



Leased Freestanding Warehouse  
Industrial/Flex | ±25,000 SF  
**FOR SALE**

2755 Marconi Drive | Alpharetta, GA



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## CONTACT

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### BULL REALTY, INC.

50 Glenlake Parkway, Suite 600  
Atlanta, GA 30328  
[BullRealty.com](http://BullRealty.com)



# Executive Summary

## FREESTANDING INDUSTRIAL/FLEX BUILDING

±25,000 SF

Bull Realty is pleased to present a fully leased, ±25,000 SF, single-story flex/light industrial building in the heart of Alpharetta's technology corridor, available at \$5,350,000 (7.2% cap)

Situated on approximately ±2.51 acres, the property was built in 1999 and features a functional flex layout with an 18 FT clear ceiling height, three dock-high doors, two drive-in doors, and 100 marked parking spaces. This configuration is well suited to office/showroom, light distribution, or service-based commercial users.

The building is 100% leased to two established tenants on NNN leases. Both tenants moved in the building during 2020 and both tenants signed renewals in 2025.

Strategically located along Marconi Drive off North Point Parkway, the property offers convenient access to GA 400 and is within walking distance of the Big Creek Greenway, placing it in one of North Fulton's most active commercial corridors. This location continues to see strong investor demand for single-story flex product, supported by Alpharetta's deep base of technology, professional-services, and light-industrial tenants.

The 2027 NOI is approximately \$386,120.



**BUILDING SIZE**  
±25,000 SF



**PURCHASE PRICE**  
\$5,350,000



**SITE SIZE**  
±2.51 AC



**CAP RATE**  
7.2%



**OCCUPANCY**  
100%



# Property Information

|                     |                                          |
|---------------------|------------------------------------------|
| Address:            | 2755 Marconi Drive, Alpharetta, GA 30005 |
| County:             | Fulton                                   |
| Zoning:             | CUP (Community Unit Plan)                |
| Parcel ID           | 21-5530-114-030-2                        |
| Year Built          | 1999                                     |
| Number of Stories   | 1                                        |
| Total Building Size | ±25,000 SF                               |
| Suite 100           | ±12,750 SF                               |
| Suite 200           | ±12,250 SF                               |
| Site Size           | ±2.51 Acres                              |
| Clear Height        | 18 feet                                  |
| Dock High doors     | 3                                        |
| Drive-in doors      | 2                                        |
| Parking Spaces      | 100 (4/1,000)                            |
| 2026 Taxes          | \$52,562.92                              |
| Occupancy           | 100%                                     |



# Tenant Information - Suite 100



LeafFilter is one of the largest gutter protection installers in the United States, operating under the Leaf Home family of home-improvement brands. Founded in 2005 in Hudson, Ohio, where it remains headquartered, LeafFilter has grown from a single local operation into a company with more than 140 company-operated locations across the U.S. and Canada. LeafFilter North of Georgia, LLC represents the company's regional operation serving the metro Atlanta market and has occupied Suite 100 at this address since 2020, recently renewing its lease through January 31, 2031.

## Terms

**Lease Start Date:** 8/18/2020

**Lease End Date:** 1/31/2031

**Space Occupied:** ±12,750 SF

**Annual Rent:** \$193,672.50

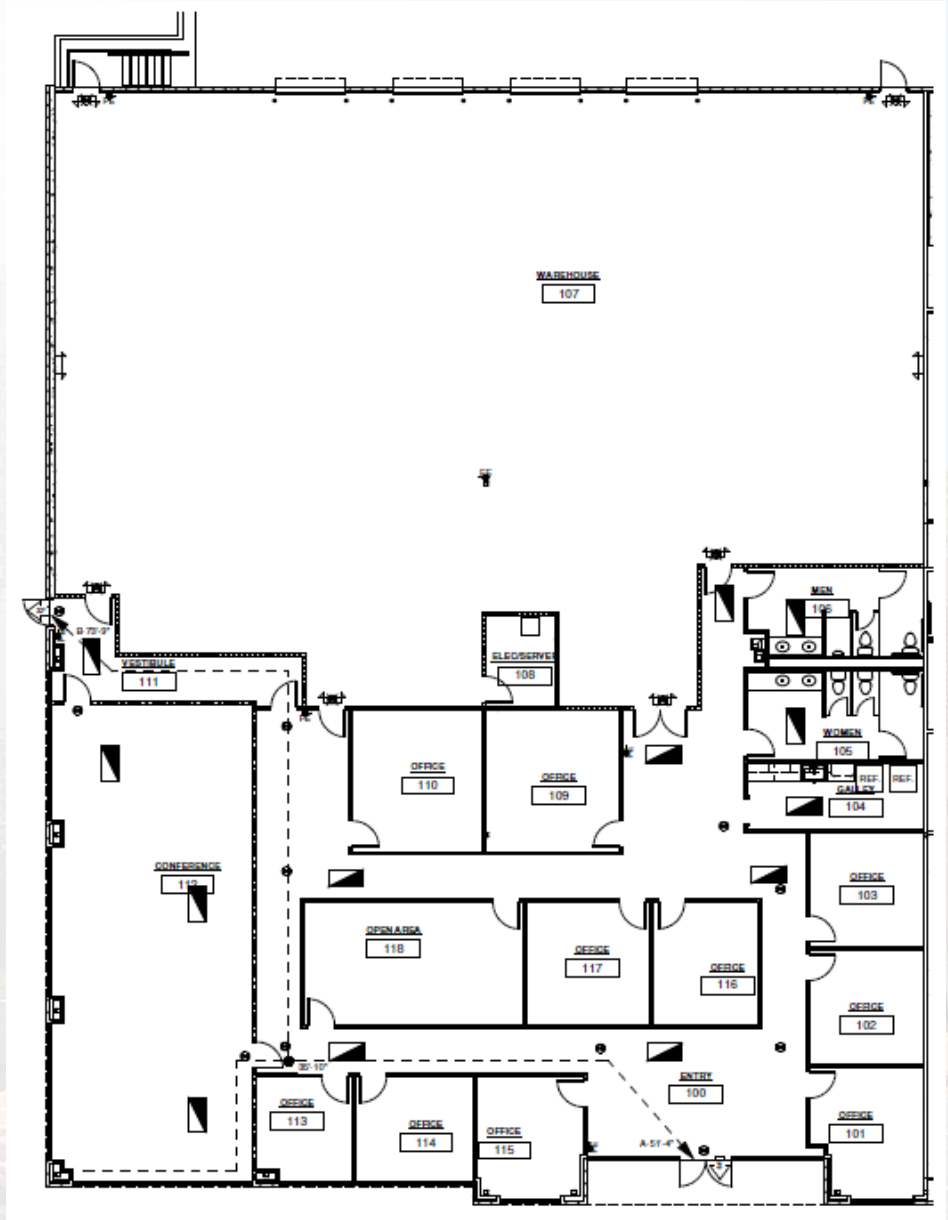
**Rent PSF:** \$15.19

**Rent Increases:** 3% annually

**Lease Type:** NNN



[CLICK HERE TO VISIT THE WEBSITE](#)





# Tenant Information - Suite 200



**SCHWEITZER  
ENGINEERING  
LABORATORIES**

Schweitzer Engineering Laboratories, Inc. (SEL) is a privately held, 100% employee-owned company headquartered in Pullman, Washington. Founded in 1982 by Dr. Edmund O. Schweitzer III, SEL introduced the world's first microprocessor-based digital protective relay and has grown into a leading global manufacturer of protective relays, automation controllers, meters, and communication equipment for electric power systems. The company employs more than 5,000 people across roughly 60 domestic and 50 international locations. SEL has occupied Suite 200 at this address since 2020 and recently renewed its lease through December 31, 2028.

## Terms

**Lease Start Date:** 10/1/2020

**Lease End Date:** 12/31/2028

**Space Occupied:** ±12,250 SF

**Annual Rent:** \$192,447.50

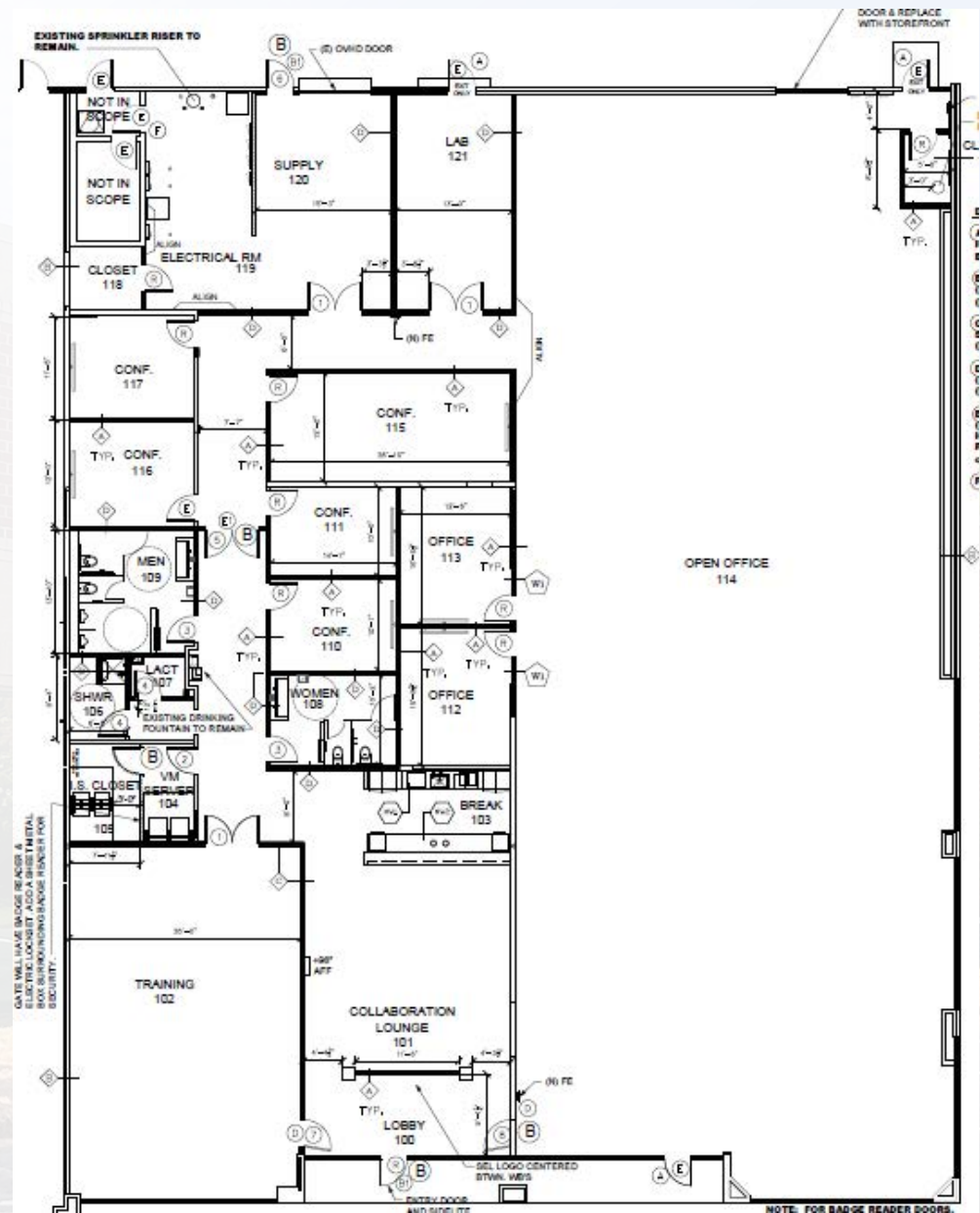
**Rent PSF:** \$15.71

**Rent Increases:** 3% annually

**Lease Type:** NNN

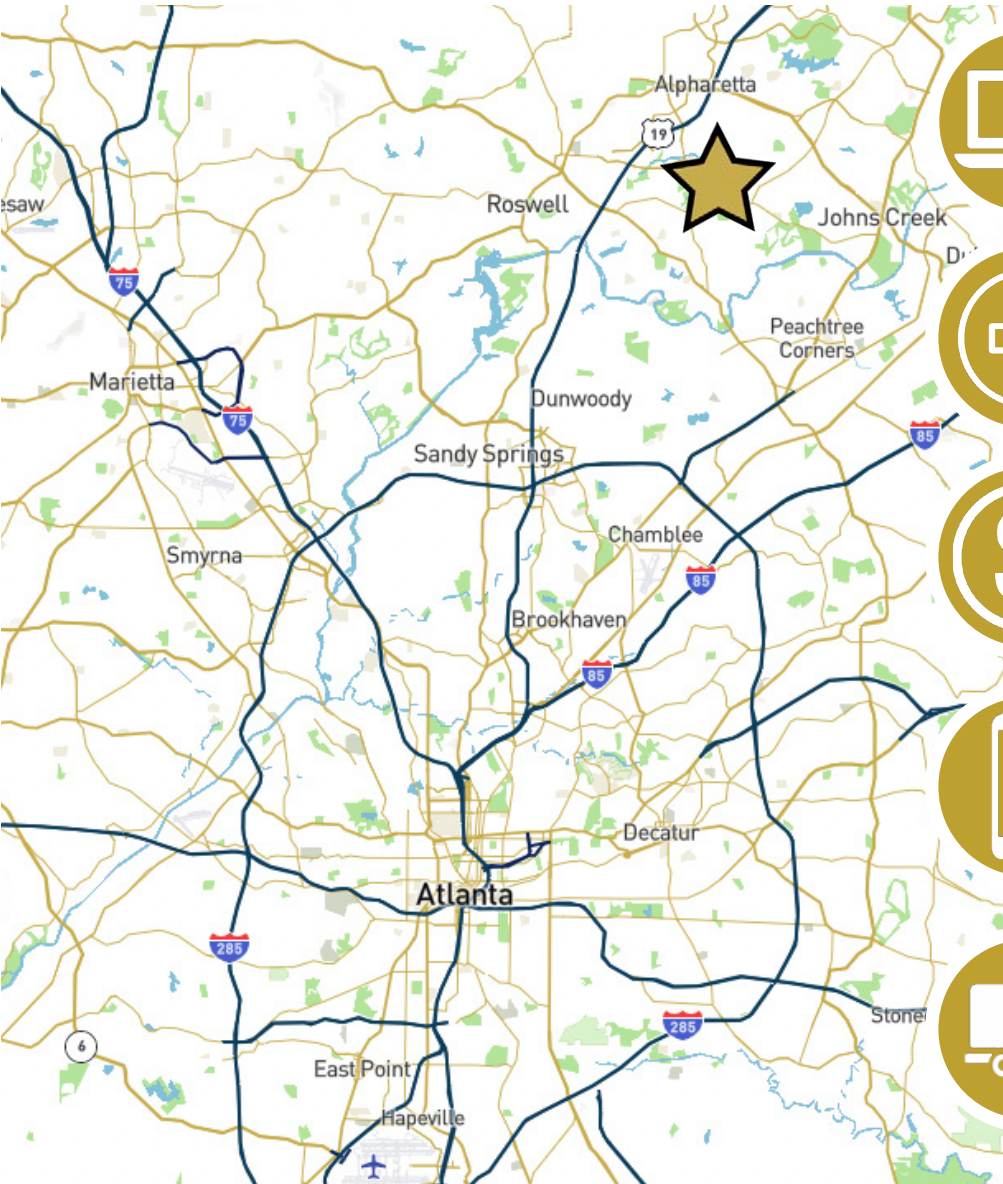


[CLICK HERE TO VISIT THE WEBSITE](#)





# MAJOR INDUSTRIES



## A THRIVING LOCAL ECONOMY

### TECHNOLOGY

With the fiber backbone of the East Coast going directly through our footprint, North Fulton Atlanta is becoming nationally known as the Technology Capital of the Southeast.

### HEALTHCARE

North Fulton Atlanta is home to some of the most outstanding healthcare in the country, with five world-class hospitals and more than 5,100 physicians.

### FINANCIAL / INSURANCE

North Fulton Atlanta is home to more than 1.5 million SF of financial services and insurance office space, making it a leader in the Southeast. Top employers are State Farm and ADP National Account Services' Regional Headquarters.

### TELECOMMUNICATIONS

With multiple regional headquarters, including AT&T and Verizon, North Fulton Atlanta is home to more than 1.5 million SF of telecommunications office space.

### LOGISTICS AND BUSINESS SERVICES

North Fulton Atlanta's extensive road network and direct access to Georgia Highway 400, Interstate 285, and Hartsfield-Jackson Atlanta International Airport make the area the best choice for business service providers. UPS, the world's largest shipping company, has its world headquarters in North Fulton Atlanta.



# North Fulton/Forsyth County Industrial

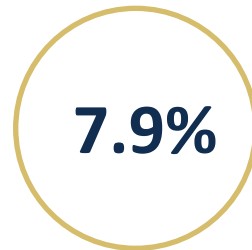
North Fulton/Forsyth County is defined by its focus on small to mid-sized manufacturing and warehousing space, serving a diverse mix of tenants with specialized and flexible requirements. Unlike the logistics-heavy corridors south of I-20, this area is shaped by suburban demographics, restrictive zoning, and limited rail access, which constrain the development of large-scale distribution centers. Instead, the submarket is well-positioned as a last-mile distribution hub for companies seeking proximity to Atlanta's affluent and rapidly growing northern suburbs.

Much of the industrial inventory dates to the expansion of GA 400, with legacy properties supporting a range of uses and newer developments tailored to light manufacturing, R&D, and last-mile logistics. The area's appeal is reinforced by its ability to accommodate specialized operations and its alignment with the needs of service-oriented and technology-driven tenants. Ongoing investment and a stable tenant base support the submarket's long-term viability as a preferred location for flexible industrial space within the Atlanta metro.

Source: CoStar



INVENTORY SF



VACANCY RATE



MARKET ASKING RENT/SF



MARKET SALE PRICE/SF

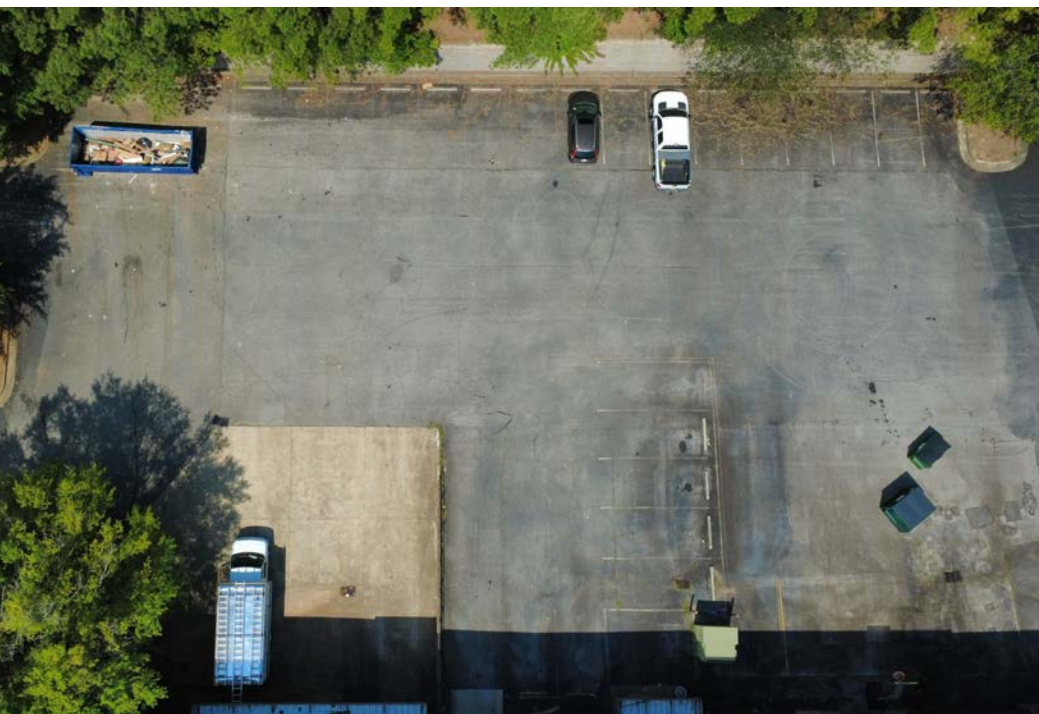


UNDER CONSTRUCTION SF



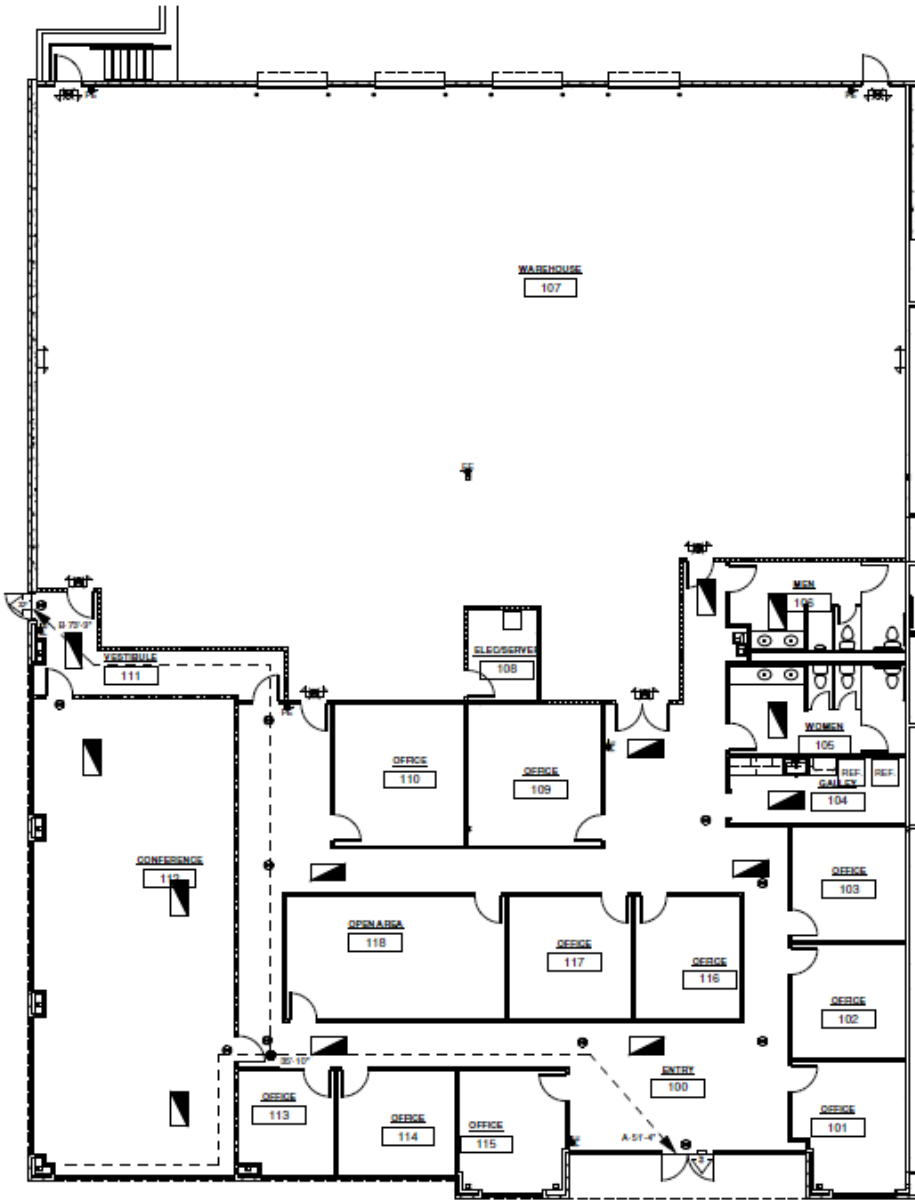
12 MO. NET ABSORPTION IN SF







# Floor Plan | Suite 100





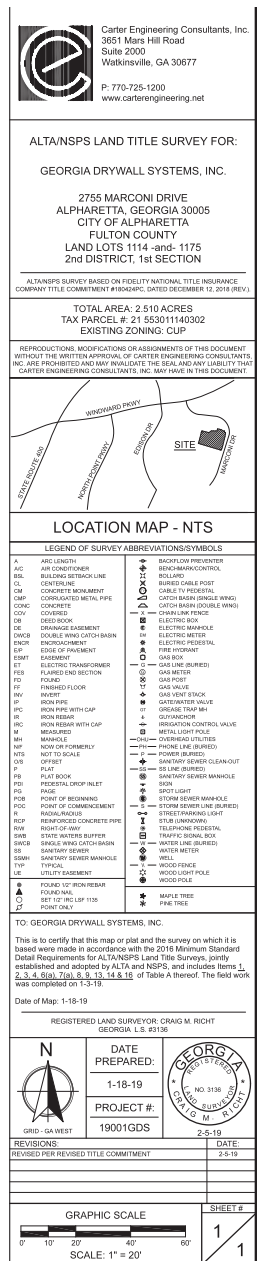


**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS





**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS



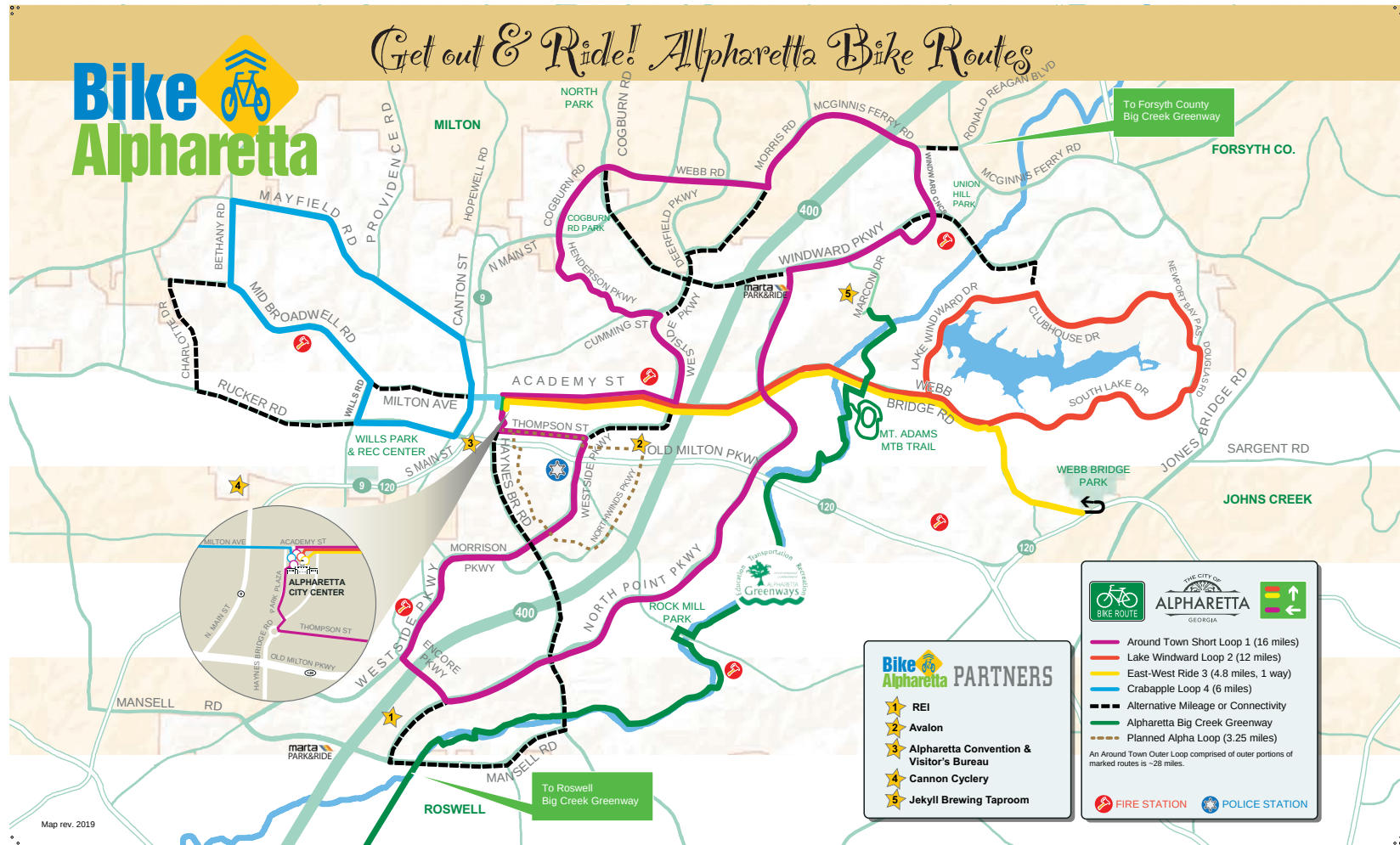


# BIG CREEK GREENWAY

## A TRAIL AMENITY AT THE PROPERTY'S DOORSTEP

2755 Marconi Drive sits directly along the Big Creek Greenway, one of metro Atlanta's most heavily used paved multi-use trails. A dedicated trailhead, the Big Creek Greenway's Marconi Drive Entrance, sits on the same street as the property, giving tenants and employees direct, walkable access to the trail system without needing to drive to a park entrance.

The Greenway runs a continuous paved path of roughly 8 miles connecting this stretch of Alpharetta south to Big Creek Park in Roswell near Holcomb Bridge Road. The trail is largely flat and well-shaded along Big Creek, and it draws walkers, runners, and cyclists throughout the day, not just on weekends, with the corridor known for creekside wildlife sightings including herons, turtles, and deer. ([Source](#))





# Alpharetta, GA

Alpharetta is a city of approximately 67,000 residents in North Fulton County, part of the Atlanta-Sandy Springs-Alpharetta, GA Metropolitan Statistical Area. Long known as the “Technology City of the South,” the city is home to more than 900 technology companies and roughly 5,000 businesses overall, with major employers including Equifax, Jackson Healthcare, and Fiserv reflecting a strong concentration in fintech, cybersecurity, healthcare technology, and corporate headquarters operations.

The city reports a median household income of approximately \$147,600 and a median resident age of 41, characteristics of an affluent, highly educated workforce concentrated in management, business/financial, and computer/mathematical occupations. Alpharetta is served directly by GA 400, providing efficient connectivity to the broader North Fulton employment base and downtown/Midtown Atlanta, and its quality-of-life amenities, including the Avalon mixed-use development and the Big Creek Greenway, continue to support corporate relocation and expansion decisions in the market.





# Demographics

Alpharetta, Georgia

## POPULATION

| 5 MINS | 10 MINS | 15 MINS |
|--------|---------|---------|
| 1,125  | 41,364  | 143,279 |

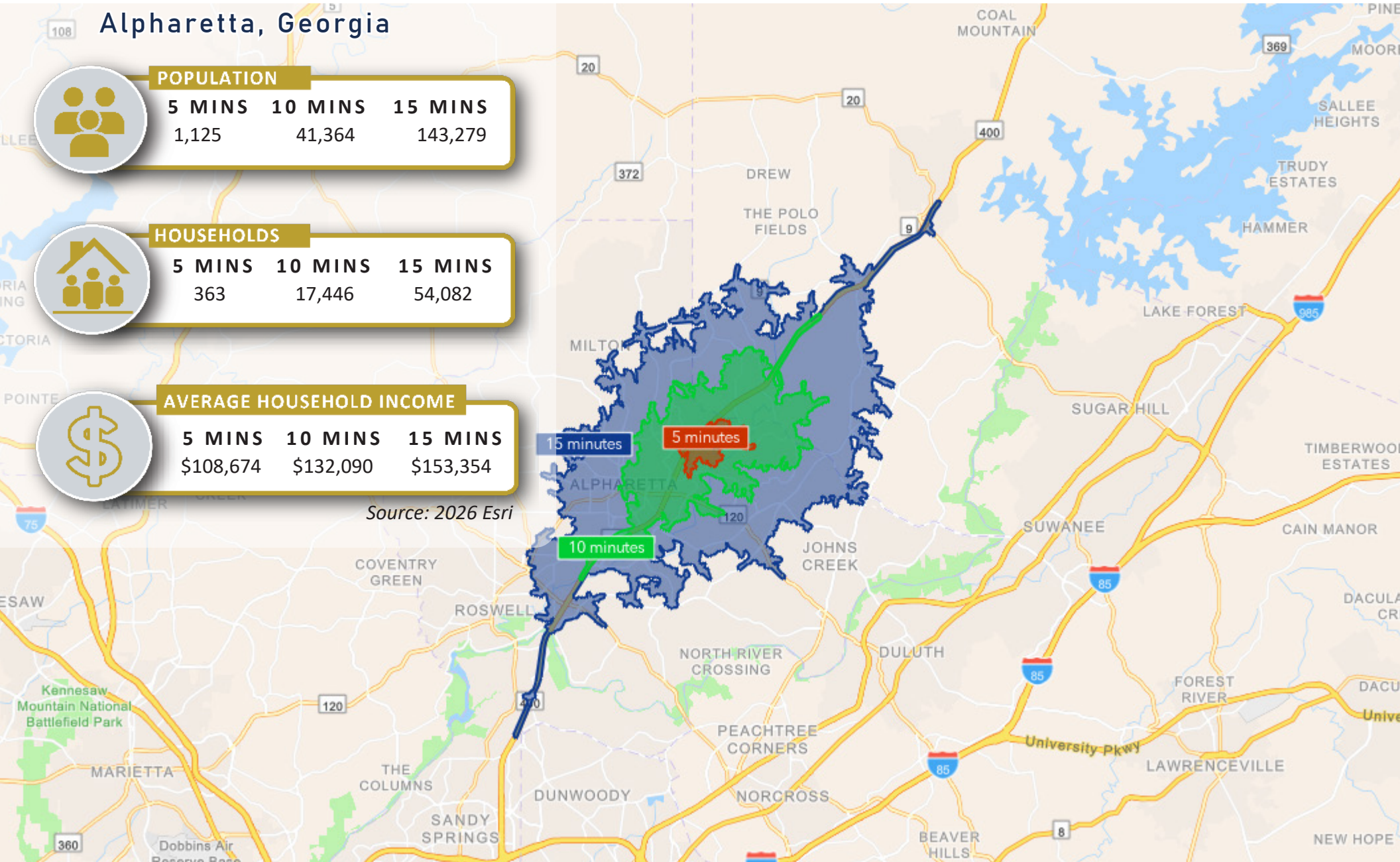
## HOUSEHOLDS

| 5 MINS | 10 MINS | 15 MINS |
|--------|---------|---------|
| 363    | 17,446  | 54,082  |

## AVERAGE HOUSEHOLD INCOME

| 5 MINS    | 10 MINS   | 15 MINS   |
|-----------|-----------|-----------|
| \$108,674 | \$132,090 | \$153,354 |

Source: 2026 Esri





# Broker Profiles



## AUSTIN BULL

Commercial Real Estate Advisor  
404-876-1640 x175  
Austin@BullRealty.com

Austin Bull specializes assisting clients in the acquisition and disposition of office properties in the Southeast U.S. He helps clients maximize value through strategic sales and targeted marketing, leveraging a deep understanding of market trends and buyer behavior. Austin utilizes Bull Realty's cutting-edge marketing platforms, extensive national buyer databases, and research-driven strategies to deliver exceptional results.

He works alongside Michael Bull, CCIM—an industry veteran with over \$8 billion in transactions and 35 years of experience—providing clients with unmatched insight, execution, and offering credibility.

Austin holds a degree in Business Administration from the University of North Georgia. Outside of work, he enjoys motorcycles and road course racing.



**MICHAEL BULL, CCIM**  
CEO, Bull Realty, Inc.  
404-876-1640 x101  
Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, [www.CREshow.com](http://www.CREshow.com).

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at [www.CommercialAgentSuccess.com](http://www.CommercialAgentSuccess.com).

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association.

Michael lives in Atlanta and has a home on Lake Lanier. He enjoys spending time with his two adult children, music, stand-up comedy, street motorcycles, off-road performance vehicles, and high-performance boating.



# ATLANTA

## AT A GLANCE

### BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburban quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

### WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

### ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED  
AIRPORT IN THE WORLD**



**\$270 BILLION GDP  
IN METRO-ATLANTA**



**16 FORTUNE 500  
HQ IN ATLANTA**



**TOP U.S. METRO  
WITH #1 LOWEST COST  
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN  
STUDENTS ENROLLED, RESEARCH  
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN  
THE U.S. 2024**

- U.S. CENSUS BUREAU  
POPULATION DIVISION



## HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

## CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

**9TH**  
**LARGEST U.S. METRO**  
*2024 U.S. Census*

**1.8%**  
**PROJECTED 5-YEAR**  
**POPULATION GROWTH (2023-2028)**  
*ESRI 2025*

**#6**  
**BEST CITIES FOR JOBS IN U.S.**  
*WalletHub 2024*

**#3**  
**FASTEST GROWING**  
**U.S. METRO**  
*Freddie Mac 2024*

**46%**  
**Gen Z**  
**Population**

**34%**  
**Millennial**  
**Population**

**3.9%**  
**Unemployment**  
**Rate**

*(Data based on 1 mile radius of Downtown- ESRI 2024)*

## MAJOR EMPLOYERS

KING & SPALDING



**TRUIST**



**EMORY**  
UNIVERSITY



**Georgia-Pacific**

Mercedes-Benz



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## #1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

## #3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

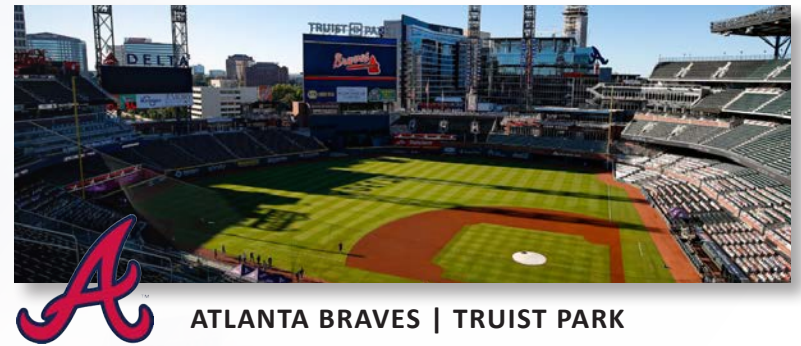
## #5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 16 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Centers for Disease Control and Prevention (CDC).







# ABOUT BULL REALTY



**28**  
YEARS IN  
BUSINESS



LICENSED  
IN  
**8**  
SOUTHEAST  
STATES



**ATL**  
HEADQUARTERED

## SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

## GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

## AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at [www.CREshow.com](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

## CONNECT WITH US:

<https://www.bullrealty.com>



## OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

