connectivity for fleet-based operators and service tenants serving the Athens trade area.

## 02 — Class A New Construction

### Purpose-Built Industrial Outdoor Storage Facility

Class A new construction featuring heavy-duty asphalt paving, concrete entry apron, full striping, individual fencing, and complete site lighting — built to the highest operational standard for IOS and fleet maintenance use.

## 04 — E-I Zoning

### Employment-Industrial Zoning — Clarke County

Zoned Employment-Industrial (E-I) under Athens-Clarke County — a favorable classification supporting outdoor storage, fleet operations, maintenance facilities, and light industrial uses without complex rezoning requirements.

## 06 — For Sale or Lease

### Flexible Acquisition or Occupancy Structure

The facility is available for outright purchase or long-term lease — offering flexibility to accommodate owner-operators, investors, and tenants with varying capital deployment and occupancy strategies.

## NEARBY INDUSTRIAL TENANTS

FedEx Terminal · Johnson & Johnson · Meiser (300-acre campus) · Hollywood Studios · Equipment Rental



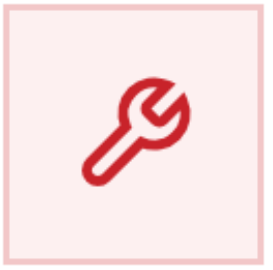
### Fleet & Logistics Operations

Ideal for trucking companies, delivery operators, and regional logistics providers requiring secure yard space and covered facility operations adjacent to a major freight terminal corridor.



### Industrial Outdoor Storage

±2 acres of individually fenced, graveled, and fully lit outdoor storage yard — suited for container storage, heavy equipment, fleet vehicles, materials staging, or utility contractor deployment.



### Maintenance Facility

The ±10,000 SF facility building is purpose - designed for vehicle and equipment maintenance - accommodating service bays, tool storage, and operational offices for contractors and fleet maintenance users.

# Sponsor Biographies



50+ years of combined experience in real estate investment, development, and industrial operations.



**Sanjay Raghavaraju**

CHIEF  
EXECUTIVE  
OFFICER

Sanjay founded 33 Holdings in 2013 as a real estate private equity firm based in Atlanta, GA. Over the past decade the company has grown with investments and personnel across North America and Asia. In his role as CEO, Sanjay provides vision, strategic direction, and capital-raising expertise to grow the portfolio across diverse sub-classes — acquired via distressed sources or developed from raw land.

**33 Holdings - Founded 2013**  
**AUM: \$250MM+ - AUD: \$100MM+**



**Corey Oldknow**

CHIEF  
ACQUISITIONS  
OFFICER

Corey brings 15+ years of real estate brokerage and investment experience in the Atlanta metro, overseeing all acquisitions and dispositions for 33 Holdings LLC. He specializes in HUD and REO properties in residential and commercial sectors. Prior to 33 Holdings, Corey was an Account Executive in the mortgage division of Bank of America. He holds a degree in Economics from Mercer University.

**\$500MM+ Brokered**



**Scott Smith**

PRESIDENT,  
INDUSTRIAL OUTDOOR  
STORAGE

Scott brings 17+ years of entrepreneurial ownership and team building in the Atlanta metro. His expertise covers the development and execution of industrial parcels from inception to completion. Prior to Stockage Industrial Group, he owned Premier Site Services, a paving and industrial company serving Metro Atlanta for eight years. He has overseen \$100MM+ in construction projects across his career.

**\$100MM+ In Project**

# Connect With Us

We welcome the opportunity to discuss this investment in more detail. For inquiries, underwriting materials, or to schedule a call, please reach out below.



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STOCKAGE INDUSTRIAL GROUP

A 33 Holdings Portfolio Company



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