

INDUSTRIAL / FLEX · DAHLONEGA, GEORGIA

1972 Red Oak *Flats Road*

10,080 SF high-clear industrial / flex building on an anticipated ± 2.00 -acre subdivided parcel with fenced yard, drive-in access, office buildout, industrial zoning, and optional additional land availability.

\$2.295M

ASKING PRICE

10,080

BUILDING SF

± 2.00 AC

OFFERED SITE

30'

EAVE HEIGHT

3

DRIVE-IN DOORS



A rare high-clear industrial asset in the *GA-400 corridor*.

ASKING PRICE

\$2,295,000

Equivalent to approximately **\$227.68 per building SF**, with additional value supported by the fenced yard, industrial zoning, drive-in functionality, office finish, clear height, and optional additional land availability.

PUBLIC OFFERING POSITION

Owner-User + Investor

The offering is positioned for owner-users seeking immediate operational control and private investors seeking a small-balance industrial lease-up opportunity.

Investment thesis

1972 Red Oak Flats Road offers a combination that is difficult to replicate in Dahlonaga: **10,080 SF of industrial / flex space, 30' eave height, three drive-in doors, finished office, fenced yard area, industrial zoning, and potential expansion land.** The building is vacant, allowing immediate occupancy by an owner-user or a clean lease-up by an investor.

PROPERTY TYPE Industrial / Flex Warehouse + office	BUILDING SIZE 10,080 SF Rentable building area	OFFICE AREA ±1,050 SF Approx. 10.4% office	WAREHOUSE AREA ±9,030 SF Clear-span utility
YEAR BUILT 2007 Modern metal building	EAVE HEIGHT 30' High-clear capability	DRIVE-IN DOORS 3 Doors 10x10 · 10x14 · 14x14	ZONING Industrial Buyer to verify use
OFFERED PARCEL ±2.00 AC Anticipated subdivided site	OPTIONAL LAND ±2.83 AC Negotiable add-on parcel	OCCUPANCY Vacant Immediate availability	PARCEL ID 098-000-334 Subdivision in process

Functional industrial utility with *scarcity value*.

HIGH-CLEAR WAREHOUSE FUNCTIONALITY

- › **30' eave height** provides vertical capacity that is uncommon for smaller industrial inventory in the Dahlenega market.
- › **Three drive-in doors**, including a 14x14 opening, support contractor, fleet, storage, and light manufacturing operations.
- › **LED lighting retrofit** improves usability and efficiency for an occupant.

YARD + LAND CONTROL

- › **Anticipated ±2.00-acre offered parcel** provides operational yard functionality for staging, equipment, trucks, and outside storage needs.
- › **Fenced gravel yard** supports contractor and fleet uses without requiring an immediate paving investment.
- › **Optional ±2.83-acre add-on land** may be available to buyers seeking additional expansion control.

OWNER-USER APPEAL

- › Vacant building allows immediate occupancy and business control.
- › Finished office supports admin, dispatch, client meetings, and operational management.
- › Potential SBA financing profile for qualified owner-users.

INVESTOR APPEAL

- › Clean lease-up story with no existing tenant encumbrance.
- › Potential NNN single-tenant structure.
- › Multiple demand channels: contractors, trades, logistics, light manufacturing, fleet storage, and industrial service users.

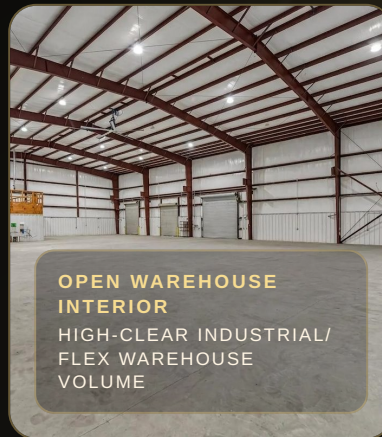
Best fit buyer profile

The strongest buyer is likely an owner-user or private investor who values the full operating platform: building, office, height, doors, fenced yard, zoning, and potential expansion acreage.

Building systems, site features, and *operational utility.*

QUICK SPECS

Address	1972 Red Oak Flats Rd, Dahlonega, GA 30533
County	Lumpkin County
Building SF	10,080 SF
Lot Size	Anticipated ±2.00 AC offered parcel
Total Parent Tract	Approx. ±4.83 AC, subject to subdivision
Construction	Metal industrial building
Tenancy	Vacant at sale



OPEN WAREHOUSE INTERIOR
HIGH-CLEAR INDUSTRIAL/FLEX WAREHOUSE VOLUME



DRIVE-IN ACCESS
LARGE DRIVE-IN DOOR AND OPERATIONAL FLOOR AREA



OFFICE BUILDOUT
FINISHED OFFICE/RECEPTION COMPONENT

WAREHOUSE

- > ±9,030 SF warehouse area.
- > 30' eave height.
- > Three drive-in doors.
- > LED lighting.

OFFICE

- > ±1,050 SF office area.
- > Private offices / admin space.
- > Conference / meeting capability.
- > Restrooms and support areas.

SITE

- > Fenced yard area.
- > Gravel surface.
- > Industrial zoning.
- > Optional additional acreage.

Stabilized lease-up assumptions for *investor review*.

ASKING PRICE

\$2,295,000

Approx. \$227.68/SF based on 10,080 building SF.

PRO FORMA RENT RANGE

\$15-\$18/SF

Annual NNN market rent range used for illustrative underwriting.

STABILIZED NOI RANGE

\$143.6K-\$172.4K

Assumes 5.0% vacancy / credit loss and NNN reimbursement structure.

LEASE SCENARIO	RENT / SF / YR	GROSS SCHEDULED RENT	VACANCY / CREDIT LOSS	ESTIMATED NOI	IMPLIED CAP AT ASK
Conservative NNN Lease-Up	\$15.00	\$151,200	5.0%	\$143,640	6.26%
Base Case NNN Lease-Up	\$16.50	\$166,320	5.0%	\$158,004	6.88%
Upside NNN Lease-Up	\$18.00	\$181,440	5.0%	\$172,368	7.51%

Pro forma methodology

This is an illustrative lease-up model for investor review. The analysis assumes a single-tenant NNN structure, where real estate taxes, insurance, utilities, maintenance and other operating expenses are primarily passed through to the tenant, subject to lease terms.

NOT INCLUDED IN NOI

- > Potential revenue from optional additional land.
- > Potential outdoor storage income premium.
- > Owner-user occupancy value or business-specific cost savings.
- > Future rent growth or renewal upside.

Financial information is provided for discussion purposes only and does not constitute a guarantee of rent, occupancy, NOI, cap rate, loan terms, or investment performance. Buyers should complete independent underwriting, inspections, lender review, and lease market verification.

Control the facility. Control the *yard*.

OWNER-USER RATIONALE

For a qualified owner-user, the property can be analyzed not only as real estate, but as an operating platform. The buyer gains control over warehouse capacity, outdoor storage, office/admin space, truck circulation, and long-term occupancy costs.

SBA CANDIDATE

IMMEDIATE OCCUPANCY

YARD CONTROL

HIGH CLEAR

DRIVE-IN ACCESS

CORE BUYER USES

- > Contractor headquarters.
- > Trade / service business operations.
- > Light manufacturing.
- > Fleet, vehicle, or equipment staging.
- > Industrial storage / distribution.
- > Construction supply / materials handling.

USE CASE	WHAT THE PROPERTY SOLVES	RELEVANT FEATURES	BUYER BENEFIT
Contractor / Trade User	Needs shop, office, equipment yard, and truck access.	Fenced yard, office, drive-in doors.	Consolidated operating base.
Fleet Operator	Needs secured vehicle / equipment staging and admin space.	±2.00 AC offered site, fencing, optional land.	Room to operate and expand.
Light Manufacturer	Needs height, power/use flexibility, storage, and shipping.	30' eave height, warehouse depth, industrial zoning.	Functional production platform.
Industrial Investor	Needs a simple single-tenant leasing story.	Vacant building, NNN potential, multiple user types.	Clean lease-up opportunity.

Why this matters

In small-bay industrial, the premium is often created by operational utility rather than cosmetics. Height, doors, yard, zoning and immediate availability are the features that drive qualified demand.

Offered site with optional *expansion land.*



PARCEL / SITE CONTEXT

OFFERED WAREHOUSE PARCEL WITH OPTIONAL ADJACENT LAND CONTEXT

PARCEL OFFERING STRUCTURE

- > The full parent tract is referenced as approximately ±4.83 acres.
- > The public offering is structured around the anticipated ±2.00-acre parcel containing the warehouse.
- > The additional ±2.83-acre land parcel may be available as a negotiable add-on for buyers who require more acreage.
- > Final acreage, boundaries, access, easements, utilities and subdivision status must be verified during due diligence.

INCLUDED PARCEL

±2.00 AC

Anticipated subdivided parcel with the 10,080 SF industrial / flex building.

OPTIONAL ADD-ON

±2.83 AC

Potential additional raw land available by separate negotiation.

TOTAL PARENT TRACT

±4.83 AC

Parent tract acreage referenced for buyer orientation and parcel context.

North Georgia industrial access with *Dahlonega* identity.



LOCATION NARRATIVE

The property is located in Dahlonega, Georgia, within Lumpkin County and the broader North Georgia commercial corridor. The site benefits from access to regional highways serving Gainesville, Dawsonville, Forsyth County, the GA-400 corridor, and the North Georgia mountain market.

- › Located in Dahlonega, GA 30533.
- › Industrial zoning supports a broad range of potential uses.
- › Appeals to businesses serving Lumpkin, Dawson, Hall, Forsyth, and surrounding counties.
- › Operationally useful for regional trades, fleet, storage, light manufacturing and industrial service users.

REGIONAL REACH

Suitable for users needing a North Georgia operating base with access to nearby population and growth corridors.

LOCAL DEMAND

Contractors, service providers and trade users often require the exact combination of office, warehouse, yard, and drive-in capability.

SCARCE INVENTORY

Small industrial buildings with usable yard area and high-clear functionality are limited in the Dahlonega submarket.

Pricing supported by utility, building size, and *yard value*.

COMPARABLE / MARKET REFERENCE	APPROX. SF	APPROX. LOT	YEAR	SALE / ASK REFERENCE	\$/SF	RELEVANCE TO SUBJECT
1245 Old Dahlonga Hwy Dahlonga area	~8,400	~1.2 AC	2001	\$1,450,000	\$173	Lower baseline where yard / height utility appears less robust.
145 Prosperity Way Dahlonga area	~12,000	~1.8 AC	2015	\$2,250,000	\$188	Newer flex reference with smaller yard utility.
4690 Hwy 52 East Dahlonga area	~7,500	~2.5 AC	2005	\$1,695,000	\$226	Yard-heavy reference; highly relevant to subject positioning.
1640 S Chestatee Dahlonga area	~9,200	~0.9 AC	1998	\$1,595,000	\$173	Older vintage and smaller site; useful lower-band comparison.
Hall / Gainesville Flex Reference Broader North Georgia	8k-12k	1-3 AC	Varies	Market dependent	\$180-\$240	Broader demand benchmark for small-bay industrial / flex.
1972 Red Oak Flats Rd Subject property	10,080	±2.00 AC	2007	\$2,295,000	\$227.68	High-clear, three drive-in doors, office, fenced yard, optional land.

Pricing interpretation

The asking price is positioned at the upper end of the comparable framework because the subject is not a basic warehouse shell. Its value is driven by the combined utility of height, doors, yard, office finish, industrial zoning, and potential site control.

Comparable information should be independently verified by buyer and buyer representatives. References are intended to provide market context and may vary by building condition, lease status, clear height, acreage, zoning, frontage, access, and transaction terms.

Property photography *selected for review.*



Photo sequence

The photography package is organized to highlight the property story clearly: exterior presence, warehouse volume, drive-in access, fenced yard functionality, office buildout, site context, and supporting location visuals.

Schedule a tour or request *more information.*

EXCLUSIVE LISTING CONTACTS



Nicole Van den Bergh & Bryan Bergstein

GOLD PEACH REALTY COMMERCIAL

For property tours, buyer qualification, offer submissions and requests for more information, please contact the Gold Peach Realty commercial listing team.

CONTACT INFORMATION

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Please call or email the Gold Peach Realty office for showing coordination, buyer inquiries and broker requests.

1972 Red Oak Flats Road

10,080 SF industrial / flex building on an anticipated ± 2.00 -acre offered parcel, with optional additional land availability by separate negotiation.

DISCLAIMER

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