



# Investment/User Opportunity

100 & 120 Enterprise Drive SW, Calhoun, GA 30701



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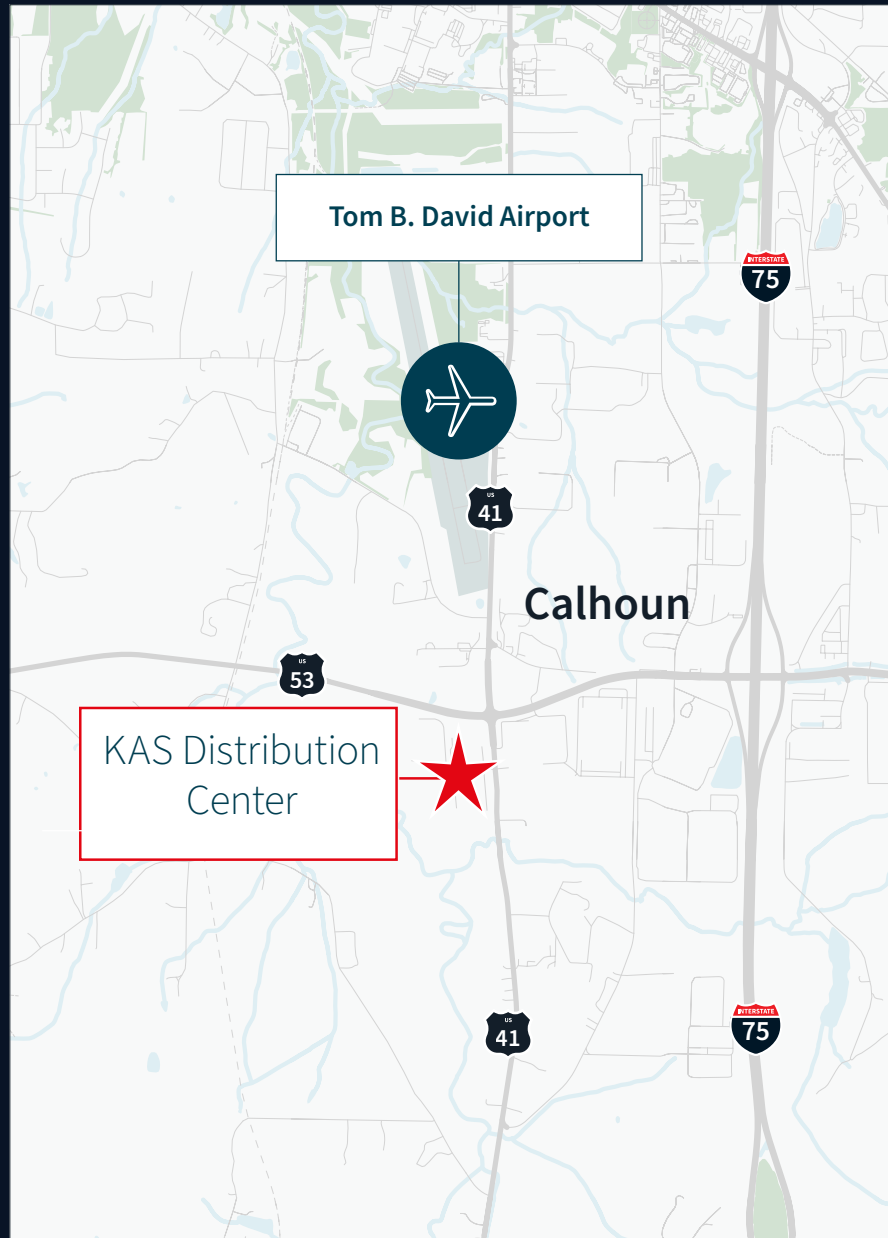


# The Offering

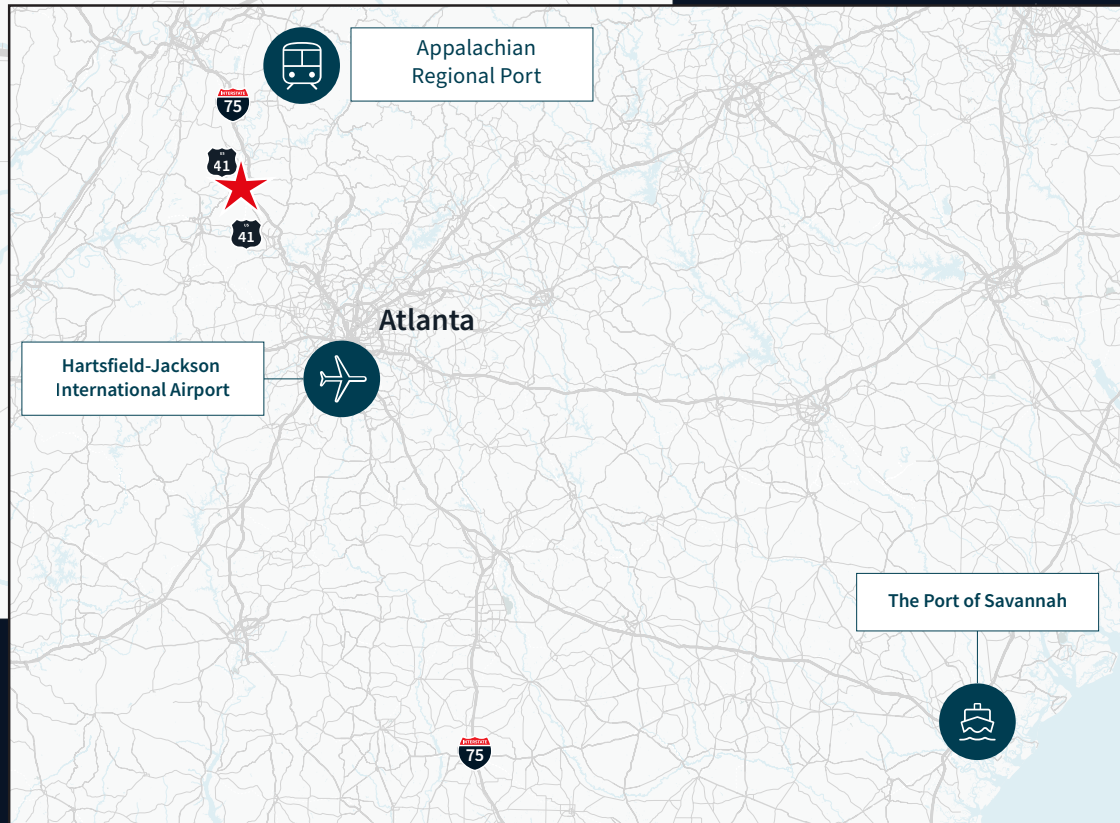
Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to exclusively represent ownership in the sale of the premier dual-facility manufacturing and distribution complex strategically positioned at 100 & 120 Enterprise Drive SW in Calhoun, GA.

This exceptional industrial portfolio encompasses 232,040 square feet across two fully-leased buildings: a 110,000 SF facility at Building 100 and a 122,040 SF facility at Building 120, all situated on an expansive 13.38-acre site.

Ideally positioned within Atlanta's dynamic I-75 North Corridor, the property capitalizes on the region's robust labor market and exceptional tenant demand fundamentals that continue to drive rental rate growth to unprecedented levels. Located in Calhoun, Georgia—a premier manufacturing epicenter in the Southeast—the asset enjoys unparalleled connectivity with immediate access to I-75 within a five-minute drive, placing it at the nexus of the thriving Atlanta-Chattanooga industrial corridor.



<b>US Hwy 41</b>	Direct Access
<b>US HWY 53</b>	0.3 miles
<b>I-75</b>	1 mile
<b>Tom B. David Airport</b>	1.3 miles
<b>Appalachian Regional Port</b>	38.3 miles
<b>Hartsfield-Jackson Intl. Airport</b>	72.4 miles
<b>The Port of Savannah</b>	316 miles



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# Property Overview

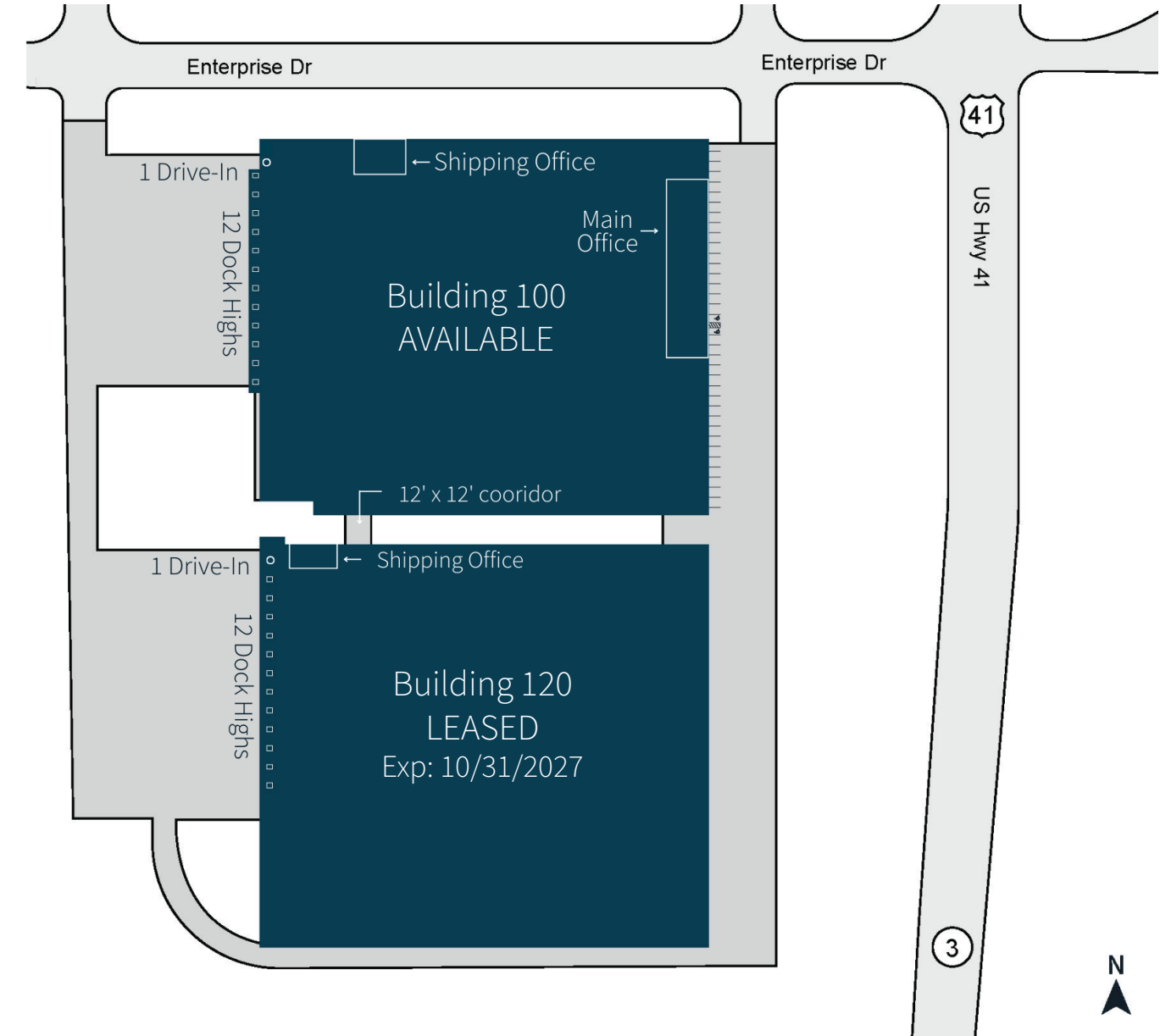
## Building 100:

- 5.67 AC
- Available SF: ±110,000 SF
- Office SF: 2,286 SF
- Shipping office: ±400 SF
- Class A Warehouse
- Year built: 2011
- Clear height: 22' at bays & 31' at center
- 12 dock high doors - (9' x 10')
- Edge-of-dock levelers on all dock doors
- 1 drive-in door - (14' x 14')
- Full sprinkler system
- 32 striped auto parking spaces
- Standing seam roof
- Energy-efficient, 6-bulb T-5 high-output fluorescent lighting
- Natural gas heaters
- 3" roof and wall insulation
- Electrical: 480/277 volt, 3-phase
- 4 upblast exhaust fans
- 100-amp power run along the north wall to supply a lift truck recharging station
- Plywood lining the metal walls

## Building 120:

- 7.71 AC
- Available SF: ±122,040 SF
- Office SF: ±400 SF
- Includes bathrooms
- Class A Warehouse
- Built: 2015
- Clear height: 25' at bays & 31' at center
- 12 dock high doors - (9' x 10')
- Edge-of-dock levelers on all dock doors
- 1 drive-in door - (14' x 14')
- Full sprinkler system
- ±32 auto parking spaces (not striped)
- Standing seam roof
- Energy-efficient, 6-bulb T-5 high-output fluorescent lighting
- Natural gas heaters
- 3" roof and wall insulation
- Electrical: 480/277 volt, 3-phase
- 4 upblast exhaust fans
- 100-amp power run along the north wall to supply a lift truck recharging station
- Plywood lining the metal walls
- A 336' x 70' concrete parking area on the east side of the building with a three-foot strip for landscaping

# Site Plan



# Northwest Highlights

*A unique long-term investment in the sought-after, high growth property north of Atlanta, GA*

## Atlanta Industrial Market

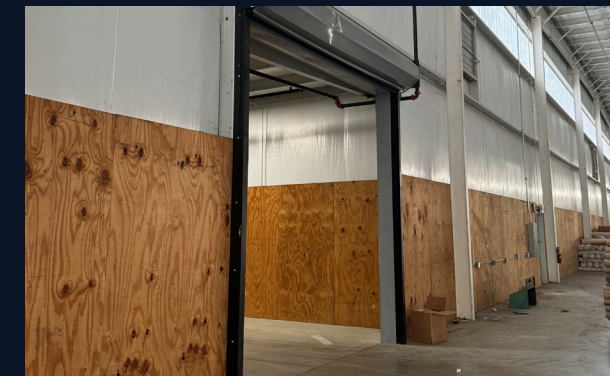
- In 2024, Atlanta recorded its third largest annual volume of leasing activity, outranked only by two monumental years of pandemic-related demand (2021 and 2022).
- Leasing volumes are up 62% year-over-year and notably, of the 52.1M SF of deals signed, almost two-thirds were new deals.
- The market-maintained stability throughout the year, averaging 3.6M SF of quarterly absorption, with annual absorption volumes up 59.7% year-over-year.
- Development activity continued to moderate with completion volumes down 22% year-over-year. While the year saw notable BTS and owner-built projects, speculative development accounted for 68.8% of annual completions.
- Despite a slowing development pipeline and strong absorption, availability and vacancy rates continue to rise, indicating that available and vacant supply could be picking up in 2nd-generation space.

## Exceptional Submarket Dynamics Atlanta I-75 North Corridor

- The Atlanta I-75 North Corridor has an inventory of 163 MSF, representing one of the fastest growing submarkets in the SE with unprecedented tenant demand.
- The Northwest had a banner year of demand with leasing volumes reaching 8.8M SF, the largest volume on record.
- Heavily embedded tenant base from the robust volume of production and assembly operations and many high-finish R&D requirements drive rent growth for investors.
- High barriers to entry - rocky soil and difficult topography limit industrial development.
- I-75 North Corridor possesses the heaviest truck count in the state
- Second largest amount of industrial labor jobs in Atlanta.
  - Largest amount of resident workers.
  - Most affordable supply of labor.
- With a large production base, the reshoring of production operations to the US along with other foreign direct investments will drive outsized industrial performance in the I-75 North Corridor.

## Appalachian Regional Port

- The Appalachian Regional Port (ARP) is located less than 40 miles north of the subject property.
- APR opened in August 2018 and has experienced explosive growth with a port capacity of 50,000 containers per year.
  - 10-year development plan that will double the capacity to 100,000 containers per year.
- APR sits on 42 acres in NW Georgia's Murray County and provides a powerful new gateway of import goods to the Sunbelt and Midwest, along with export goods to all global markets.
  - This will continue to drive tenant requirements to the I-75 N submarket as the port grows.
- With easy access to I-75 and US-411, both Birmingham and Nashville are within a 3-hour drive, and downtown Atlanta can be reached in under 1 hour.
- The inland port offers exclusive CSX service on a direct, 288-mile rail route to/from the Port of Savannah's Garden City Terminal.



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# Contacts

**We can support you with expert advice that reflects your business needs and priorities**

**Austin Kriz, SIOR**

*Executive Managing Director*

Austin.Kriz@jll.com

(404) 995 2238

**Rachel Roberts**

*Senior Associate*

Rachel.Roberts1@jll.com

(404) 495 8716

**About JLL**

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).