

# 6077 Fulton Industrial Blvd

Longpoint Fund II is pleased to announce the acquisition of 6077 Fulton Industrial Blvd, an infill industrial asset totaling 228,705 SF located in Atlanta, Georgia.



## Investment Summary

Location	Atlanta, GA
Acquisition Date	September 2021
Price	\$12.5M (\$55/SF)
Size	228,705 SF
Type	Multi-Tenant

## Investment Rationale

Acquire a well-located, low-coverage functional industrial asset at a basis that allows for future development.

- **Attractive Pricing:** Initial basis at 55% of replacement cost
- **Strategic Location:** Located near I-20, I-285, and GA-6, providing access to 1.3 million people within a 30-minute drive time
- **Industrial Submarket:** Established logistics and distribution submarket servicing tenants seeking access to the growing consumptive demand in the Atlanta metro
- **Property Attributes:** Functional product with a mix of dock-high and grade-level loading positions, separate truck courts, and developable land

## Asset Strategy

Physically reposition a well-located infill logistics building to meet the needs of local and regional distributors and assess the feasibility of future development at the site.

- **Capital Program:** Improve the asset's image and marketability at the end of the current tenant's term through (i) office upgrades, (ii) LED light installation, (iii) parking lot repairs and maintenance, and (iv) addressing deferred maintenance
- **Leasing Strategy:** Opportunity to create value through re-leasing of below market tenants upon lease expiration
- **Operating Efficiencies:** Engage proven Longpoint management team, operating framework, and network members
- **Industrial Aggregation:** Part of a national or Southeast portfolio of industrial assets

Longpoint Realty Partners is a Boston-based real estate private equity firm that acquires underperforming retail and industrial properties and repositions them to meet the needs of today's consumers. Longpoint's deep understanding of the entire supply chain is informed by the founding principals' collective 90 years of retail and industrial investment experience. Learn more about Longpoint at [www.longpoint.com](http://www.longpoint.com).

### For more information, please contact Rich Greer:

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