

OFFERING MEMORANDUM



NNN SINGLE-TENANT WAREHOUSE

Marcus & Millichap
THE TASHAKORIAN GROUP

1803 ABUTMENT ROAD

DALTON, GA

NON-ENDORSEMENT OVERVIEW

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2018 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

1803 ABUTMENT ROAD

DALTON, GA

EXCLUSIVELY LISTED BY

BEN TASHAKORIAN

Executive Managing Director

Mobile 619.954.9344

Direct 858.373.3176

btashakorian@ipausa.com

License CA 01333884

BRADLEY PETERS

Institutional Property Advisors

Mobile 858.209.4329

Direct 858.323.3227

bpeters@ipausa.com

License CA 02025155

RYAN WILLIAMS, J.D.

Mobile 765.210.2555

Direct 858.373.3107

ryan.williams@marcusmillichap.com

License CA 02165201

Marcus & Millichap
THE TASHAKORIAN GROUP

OFFICES NATIONWIDE AND THROUGHOUT CANADA

WWW.MARCUSMILLICHAP.COM

OFFERING SUMMARY

The Tashakorian Group of Marcus & Millichap is pleased to present 1803 Abutment Road, a 43,000-SF, single-tenant, NNN-leased warehouse building. Located in Dalton, GA, the Carpet Capital of the World, the Property is approximately 35 miles to Downtown Chattanooga, TN and 86 miles to Downtown Atlanta, GA.

Originally constructed in 1976, the Property underwent a significant expansion in 2020 with the addition of a 4,500 SF extension featuring four new dock-high doors and up to 23' clear height, as well as completely updating the office areas to be used as a corporate headquarters. In total, the Property now offers five (5) dock-high doors, two (2) grade-level doors, natural gas service, and newly installed wet sprinkler system. With approximately 3,000 SF of high-quality office space and secured outdoor storage, the Property is well-suited for a wide range of industrial users.

- » **43,000-SF Industrial Warehouse Facility**
- » **Newly Signed 5-Year NNN Lease**
- » **4,500-SF Expansion in 2020 with up to 23' Clear Height**
- » **Approx. 35 Miles to Downtown Chattanooga, TN and 86 Miles to Downtown Atlanta, GA**
- » **Perfect Corporate Headquarters Location with Newly Renovated Offices**





Bella Flooring
GROUP

1803 ABUTMENT RD

— DALTON, GA —

FINANCIAL SUMMARY



\$3.0M
PRICE



7.16%
CAP RATE

PRICING ANALYSIS

Price	\$3,000,000
RBA Lot Size	43,000 SF 1.98 AC
Price / SF	\$69.77
Current Annual NOI	\$215,000
Current CAP Rate	7.16%
Annual Increases	See Rent Schedule [Pg. 12]

LEASE ANALYSIS

Property Type	Industrial Warehouse
Tenancy	Single
Lease Type	NNN
Initial Lease Term	5 Years
Lease Expiration	9/30/2030
Lease Form	Standard AIR Single Tenant Industrial Net Lease

43,000 SF

RBA

1.98 AC

LOT

4,500 SF
ADDITION

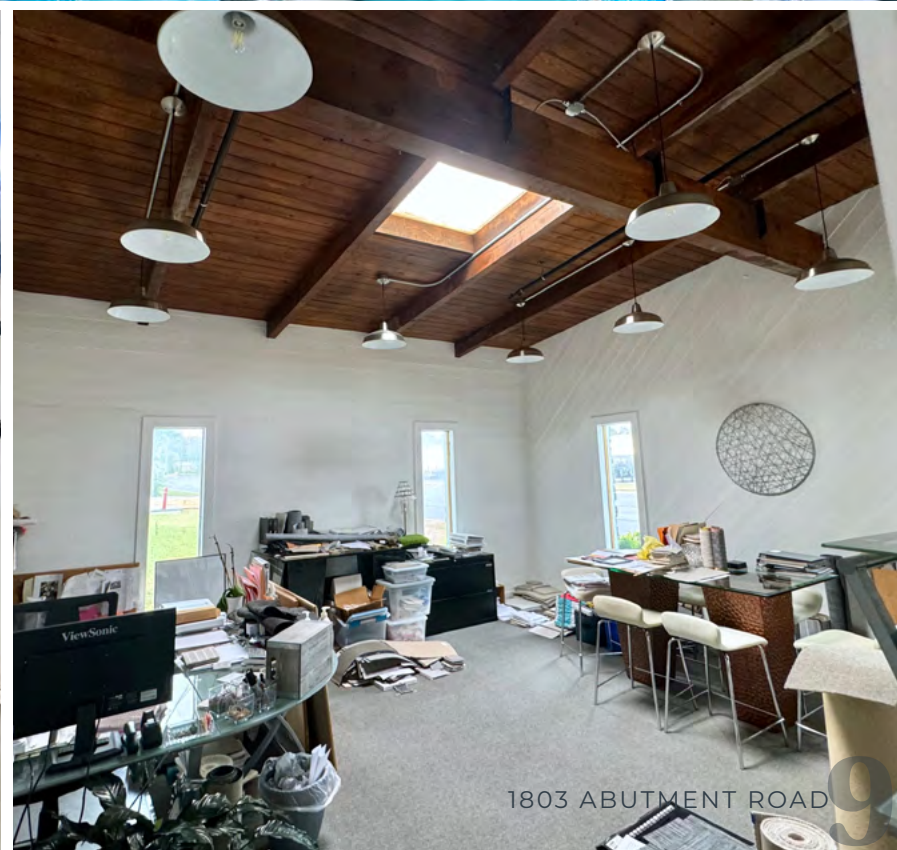
1803 Abutment Road
Dalton, GA 30721
APN: 12-315-01-006



CAPITAL IMPROVEMENTS

- » 4,500-SF Expansion in 2020 with up to 23' Clear Height
- » Brand New 3,000-SF Office Space including New Carpet and Paint Throughout and Two New Restrooms
- » Upgraded Secure Outdoor Storage Area for Functional Use
- » New Dock Doors
- » Upgraded HVAC
- » New Interior and Exterior Painting and Lighting
- » Refreshed Landscaping
- » Roof and Concrete Slab Repairs





REGIONAL MAP



1803 ABUTMENT RD
DALTON, GA

INVESTMENT SUMMARY

PROPERTY OVERVIEW

Address City, ST	1803 Abutment Road Dalton, GA
Property Type	Industrial Warehouse
Tenant	Bella Flooring
Occupancy	100%
Year Built	1976 - 2020
Net Rentable SF Acres	43,000 SF 1.98 AC
Clear Height	Up to 23'
Construction Type	Prefab Structural Steel
Sprinklers	Wet
Dock Doors	5
Drive-In Doors	2
Power	600A, 277/480V & 120/240V 3 Phase

LEASE OVERVIEW

Lease Type	Triple Net (NNN)
Lease Commencement	10/1/2025
Lease Expiration	9/30/30
Options	None
Total Net Rentable SF	43,000 SF
Annual Increases	See Rent Schedule Below
Current Annual NOI	\$215,000 [\$5.00/SF]*

* Check Page 12 for Rental Schedule

RENT SCHEDULE

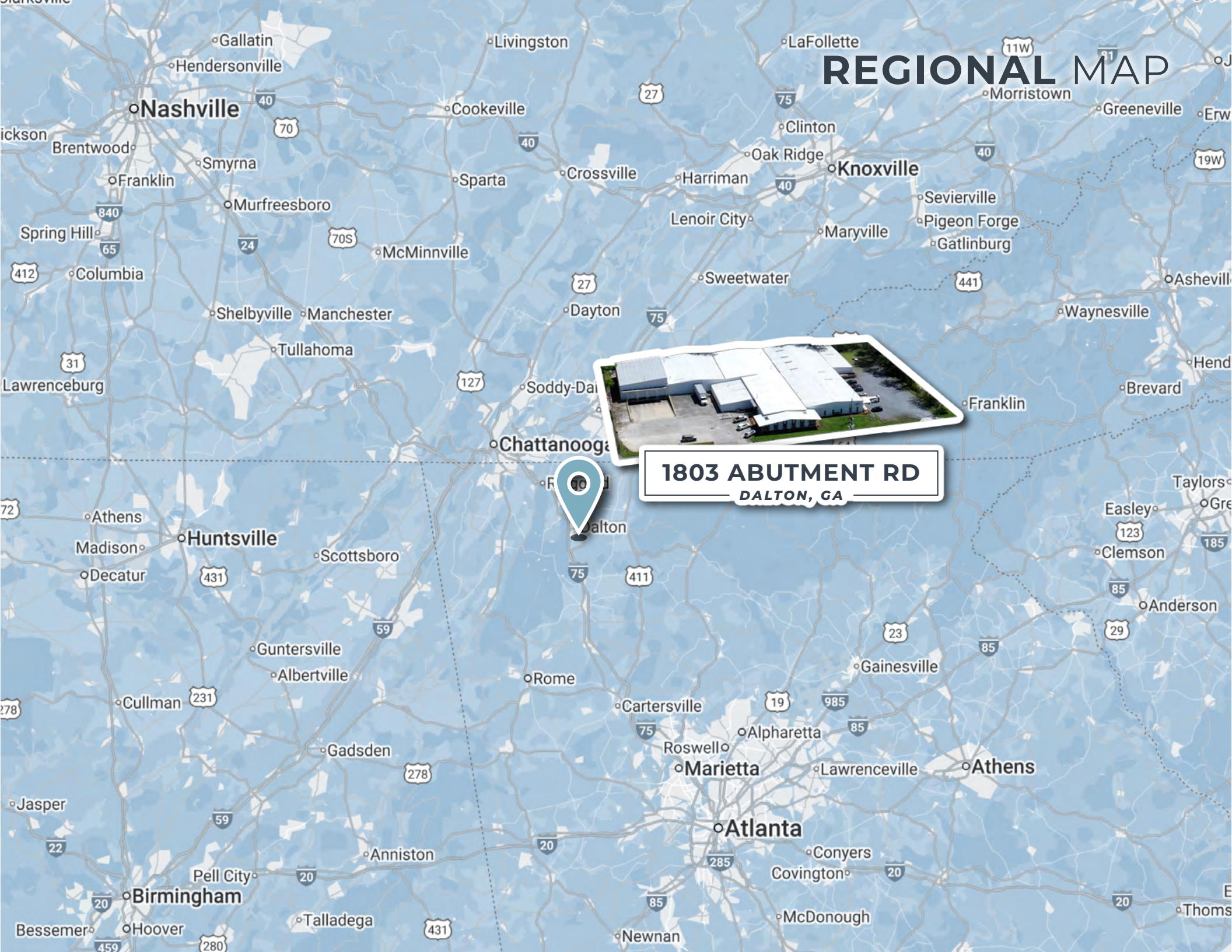
Year	Rent / SF	Annual Rent	Type
1	\$3.50	\$150,500	Base Rent
1	\$1.50	\$64,500	Seller Concession
1	\$5.00	\$215,000	Net Operating Income
2	\$4.50	\$193,500	Base Rent
2	\$0.50	\$21,500	Seller Concession
2	\$5.00	\$215,000	Net Operating Income
3	\$5.00	\$215,000	Net Operating Income
4	\$5.15	\$221,450	Net Operating Income

5	\$5.30	\$227,900	Net Operating Income
* Seller Credit: \$64,500 + \$21,500 = \$86,000 to be issued as a credit at closing to Buyer			

LEASE DETAILS

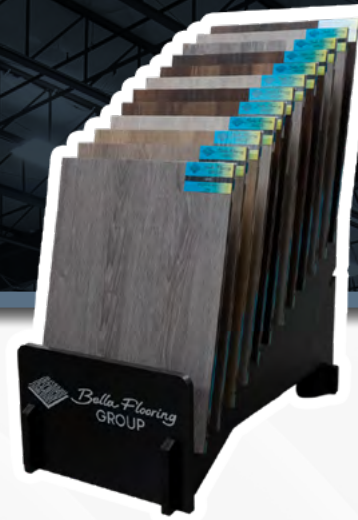
Property Type	Industrial Warehouse
Rentable Square Feet	43,000 SF
Tenant	Bella Flooring
Lease Commencement Date	10/1/2025
Lease Expiration Date	9/30/2030
Term Remaining on Lease	5 Years
Lease Type	NNN
Lease Form	Standard AIR Single Tenant Industrial Net Lease
Roof & Structure Maintenance	Tenant Responsible
Parking Lot Maintenance	Tenant Responsible
Property Taxes	Tenant Responsible
Property Insurance	Tenant Responsible
CAM (Includes HVAC)	Tenant Responsible
Original Lease Term	5 Years
Current (Year 1) NOI	\$215,000
Annual Increases	See Rent Schedule
Options	None

REGIONAL MAP



1803 ABUTMENT RD

DALTON, GA



TENANT PROFILE

Bella Surfaces Group, one of North America's leading flooring distributors known for our select, premium offerings. While we may not boast the vastest color range, what we do offer is a curated selection of styles and shades that cater to the most sought-after specifications in the market. This strategic selection allows us to maintain a robust inventory, ensuring our clients get what they want, when they want it.

Our greatest strength lies in our service speed. We pride ourselves on our unrivaled ability to swiftly process and ship orders, a testament to our commitment to customer satisfaction. It's no surprise then, that we've become the preferred choice for some of the largest distributors and dealers across the continent.

What truly sets us apart is our team. A mix of industry veterans and enthusiastic newcomers, our management boasts a rich tapestry of experiences and knowledge. This dynamic blend ensures that while we respect tried-and-true industry practices, we're also open to fresh perspectives and innovative solutions.

Our primary focus is on the residential and commercial markets, supplying products through a network of retailers, agents, designers, and other distribution channels. And while we may not be in the business of manufacturing the next big innovation, what we promise our partners and consumers is reliability and peace of mind. We ensure all our products not only meet but often exceed indoor air quality standards, performance benchmarks, and environmental quality tests, all verified through independent labs.

IN-PLACE MANAGEMENT

TENANT-REIMBURSED MANAGEMENT*

If elected by the purchaser, the current in-place property management, **Legacy West Partners**, may be maintained post-acquisition with no additional cost to the landlord.



EXTENSIVE EXPERIENCE

Owens and Manages over 1,500,000 SF of Commercial Real Estate



STRONG OCCUPANCY

300+ Tenants Operating at 96% Occupancy



INDUSTRIAL FOCUS

Over 90% of Portfolio is Industrial Property



LOCAL REACH

Management Offices in California, Texas, Tennessee, and Florida

**Management Fees covered within tenant's NNN reimbursement.*



LEGACY WEST
PARTNERS

ABOUT US

Legacy West Partners is a partnership between market-leading owners, combining more than 30 years of experience. We own and manage over 1,500,000 square feet across seven states and are continuing to expand. Our portfolio is diverse with properties that include industrial, commercial, office, and hospitality. With five managing offices, we take pride in the productivity, maintenance, and up-keep of our properties.

EMPOWERING YOUR INVESTMENT.

We seek to create value for our property owners by combining an entrepreneurial approach with a disciplined and rigorous management framework. Our mission is to use the judgment of our experienced professionals as well as our propriety research to design real estate investment solutions for our clients with the potential to deliver superior returns and create value.

DALTON METRO SALES COMPARABLES

★ 1803 ABUTMENT RD



City	Dalton
Market	Dalton
Sale Date	Subject Property
Sale Price	\$3,000,000
Price Per SF	\$69.77
On Market	N/A
% Occupied	100%
RBA	43,000 SF
Land Area	1.98 AC
Year Built	1976-2020
Clear Height	Up to 23'

2 2850 N DUG GAP RD



City	Dalton
Market	Dalton
Sale Date	9/5/25
Sale Price	\$2,000,000
Price Per SF	\$72.25
On Market	157 Days
% Occupied	33%
RBA	30,450 SF
Land Area	4.31 AC
Year Built	1998
Clear Height	18'

3 109 LILLIAN DR

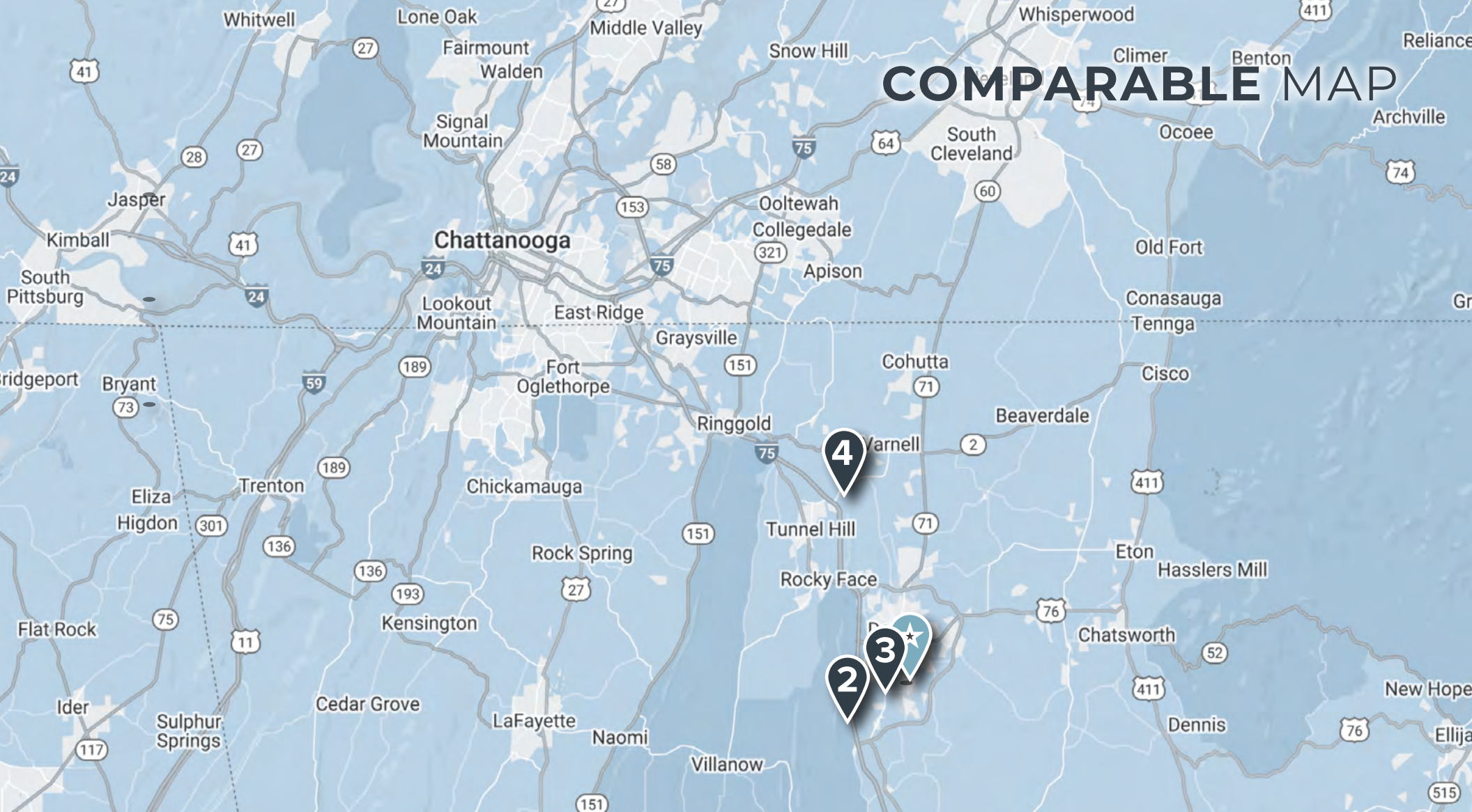


City	Dalton
Market	Dalton
Sale Date	5/16/25
Sale Price	\$3,000,000
Price Per SF	\$144.23
On Market	N/A
% Occupied	100%
RBA	20,800 SF
Land Area	7.72 AC
Year Built	1987
Clear Height	20'-30'

4 1537 NEW HOPE CHURCH



City	Tunnel Hill
Market	Dalton
Sale Date	6/7/24
Sale Price	\$8,800,000
Price Per SF	\$112.13
On Market	N/A
% Occupied	100%
RBA	78,480 SF
Land Area	14.69 AC
Year Built	1990
Clear Height	18'-22'



\$109.54

AVG. PRICE PER SF

\$69.77

SUBJECT PROPERTY

43K SF

AVG. BUILDING SIZE

43K SF

SUBJECT PROPERTY

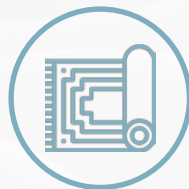
1992

AVG. YEAR BUILT

1976-2020

SUBJECT PROPERTY

DALTON METRO HIGHLIGHTS



MANUFACTURING JOBS

Dalton is home to a collection of floor covering manufacturers, including Shaw Industries, U.S. Floors, Mohawk Industries, Engineered Floors and Tarkett, Inc.



HEALTH CARE

BayMark Health Services, Inc. represents one of the largest non-manufacturing employers in the market, contributing to one of the biggest employment sectors.



HIGHER EDUCATION

An institution of the University System of Georgia, Dalton State College offers targeted bachelor's degrees, a full range of associate degrees and career certificate programs.

MAJOR AREA EMPLOYERS

Shaw Industries, Inc./U.S. Floors	Hamilton Medical Center
Mohawk Industries	Tarkett
Engineered Floors, LLC/J+J Flooring	Dalton Public Schools
Whitfield County Schools	Whitfield County
Q cells	City of Dalton



DALTON, GA

The Dalton metro is nestled in the foothills of the Blue Ridge Mountains and is home to many of the world's floor covering manufacturers. Located southeast of Chattanooga, the Dalton metro consists of Murray and Whitfield counties. Dalton's economy is driven by the manufacturing, education, construction and health care sectors, with the majority of the metro's population employed in blue-collar occupations.

ECONOMY

Dalton is often referred to as the "Carpet Capital of the World," and is home to over 150 carpet plants and approximately 100 carpet outlets. The area produces more than 75 percent of the total carpet output worldwide. Shaw Industries, which includes more than 7,500 companies in its corporate family, is headquartered in Dalton. The Dalton Convention Center, which is the permanent site for the Georgia Athletic Coaches Hall of Fame, hosts a variety of events and attracts visitors each year. The metro has the third-largest manufacturing community per capita in Georgia. Hanwha Q Cells now operates a solar panel factory in Dalton, employing around 700 people.



2023 POPULATION

145K

Growth 2023-2028*:

2.8%



2023 HOUSEHOLDS

52K

Growth 2023-2028*:

3.4%



2023 MEDIAN AGE

37.1

U.S. Median:

38.7



2023 MEDIAN HH INCOME

\$52,500

U.S. Median:

\$68,500

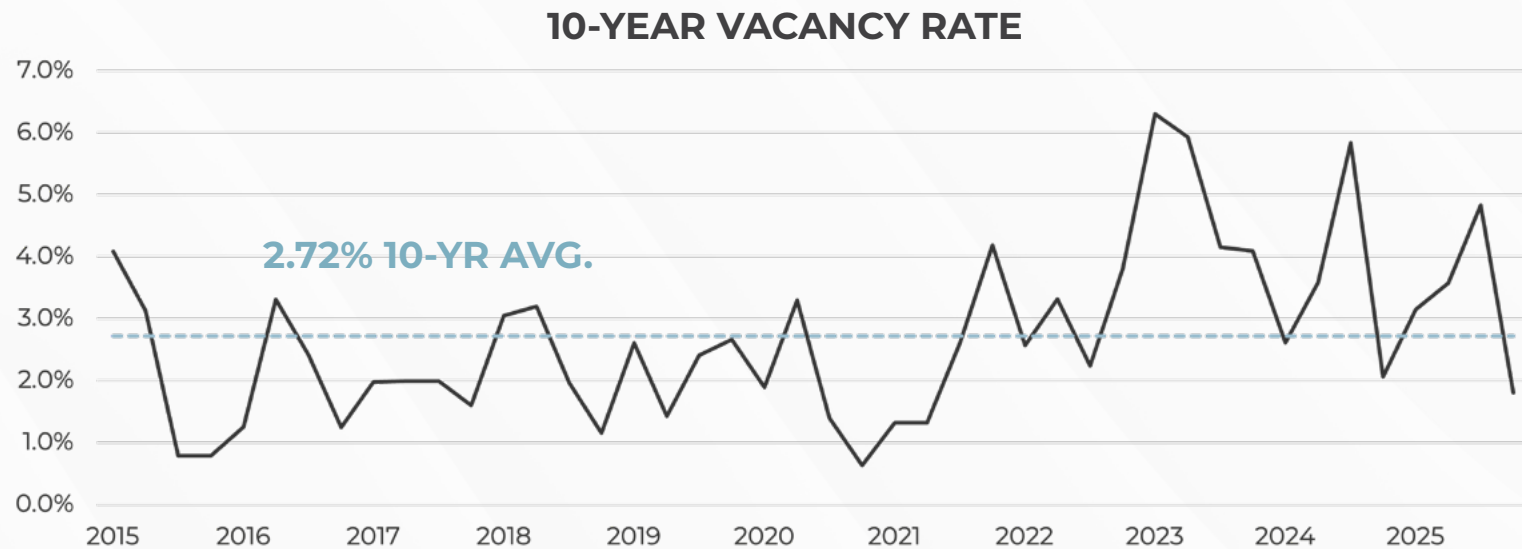
DALTON MARKET INDUSTRIAL OVERVIEW

20K SF TO 50K SF INDUSTRIAL BUILDINGS

4.0M
INVENTORY SF

+81.4K
12 MO NET
ABSORPTION SF

1.8%
VACANCY RATE



*** SUBJECT PROPERTY - HISTORICALLY 100% OCCUPIED ***

1803 ABUTMENT ROAD

DALTON, GA

EXCLUSIVELY LISTED BY

BEN TASHAKORIAN

Executive Managing Director

Mobile 619.954.9344

Direct 858.373.3176

btashakorian@ipausa.com

License CA 01333884

BRADLEY PETERS

Institutional Property Advisors

Mobile 858.209.4329

Direct 858.323.3227

bpeters@ipausa.com

License CA 02025155

RYAN WILLIAMS, J.D.

Mobile 765.210.2555

Direct 858.373.3107

ryan.williams@marcusmillichap.com

License CA 02165201

Marcus & Millichap
THE TASHAKORIAN GROUP

OFFICES NATIONWIDE AND THROUGHOUT CANADA

WWW.MARCUSMILLICHAP.COM