10,000 SF-32,500 SF Available | 1.94 AC | OVER $1M+ SPENT ON NEW 2025 RENOVATIONS

FOR SALE OR LEASE

NEWLY RENOVATED INDUSTRIAL ATLANTA MSA

Offering Memorandum • 701 Lovvorn Rd, Carrollton, GA 30117

Northmarq

EXCLUSIVELY OFFERED BY:

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INVESTMENT SUMMARY

SALE PRICE:
$2,590,000

SF AVAILABLE:
10,000-32,500 SF

ASKING LEASE RATE:
$7.00-$7.50/SF NNN

PROPERTY

Total GLA	32,500 SF
Asking Lease Rate (10,000-20,000 SF)	$7.50/SF NNN
Asking Lease Rate (Full Building)	$7.00/SF NNN
Sale Price/SF	$79.69
Lot Size	1.94 AC
Year Built | Renovated	1975 | 2025
Property Address	701 Lovvorn Rd, Carrollton, GA 30117
Occupancy	0%
Clear Height	16'
Drive-In Doors	Four (4)
Loading Dock	One (1)
Warehouse Area	31,000 SF | 95.4% of GLA
Office Area	1,500 SF | 4.6% of GLA
Zoning	M-1 Light Industry District

THE OFFERING

Northmarq, as exclusive agent, is pleased to present to qualified investors the opportunity to lease or acquire the fee simple interest in the newly renovated industrial property at 701 Lovvorn Rd, Carrollton, Georgia. Originally constructed in 1975, the warehouse totals 32,500 square-feet and rests on 1.94 acres with M-1 Light Industry zoning. The vacant building was fully renovated with improvements including a new roof, new HVAC units and ductwork, all new plumbing and electrical, new LED lighting, two new restrooms, new fire lines and sprinkler system, fresh interior and exterior paint, new dock bumpers and drive-in doors, resealed and striped parking lot, and refreshed landscaping. The facility is well equipped with 3-phase, 800-amp heavy power, a fully fenced yard, new security cameras throughout, and brand-new office buildout totaling 1,500 square-feet. The property offers substantial value-add opportunity by filling vacancy or is an ideal site for an owner user.

Located in Carrollton's established industrial corridor, the property benefits from a growing submarket with very limited available industrial supply. It is strategically positioned less than one mile from Highway 27 and the University of West Georgia (14,390+ students), with convenient access to Interstate 20 and the greater Atlanta MSA.

INVESTMENT HIGHLIGHTS

Newly Renovated Industrial Warehouse
For Sale or Lease | 10,000 SF-32,500 SF Available | Attractive Free Rent Incentives | Value-Add Opportunity by Filling Vacancy or Ideal for an Owner User | **Seller Financing Will be Considered**

Over $1M Spent in Extensive 2025 Renovations
Improvements & Replacements Include a New Roof, New HVAC, New Plumbing & Electrical, New Office Buildout, New LED Lighting, New Sprinkler System, Interior & Exterior Paint, New Drive-In Doors, Resealed & Striped Parking Lot, & More

Turn-Key Industrial Asset
32,500 SF Total on 1.94 AC | M-1 Light Industry Zoning | Four Drive-In Doors and One Loading Dock | 16' Clear Height | 3-Phase, 800-Amp Power

Limited Industrial Supply
Very Limited Industrial Supply in the W Carroll County Submarket | Nearly 0% Vacancy for Like-Kind Industrial Properties in the City of Carrollton

Strategic Location
Less than 1 Mile from Both Highway 27 & the University of West Georgia (14,390+ Students) | 7 Miles from the West Georgia Regional Airport | 9.5 Miles to I-20

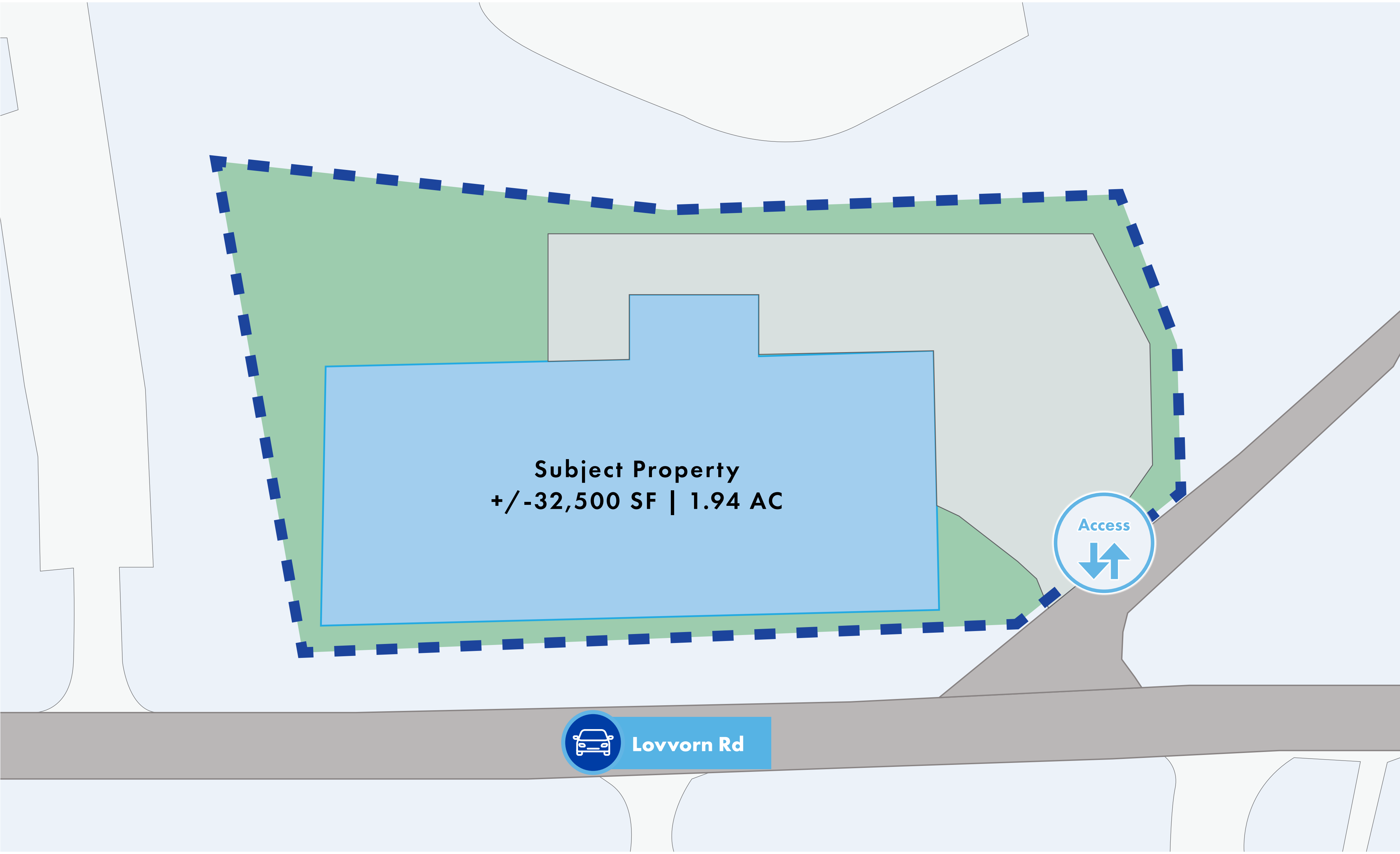
Close Proximity to Major Developments
Proximity to Fastenal's New $90M Southeast Distribution Hub Creating 280 Jobs in Carrollton | Nearby Developments Include Southwire's 1.2M SF Distribution Facility in Bremen & Multiple Large-Scale Data Centers in Adjacent Counties

SPACE AVAILABLE FOR LEASE

SF Available	10,000 SF - 32,500 SF
Lease Rate (10,000-20,000 SF)	$7.50/SF NNN
Lease Rate (Full Building)	$7.00/SF NNN
Free Rent (39-Month Term)	3 Months
Free Rent (65-Month Term)	5 Months
Lot Size	1.94 AC
Warehouse Area	±31,000 SF | 95.4% of GLA
Office Area	±1,500 SF | 4.6% of GLA
Clear Height	16'
Loading	One (1) Dock Door | Four (4) Drive-Ins




SITE PLAN



LOCAL MAP

West Georgia Regional Airport
7.0 Miles from Subject Property
Georgia Power
BoMetals, inc.
concrete and masonry accessories
DOLLAR GENERAL
Atlanta, GA
1 Hour NE from Subject Property via I-20 E
SLAM STEEL & FABRICATION, LLC
Diatech
FINZER ROLLER
Manufacturing rubber rollers since 1968
701 LOVVORN RD
E&C Chemicals
River Pointe
±130 Units
PTC
Lovvorn Rd
University of West Georgia
0.5 Miles from Subject Property
14,390+ Students
$654M Economic Impact (2024)
Mandeville Mill Lofts
±90 Units
Carrollton Crossing
±80 Units
Club Fitness
TheFirst
N

SURROUNDING DEVELOPMENT

LOCATION OVERVIEW

Carrollton is located in west Georgia, USA, and has a population of over 28,000 people. While smaller in size compared to other cities in the state, Carrollton is known for its vibrant community, historical charm, and connection to higher education. The city serves as the cultural and economic hub of Carroll County, blending small-town appeal with modern amenities.

Carrollton boasts a lively arts and cultural scene. The Carrollton Cultural Arts Center hosts a variety of performances, exhibitions, and community events throughout the year. Visitors can also explore Adamson Square, the city's historic downtown area, which features unique shops, restaurants, and regular festivals that celebrate the community's heritage.

Education is a key driver of Carrollton's economy and identity. The city is home to the University of West Georgia, which serves more than 14,390 students annually and is a significant employer in the region. The university contributes to the city's youthful energy and economic vitality through educational programs, research initiatives, and community partnerships. Additionally, West Georgia Technical College offers vocational training and career development opportunities for local residents. Healthcare and manufacturing are other major industries in Carrollton.

Tanner Health System, a regional healthcare provider, plays a critical role in the local economy by providing thousands of jobs and offering state-of-the-art medical care. Manufacturing companies specializing in textiles, building materials, and other goods also contribute to the city's economic stability.

Carrollton has seen steady interest from investors in its commercial real estate market, particularly in suburban retail developments. Over the past five years, annual sales volumes have averaged strong levels, with consistent investment in the general retail and multifamily sectors.

With its strategic location near the Alabama border, access to key highways, and proximity to Atlanta, Carrollton has become an attractive option for businesses looking to expand within the region. The city's commitment to preserving its historical roots while embracing innovation ensures a bright future for residents and visitors alike.

28.6K
Carrollton Population (2024)

2
Higher Education Institutions

#2
Most Affordable City in Georgia
(US News & World Report, 2020)

Carrollton, GA

LOCATION OVERVIEW | *Downtown Carrollton*

CARROLLTON IS SET TO UNDERGO MAJOR REVITALIZATION EFFORTS THAT PROMISE TO TRANSFORM KEY AREAS OF THE CITY WHILE BOOSTING ECONOMIC AND COMMUNITY GROWTH.

A $9.2 million grant from the Safe Streets for All (SS4A) program, the largest in Carrollton's history, has been awarded for the Maple Street Project. This initiative aims to enhance safety and accessibility for pedestrians, cyclists, and drivers along one of the city's busiest corridors. Planned improvements include lane narrowing to reduce speeding, the addition of wider sidewalks with dedicated bike lanes, and the installation of modern street lighting. Construction for this transformative project is slated to begin in early 2026.

In addition to infrastructure improvements, downtown Carrollton will see significant commercial redevelopment with the revitalization of The Shoppes at Rome Street. Stratus Property Group has announced plans to overhaul this historic 40,000-square-foot retail center, bringing in new retailers and stimulating further development in the area. This effort is part of Carrollton's broader strategy to attract businesses, improve its downtown district, and drive economic growth.

At the heart of Carrollton's cultural scene is The Amp at Adamson Square, an outdoor amphitheater that has been a community staple since its opening in 2012. Located in the historic Adamson Square, The Amp features a covered stage and can host between 750 and 1,000 attendees. Its open-air design is ideal for concerts, movie nights, and community gatherings. As a key part of downtown revitalization, The Amp draws visitors to the area, supporting local businesses and fostering a sense of community. Its central location on Bradley Street allows attendees to explore the shops and restaurants nearby, further bolstering the local economy.

Sources: The West Georgian, What Now Atlanta, Carrolltonga.com

Carrollton, GA

Carrollton, GA

LOCATION OVERVIEW | *Growth in Carrollton*

Carrollton has experienced steady growth in recent years, driven by strategic investments and public-private partnerships aimed at revitalizing the city. One key organization contributing to this progress is Carroll Tomorrow, an economic development group that focuses on enhancing the region's infrastructure, attracting businesses, and fostering community engagement. Carroll Tomorrow has played a significant role in positioning downtown Carrollton as a hub of economic, cultural, and social activity, supporting initiatives like the redevelopment of The Shoppes at Rome Street and infrastructure projects such as the Maple Street Corridor Enhancement.

Carrollton has also grown as a regional destination, thanks in part to the efforts of Visit Carrollton, a group dedicated to promoting the city's attractions, events, and amenities. From concerts at The Amp to vibrant festivals in Adamson Square, Visit Carrollton has helped draw visitors to the area, boosting the local economy and solidifying the city's reputation as a charming and dynamic community.

Source: Carroll Tomorrow, Visit Carrollton

$167.2 **MILLION SPENT BY VISITORS IN 2023**

$4.6 **MILLION INCREASE IN CARROLL COUNTY NET POSITION 2023**

$76.3 **MILLION IN STATE & LOCAL TAX REVENUES IN 2022**

Source: Star News GA Online, Carroll County Annual Report

Carrollton, GA

LOCATION OVERVIEW

Atlanta MSA

Atlanta is the largest city in Georgia and the county seat of Fulton County, with portions extending into DeKalb County. It is the eighth largest metropolitan area in the United States, with a 2023 metro population exceeding 6.2 million residents. Atlanta has consistently ranked among the fastest growing large metros in the nation, driven by strong in-migration and economic expansion. Known as the business capital of the Southeast, Atlanta is home to 16 Fortune 500 company headquarters and more than 30 Fortune 1000 companies, including The Coca-Cola Company, Delta Air Lines, The Home Depot, UPS, and Southern Company. The metro is also a hub for innovation, with strengths in fintech, film production, logistics, and advanced manufacturing.

Atlanta's central location makes it one of the nation's most important transportation and distribution centers. Three major interstate highways (Interstate 20, Interstate 75, and Interstate 85) converge in downtown Atlanta, creating a strategic nexus for regional and national commerce. The city is also globally connected through Hartsfield-Jackson Atlanta International Airport, the busiest airport in the world by passenger volume, with more than 100 million annual travelers and direct flights to over 150 U.S. destinations and 70 international cities. Nearly 80 percent of the U.S. population lives within a two-hour flight of Atlanta, making it a true gateway to both domestic and international markets. Atlanta's pro-business climate, diversified economy, and unmatched connectivity continue to solidify its position as one of the nation's leading metros for corporate growth, talent attraction, and real estate investment.

#1

Most Livable
City in the U.S.
The Economist, 2022

#8

Fastest Growing Metro
in the Country
uscensus.gov, 2025

#1

Best State for Business
for 10th Consecutive Year
georgia.org, 2023

DEMOGRAPHICS

701 Lovvorn Rd, Carrollton, GA 30117

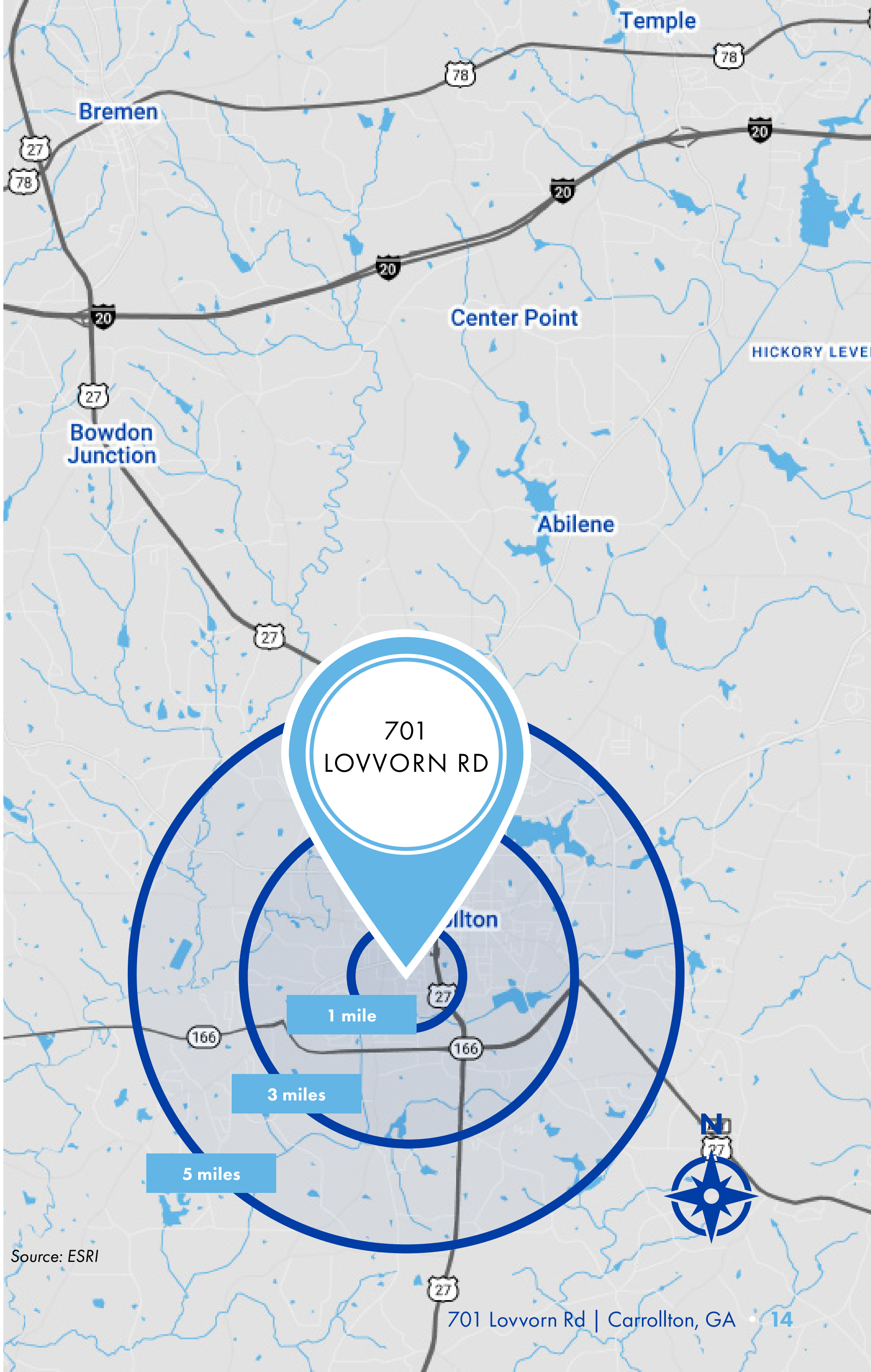
Population	1 mile	3 miles	5 miles
2025 Population	8,005	29,304	45,681
2030 Population	8,066	30,135	46,979
2020-2025 Annual Rate	-0.01%	0.95%	1.00%
2025-2030 Annual Rate	0.15%	0.56%	0.56%

Households	1 mile	3 miles	5 miles
2025 Households	2,322	10,852	16,598
2030 Households	2,360	11,248	17,190
2020-2025 Annual Rate	0.79%	1.29%	1.34%
2025-2030 Annual Rate	0.33%	0.72%	0.70%

Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	$69,675	$85,271	$93,190
2030 Average Household Income	$72,269	$92,395	$102,157

46K
POPULATION
(5 MILES)

$93K
AVG HH INCOME
(5 MILES)



Source: ESRI

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