

FOR SALE | *Infill Flex / Industrial Investment Opportunity*

2053 Franklin Way, Marietta, GA 30067

Weston Gurr
770-364-0078
weston@hughes-cre.com

Cade McDonald
404-307-5166
cade@hughes-cre.com

James Hicks
404-304-2386
james@hughes-cre.com

HUGHES
COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

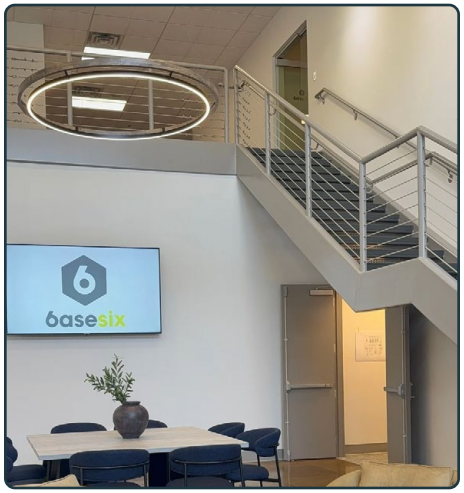
2053 FRANKLIN WAY, MARIETTA, GA 30067

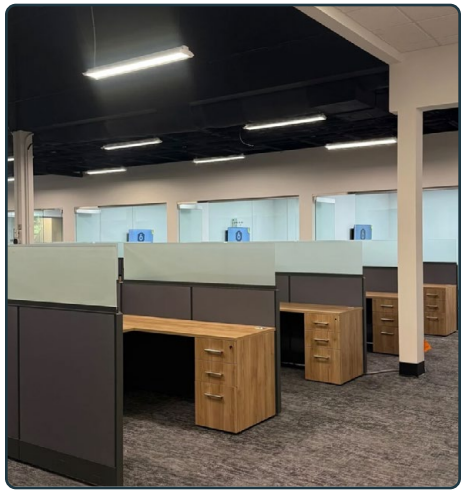
HUGHES
COMMERCIAL REAL ESTATE

STREET ADDRESS	2053 Franklin Way Marietta, GA 30067
BUILDING SIZE	32,596 SF
LOT SIZE	2.38 AC
CLEAR HEIGHT	27' (*Warehouse)*
OFFICE	Two-Story; Partially Renovated Office Space
DOCK-HIGH DOORS	(3) Three
DRIVE-IN DOORS	(2) Two
YEAR BUILT	2000 with Additions & Recent Renovations: • *Warehouse Addition in 2009* • *Upstairs Office Partially Renovated in 2021* • *Downstairs Office Fully Renovated in 2026*
LOCATION	±1 mile to I-75 via Delk Road
MUNICIPALITY	City of Marietta, Cobb County
PARCEL NUMBER	17072800090
ZONING	LI - Light Industrial









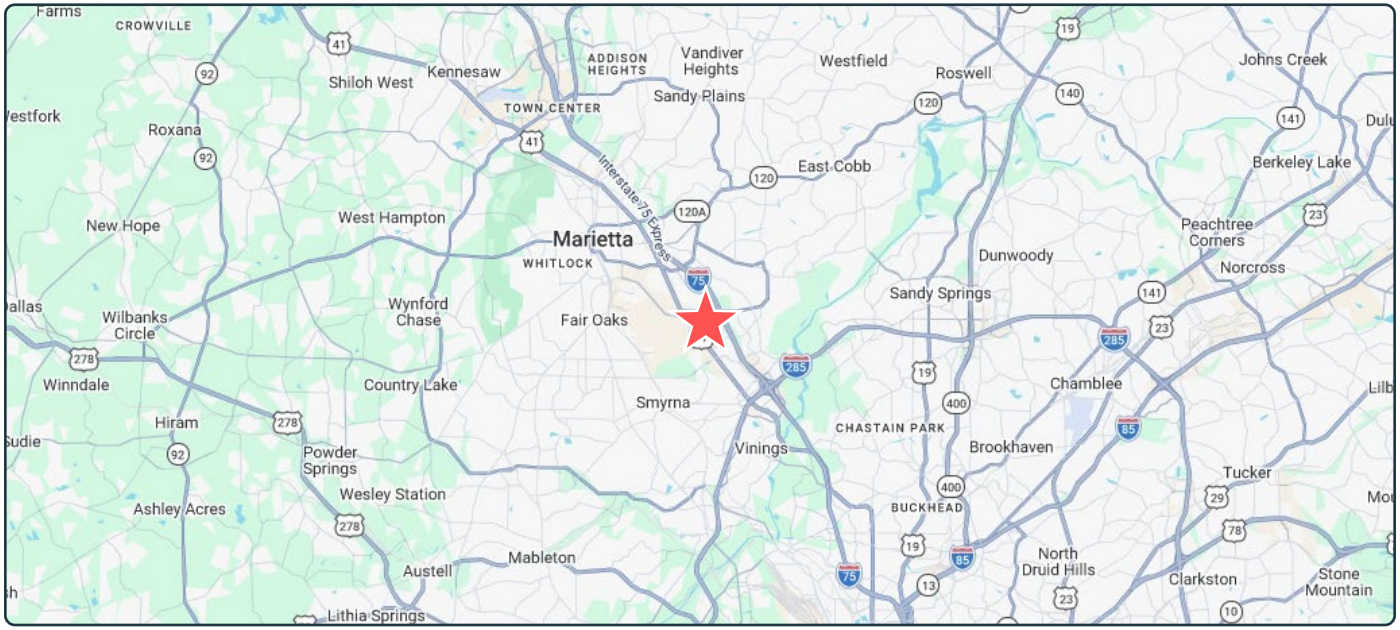
CLICK HERE TO VIEW DRONE VIDEO

LOCATION

2053 FRANKLIN WAY, MARIETTA, GA 30067

HUGHES
COMMERCIAL REAL ESTATE





KEY DISTANCES

US-41 (Cobb Pkwy)	0.5 mi
Delk Rd	0.8 mi
Dobbins Air Reserve Base	1 mi
I-75	1.1 mi
The Battery / Truist Park	3 mi
I-285	3.3 mi
Cumberland Mall	3.4 mi
Cobb Convention Center	3.5 mi
I-575	8.5 mi
I-85	17 mi
Hartsfield-Jackson Intl. Airport	23.6 mi
Gainesville Inland Port	62.3 mi
Appalachian Regional Port	81.5 mi



TENANT OVERVIEW

2053 FRANKLIN WAY, MARIETTA, GA 30067

HUGHES
COMMERCIAL REAL ESTATE

Basesix Systems, LLC is a technology integration company specializing in design, installation, and maintenance of low-voltage building systems. Established in 2018 and headquartered in Marietta, GA, Basesix provides technology solutions for commercial and institutional customers throughout the Southeast and across the country.





The company's primary services include structured cabling, audio-visual systems, electronic security, access control, fire and life safety systems, wireless networks, and distributed antenna systems. Basesix also provides engineering, pre-construction, project management, installation, commissioning, and ongoing maintenance services.

Since its founding, Basesix has expanded its operations to four locations, with its corporate headquarters at 2053 Franklin Way in Marietta, GA, and additional offices in Nashville, TN; Birmingham, AL; and Huntsville, AL. The company serves a diverse customer base across healthcare, education, government, corporate office, industrial, hospitality, and entertainment sectors.

Basesix is led by an experienced management team with decades of experience in the technology industry. The company's brand is rooted in its culture, with six core values – heart, holiness, happiness, humor, home and honor – guiding its approach to business. Basesix places an emphasis on building lasting customer relationships, following through on commitments, and making complex technology easy to use. Its mission is straightforward: *make complex technology feel basic*.

⬢/♥ TECHNOLOGY with a HEARTBEAT

INVESTMENT HIGHLIGHTS

2053 FRANKLIN WAY, MARIETTA, GA 30067

HUGHES
COMMERCIAL REAL ESTATE

Irreplaceable Infill Location within the I-75 North Submarket



- 2053 Franklin Way is located within the Delk Road pocket of the I-75 North/Northwest Atlanta Submarket. This pocket produces some of the highest shallow and mid-bay rents in the Atlanta market as a result of its proximity to I-75, I-285, and the affluent suburb of East Cobb

- Rents in this pocket have grown tremendously in the past few years. Deals in the past year in the 5,000-30,000 SF range have landed between $13.00 and $16.50 psf. Rent growth is driven largely by lack of supply, and the fact that many of these tenants rely on the suburban location and connectivity to the surrounding rooftops to drive growth in their businesses.

- The Marietta submarket features a vacancy rate of 6.7%, which is significantly lower than the broader Atlanta market vacancy of 8.9%. That said, the bulk of the availability in the Delk Road pocket is made up of smaller spaces under 15,000 SF.

- Another investment demand driver for the Marietta submarket is the extreme lack of available land for new supply. There has not been a new building started since 2022, and the last two developments completed are in Smyrna, which boarders I-285 and the I-20 West submarket. The lack of new supply does not deter tenants from leasing older buildings, as the tenant base is mainly made up of companies and contractors servicing rooftops, who do not require class-A, first gen specs such as 32’ clear height, trailer parking, etc.

LEASE SUMMARY

2053 FRANKLIN WAY, MARIETTA, GA 30067

HUGHES
COMMERCIAL REAL ESTATE

LEASE SUMMARY

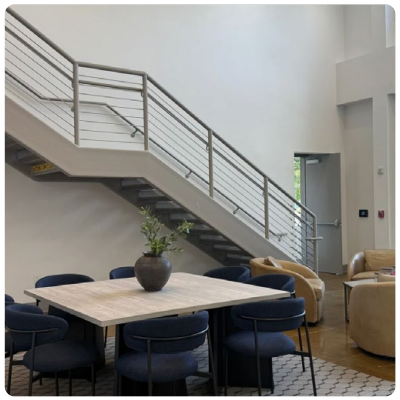
TENANT	Base Systems, LLC
BUILDING SIZE	32,596 SF Total
WAREHOUSE SIZE	±9,522 SF
1ST FLOOR OFFICE	±14,840 SF
2ND FLOOR OFFICE	±8,234 SF
LOT SIZE	±2.38 AC
LEASE EXPIRATION	December 31, 2035
LEASE COMMENCEMENT	January 1, 2026
ANNUAL OPEX	*TBD*
ANNUAL BASE RENT	$481,800.00 / year
MONTHLY BASE RENT	$40,150.00 / month
BASE RENT INCREASES	3% Escalations

RENT SCHEDULE

PERIOD	MONTHLY RENT
January 1 - December 31, 2026	$40,150.00
January 1 - December 31, 2027	$42,559.00
January 1 - December 31, 2028	$44,261.36
January 1 - December 31, 2029	$46,474.43
January 1 - December 31, 2030	$49,169.94
January 1 - December 31, 2031	$51,628.44
January 1 - December 31, 2032	$54,209.86
January 1 - December 31, 2033	$56,920.36
January 1 - December 31, 2034	$59,766.38
January 1 - December 31, 2035	$62,754.69











FOR SALE

2053 FRANKLIN WAY

MARIETTA, GA 30067

FOR MORE INFORMATION, CONTACT:

Weston Gurr
770-364-0078
weston@hughes-cre.com

Cade McDonald
404-307-5166
cade@hughes-cre.com

James Hicks
404-304-2386
james@hughes-cre.com

HUGHES
COMMERCIAL REAL ESTATE

Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Disclaimer: All information contained herein is believed to be accurate but is not warranted.
This offer is subject to errors, omissions, prior sale or withdrawal.