

# Home Depot hammers home two big deals

## BEST IN ATLANTA INDUSTRIAL · HONORABLE MENTION

By **Leslie Williams Johnson**  
CONTRIBUTING WRITER

**A**tlanta-based home improvement giant **The Home Depot Inc.** acquired more than 1 million square feet of warehouse space in two Atlanta area deals in 2005, earning the deals an honorable mention in the industrial category of Atlanta Business Chronicle's Best in Atlanta Real Estate Awards.

In one of the deals, it took about two years to find the right warehouse space for Home Depot, said Bill Brantley, president of **Brantley Real Estate Co. Inc.** who represented the company in the lease agreement of more than 1 million square feet in ProLogis Park Greenwood No. 200 in McDonough.

"The criteria changed from about a 500,000-square-foot facility to a 1 mil-



SPECIAL

**Braselton site:** Home Depot leased 544,838 square feet of warehouse space from Solution Property Group.

lion-square-foot facility," said Brantley, explaining the reason for the two-year search. "There were other amenities they needed in the way of a lot of trailer drops (where trailers are stored)."

The other deal included the lease of

544,838 square feet of warehouse space in Braselton.

The facility, in the Braselton Distribution Center on Georgia 124, was developed by **Solution Property Group LLC.**

"At the time we made that lease there were five empty buildings up there of 400,000 square feet or more, and [the Home Depot deal] really set the tone for the last half of the year," said Eben Hardie, partner with Solution Property Group.

"I think the prestige of Home Depot to the town of Braselton was very important, and it, along with Sears and Haverty's, has created a stretch along 124 on that side of 85 [with] major corporate names or household names," Hardie said.

Home Depot's presence along with the other companies "obviously created some credibility for the area."

Home Depot would not comment about the two deals, and financial terms were not disclosed.

## DEALMAKERS

**Home Depot -  
McDonough warehouse**

**BROKER:**

Bill Brantley, Brantley Real Estate Co. Inc.

**DEVELOPER:** ProLogis

**ARCHITECT:**

Randall-Paulson Architects

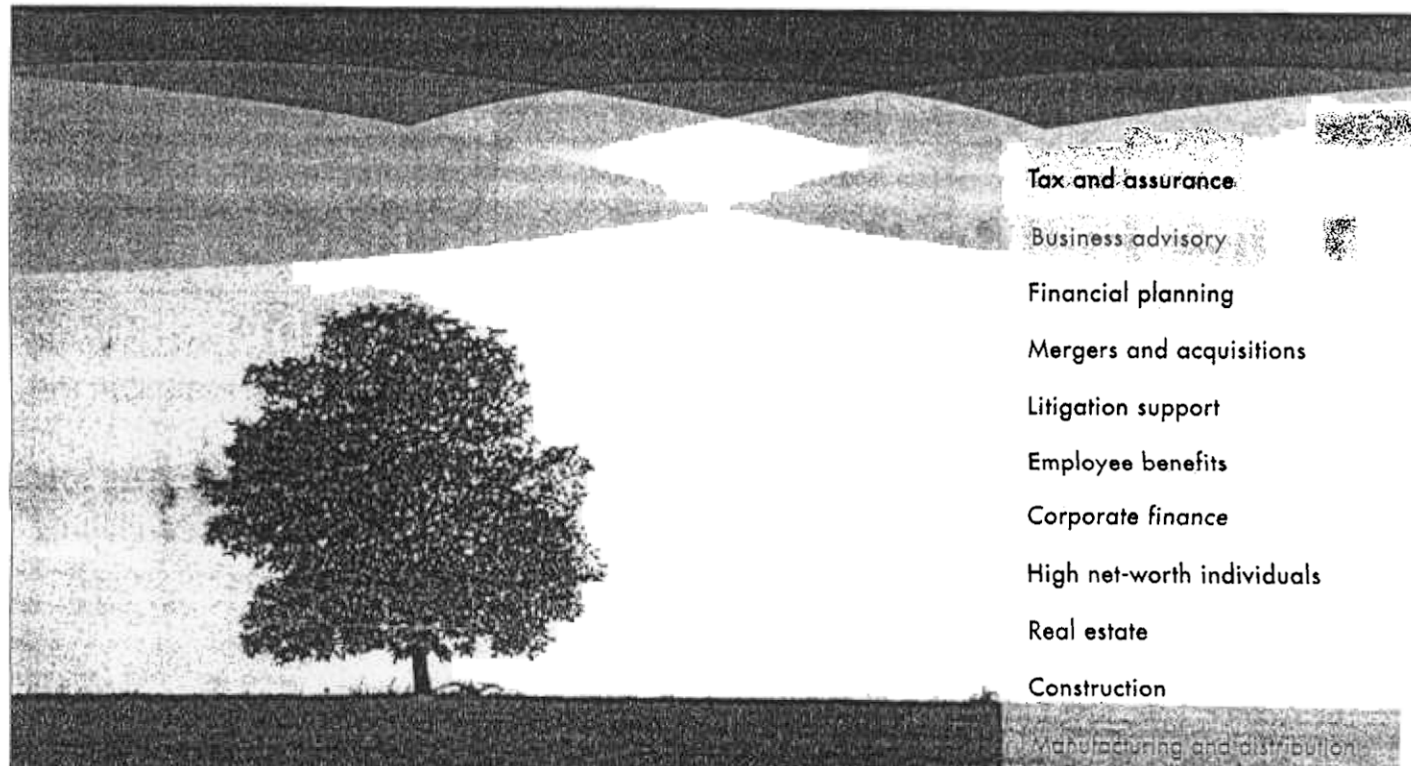
**CIVIL ENGINEER:** Paulson Mitchell Inc.

**STRUCTURAL ENGINEER:**

Mowe & Associates

**LANDLORD REPRESENTATIVE:**

David Welch and Richard Strader



Tax and assurance

Business advisory

Financial planning

Mergers and acquisitions

Litigation support

Employee benefits

Corporate finance

High net-worth individuals

Real estate

Construction

Manufacturing and distribution