



OFFERING MEMORANDUM

INDUSTRIAL WAREHOUSE/FLEX SPACE | ± 40,000 SF

DALTON, GA

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CONTACT INFORMATION

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BULL REALTY, INC.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
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817 N. HAMILTON STREET, DALTON, GA 30720

FOR LEASE | \$4.80/SF + \$1.00 NNN

FOR SALE | \$2,300,000

PROPERTY OVERVIEW

This ±40,000 SF industrial warehouse/flex space is located in Dalton, GA. Approximately 3 miles from I-75 and less than 1 mile North of Downtown Dalton, the entirely fenced ±2.83 acre lot is zoned I3 and is ideal for a variety of industrial uses. Additionally, the facility offers ample office, storage and kitchen space.

PROPERTY HIGHLIGHTS

- ±40,000 SF industrial warehouse/flex space situated on ±2.83 acres in Dalton, GA
- ±3,367 SF of office space
- Facility includes 3 offices, 2 bathrooms and breakroom on 1st floor as well as 7 offices and 1 bathroom on the 2nd floor
- Zoned I3 - Industrial
- Building offers fenced in storage & parking - including 60 off-street, rear parking spaces
- Company signage available on front of building
- 4 HVAC units for office space (2 of which have been replaced in the last year) & 5 heating units for warehouse space which is fully sprinklered
- 6 dock high doors - measuring 10' x 10' with 5 dock levelers

PROPERTY INFORMATION

BUILDING:

ADDRESS:	817 N. Hamilton Street, Dalton, GA 30720
COUNTY:	Whitfield
# OF BUILDINGS:	1
YEAR BUILT	1971
# OF FLOORS:	2
AVAILABLE OFFICE SPACE:	± 3,367 SF
TOTAL BUILDING SIZE:	± 40,000 SF

SITE:

SITE SIZE:	± 2.83 Acres
PARCEL ID:	12-181-06-045
ZONING:	I3 - Industrial
PARKING TYPE:	Surface, Off-Street, Rear
# OF PARKING SPACES:	60
PARKING RATIO:	1.5/1,000 SF
SIGNAGE:	Storefront/Facade

CONSTRUCTION:

FOUNDATION:	Concrete
EXTERIOR:	Masonry
CEILING HEIGHT:	15-20' Clear
DOCK HIGH DOORS:	6 - 10 x 10'
POWER:	3 Phase, 380 Volts
UTILITIES:	All Available

FINANCIALS - LEASE:

LEASE RATE:	\$4.80/SF NNN + \$1.00 OPEX
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FINANCIALS - SALE:

SALE PRICE:	\$2,300,000
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PROPERTY PHOTOS



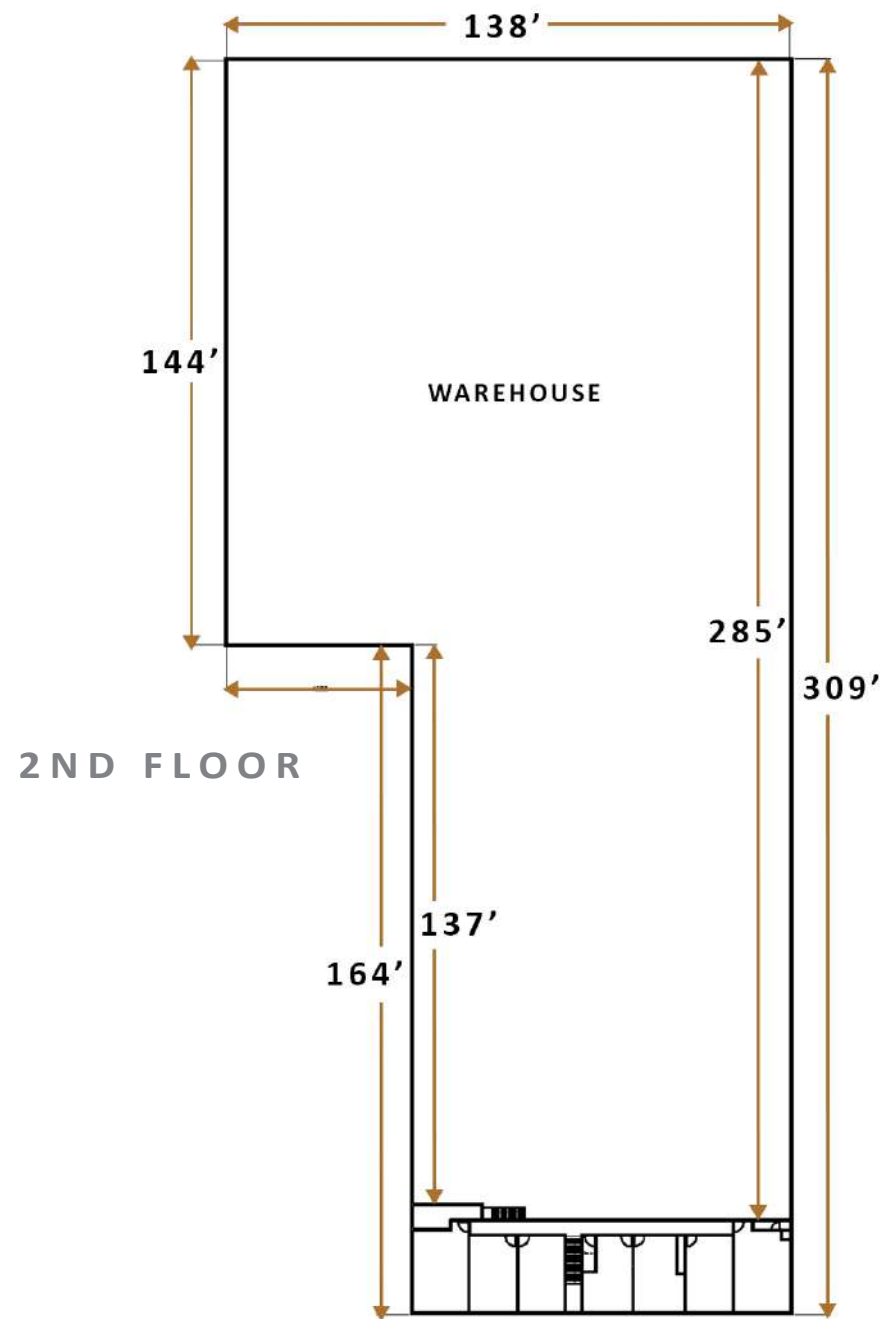
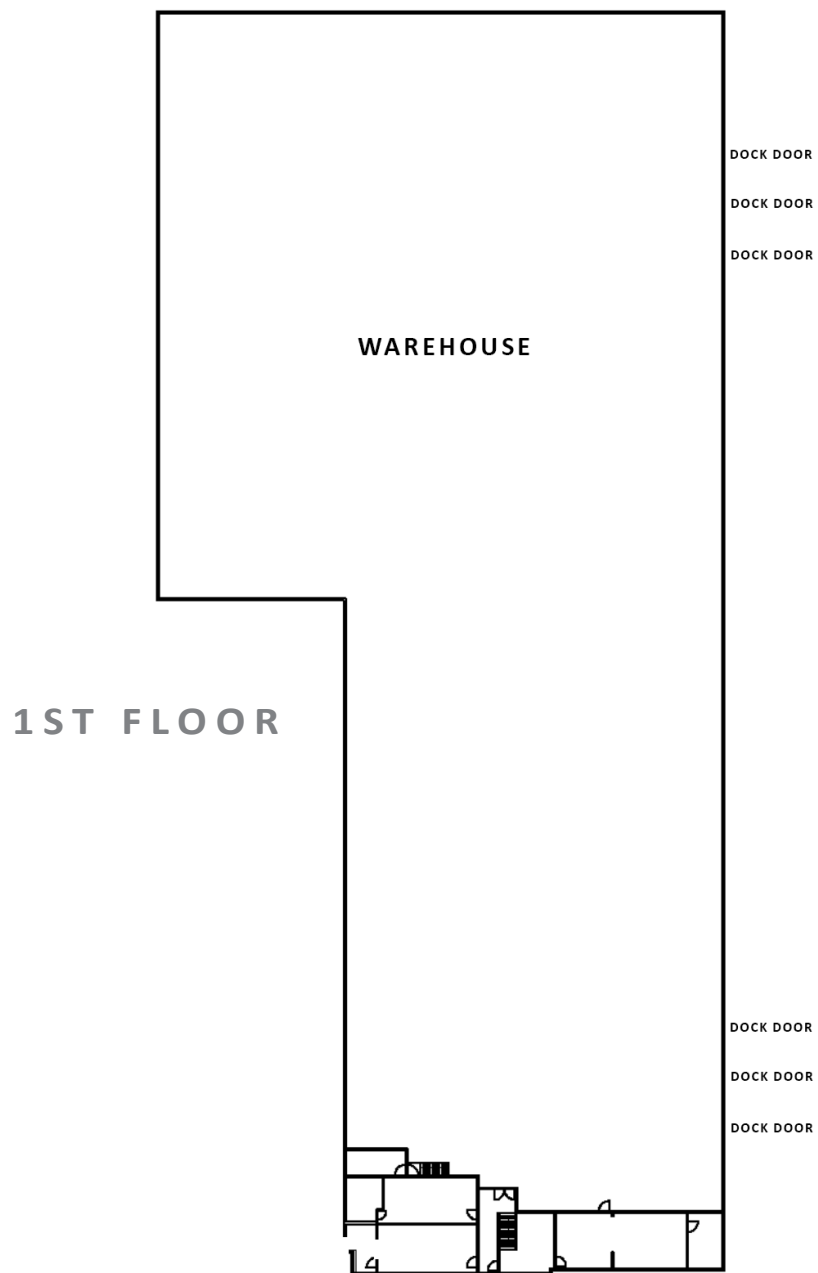
PROPERTY PHOTOS



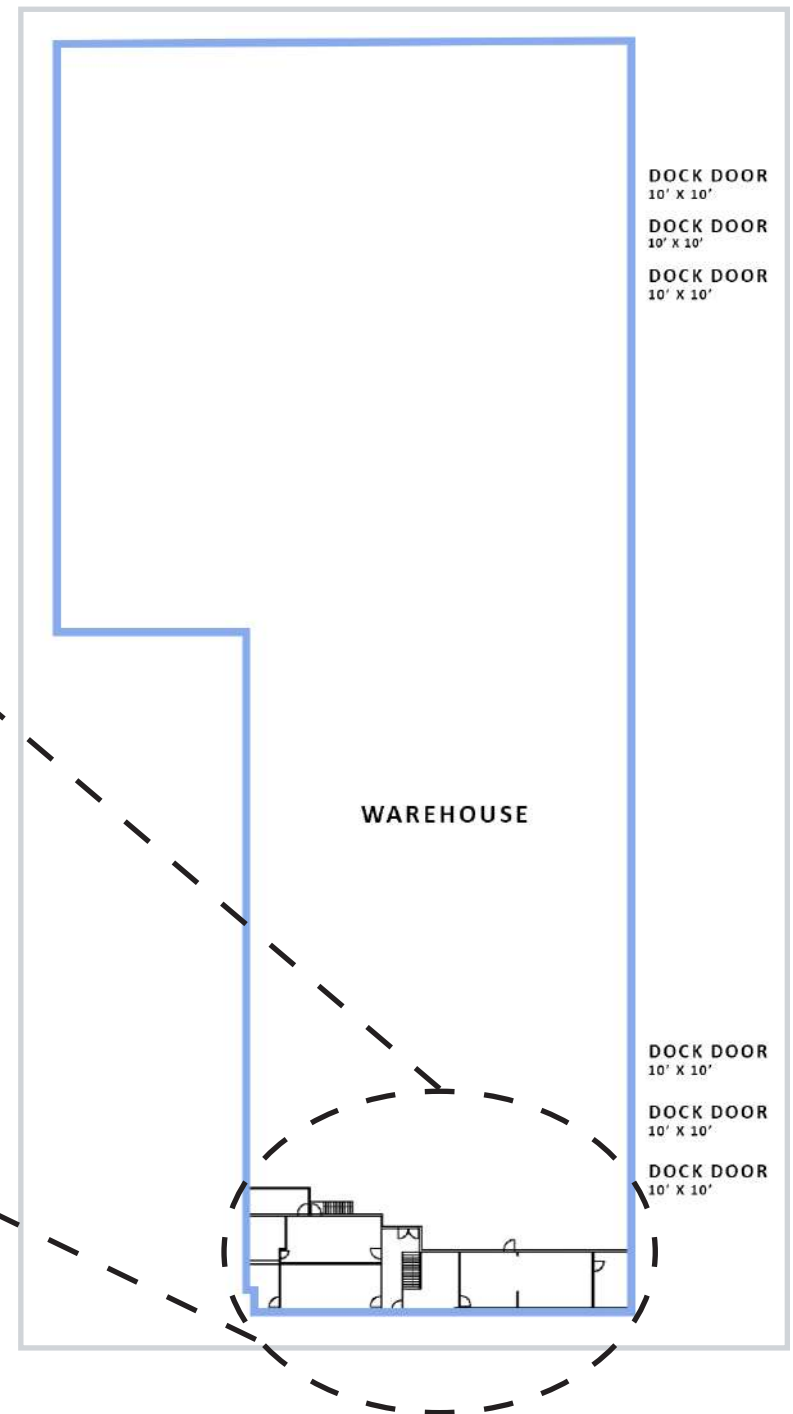
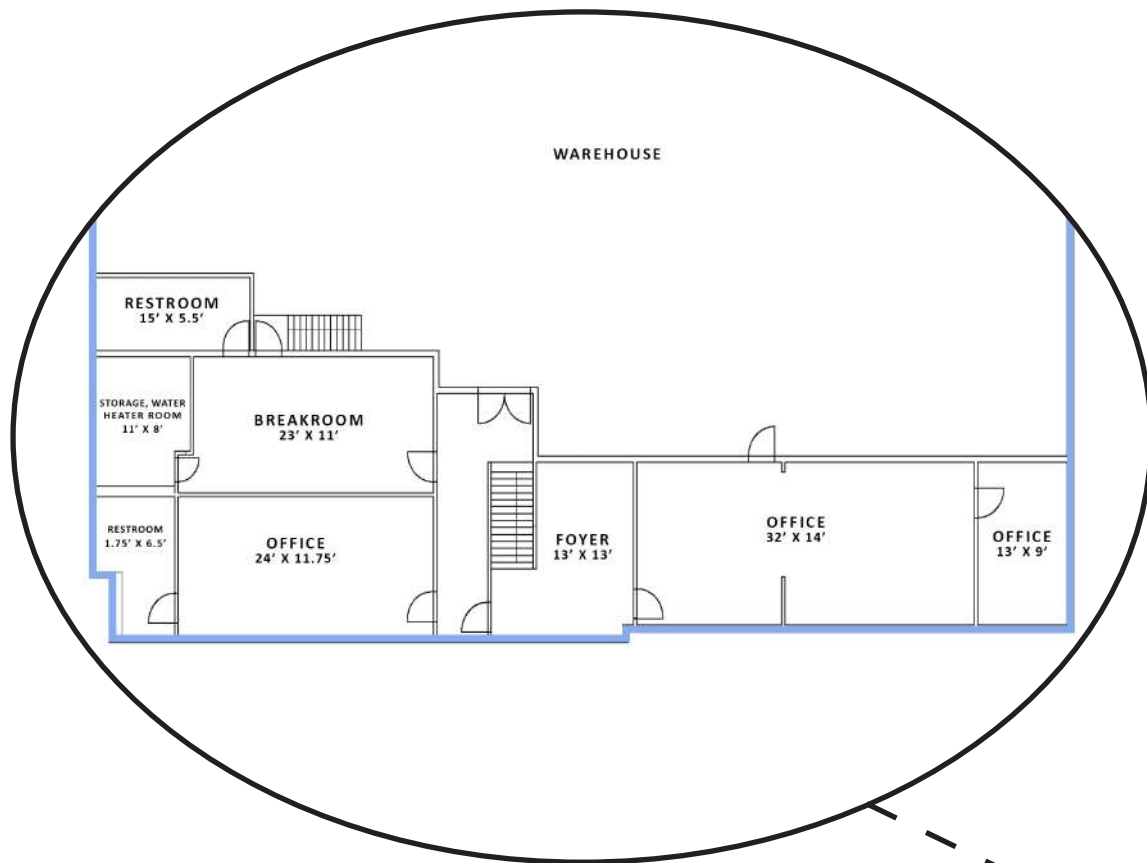
— PROPERTY PHOTOS —



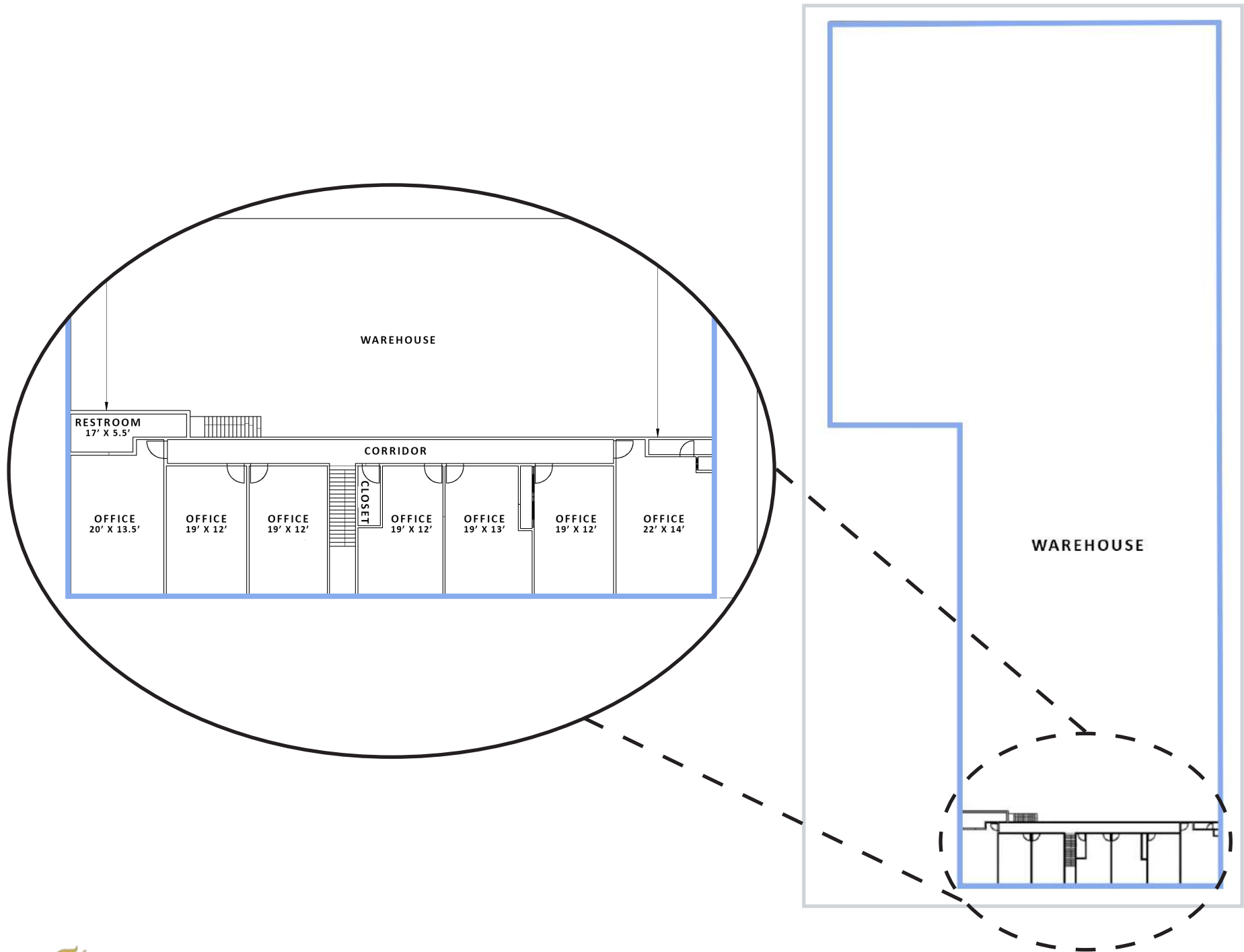
FLOOR PLAN



FLOOR PLAN 1ST FLOOR



FLOOR PLAN 2ND FLOOR



ABOUT THE AREA

DALTON, GEORGIA

Downtown Dalton is nestled in the valley between Cumberland and the Blue Ridge Mountains. As Georgia's 5th largest downtown district, with approximately 3,000 employees and 300 businesses, this historic and picturesque downtown district has been a national Main Street City since 1985. An eclectic and impressive array of one-of-a-kind shops and dining choices, attractions from the Civil War era, and the region's leading professional businesses and financial institutions offer the perfect setting to play, learn, work and live.



IN THE AREA

RETAILERS IN DALTON, GEORGIA



DEMOGRAPHIC OVERVIEW

DALTON, GEORGIA

Dalton is the county seat of Whitfield County in the state of Georgia. Dalton is the principal city in the Dalton, Georgia Metropolitan Statistical Area, which encompasses all of Murray and Whitfield counties. Dalton is located just off Interstate 75 in the foothills of the Blue Ridge Mountains and is the second largest city in northwest Georgia. It is also home to the Northwest Georgia Trade and Convention Center, which showcases the Georgia Athletic Coaches' Hall of Fame and hosts a variety of events.

The economy of Dalton employs about 14,800 people and the largest industries are Manufacturing, Retail Trade, and Accommodation and Food Services. Dalton is home to many of the nation's floor-covering manufacturers, primarily those producing carpet, rugs and vinyl flooring. Dalton is often referred to as the "Carpet Capital of the World" home to over 150 carpet plants, and the "Bedsheet Capital of the World". The industry employs more than 30,000 people in the whole Whitfield County area. More than 90% of the functional carpet produced in the world today is made within a 65-mile radius of the city. The city has been manufacturing carpets since 1895.



POPULATION

1 MILE	3 MILES	5 MILES
9,359	42,721	66,927



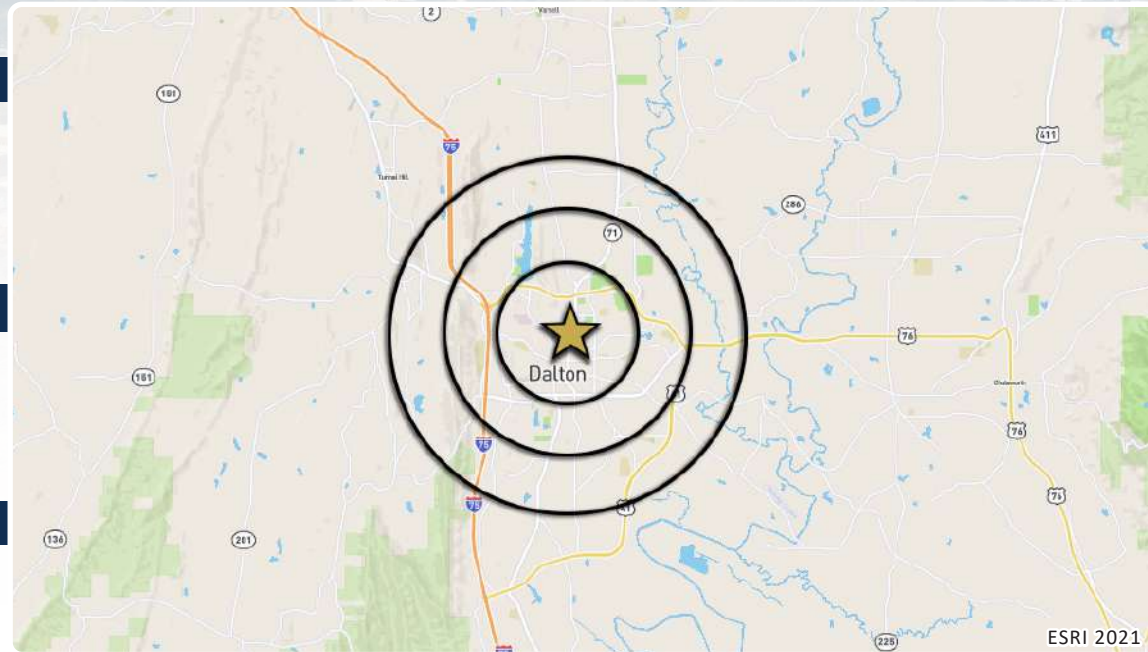
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,024	14,769	23,224



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$56,305	\$79,801	\$80,713





JESSE WHALEN

V.P., The Office Group
Jesse@BullRealty.com
404-876-1640 x 192

Jesse Whalen specializes in assisting clients with office requirements. Services include helping companies locate, negotiate and secure the right space at rates and terms to add top line and bottom line value.

Jesse has over 11 years of B2B sales negotiation and management experience primarily in the sports industry including the Atlanta Falcons and Georgia State & Kennesaw State University. He was drawn to commercial real estate to continue his passion of creating strategic and impactful partnerships and be a problem solver for his clients. By comprehensively understanding his clients' business goals and objectives and leveraging his in-depth market knowledge, Jesse delivers strategic planning and innovative real estate solutions that align his clients' real estate needs with their business strategies.

A native of Cincinnati, Ohio, Jesse graduated from Bowling Green State University where he was a founding father of the fraternity Sigma Alpha Epsilon. He and his wife enjoy exploring Atlanta and tastings at local breweries.




BEN BARRETT

V.P., Net Lease Investment Group
Ben@BullRealty.com
404-876-1640 x 110

Ben is a commercial real estate broker specializing in net lease investment sales. He works closely with his clients to understand their goals and objectives to provide the best possible solution for their needs. Ben studies property values, investment strategies, and capital market trends to properly advise his clients, and he utilizes Bull Realty's powerful marketing resources to ensure maximum exposure and a timely transaction close.

Ben holds an International Business undergraduate degree from the University of Georgia, where he served as president of Delta Tau Delta fraternity. Ben is currently an MBA candidate at UGA's Terry College of Business, Class of 2023, in Atlanta. Prior to joining Bull, Ben worked in management as Department Head of a private firm representing multinational banks. Ben lives in the Chastain Park area of Atlanta, and in his free time, he enjoys golfing and watching the Cleveland Browns.



Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the government office, medical office, private sector office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

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 share market intelligence, forecasts and strategies. The weekly show started as a radio show on one station in Atlanta in 2010 and grew to 60 stations around the country. The show is now available on-demand wherever you get your podcasts or on the show website www.CREshow.com.

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 817 N. Hamilton Street, Dalton, GA 30720. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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Atlanta, GA 30328
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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.