



INDUSTRIAL PORTFOLIO FOR SALE : \$2,000,000

46 Cook Industrial Blvd | LaFayette , GA 30728



SVN | Second Story Real Estate Management

Baker Townsend

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INDUSTRIAL PORTFOLIO FOR SALE

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Property Description

Located in the picturesque foothills of Northwest Georgia, Lafayette is not only rich in charm but also a hub for a skilled industrial workforce. With a strong foundation in manufacturing and logistics, the city supports a thriving local economy, making it an excellent location for businesses and professionals alike. Its strategic position places it just 30 minutes south of Chattanooga, TN, and about 90 minutes from Atlanta, GA, providing easy access to major metropolitan areas, transportation hubs, and a broader job market. This unique combination of small-town living and industrial opportunity makes Lafayette a standout choice for both families and businesses.

Investment Summary

Offering Price: \$2,000,000

Cap Rate: 7.4%

Proforma NOI: \$ 147,949

Current NOI: \$133,549

Total SF: 43,960

Year Built: 1989-2005

Total Acreage: 10.72AC



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Walker County's Industrial Game Changers

Strategic investments from global brands fueling local expansion.



- LaFayette, GA (July 24, 2025) – Governor Brian P. Kemp today announced that Pilgrim's, one of the world's leading food companies, will invest \$400 million to expand its footprint in Georgia. The company will build a new, multi-phase prepared foods facility in Walker County, supporting more than 630 new jobs at full capacity.
- The project, which includes the construction of a 300,000 square foot building, is expected to get underway this fall with hiring taking place in 2027, aligning with the expected completion of the first phase of construction.

Source: [Walker County, GA](#)



- LaFayette, GA — June 11, 2025 — GE Appliances, a Haier company, today announced the completion of an expanded \$180 million investment at its Roper Corporation cooking products plant in LaFayette, Georgia. This investment includes an additional \$60 million above the previously announced total.
- In 2024 alone, GE Appliances spent \$235 million with 359 Georgia suppliers, and the company employs 2,650 people in Georgia. GE Appliances' operations, employees and suppliers have a \$3 billion impact on Georgia's Gross Domestic Product (GDP), and they have contributed to the creation of 7,500 additional jobs in the state.

Source: [GE Appliances Pressroom](#)

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Building 1
Leased

Building 3
Used as storage by
current owner

Building 4
Leased

Building 2
Leased

Building 5
Leased

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Building 1

46 Cook Industrial Blvd:



Fully Leased: Tenant pays \$3,500/month

Lease term: 1-Year with 3 (1-year) Options. Start Date: September 1 st , 2023

Tenant: Appalachian Iron Works, LLC

Tenant specialized in design and fabrication of custom metalwork like gates, doors, fences, railings, and signage.

Building Break Down:

- 8,380 SF
- 1 dock door
- 3 drive ins
- Heated
- Private Offices
- 1 acre fenced drop yard



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Building 2

46 Cook Industrial Blvd:

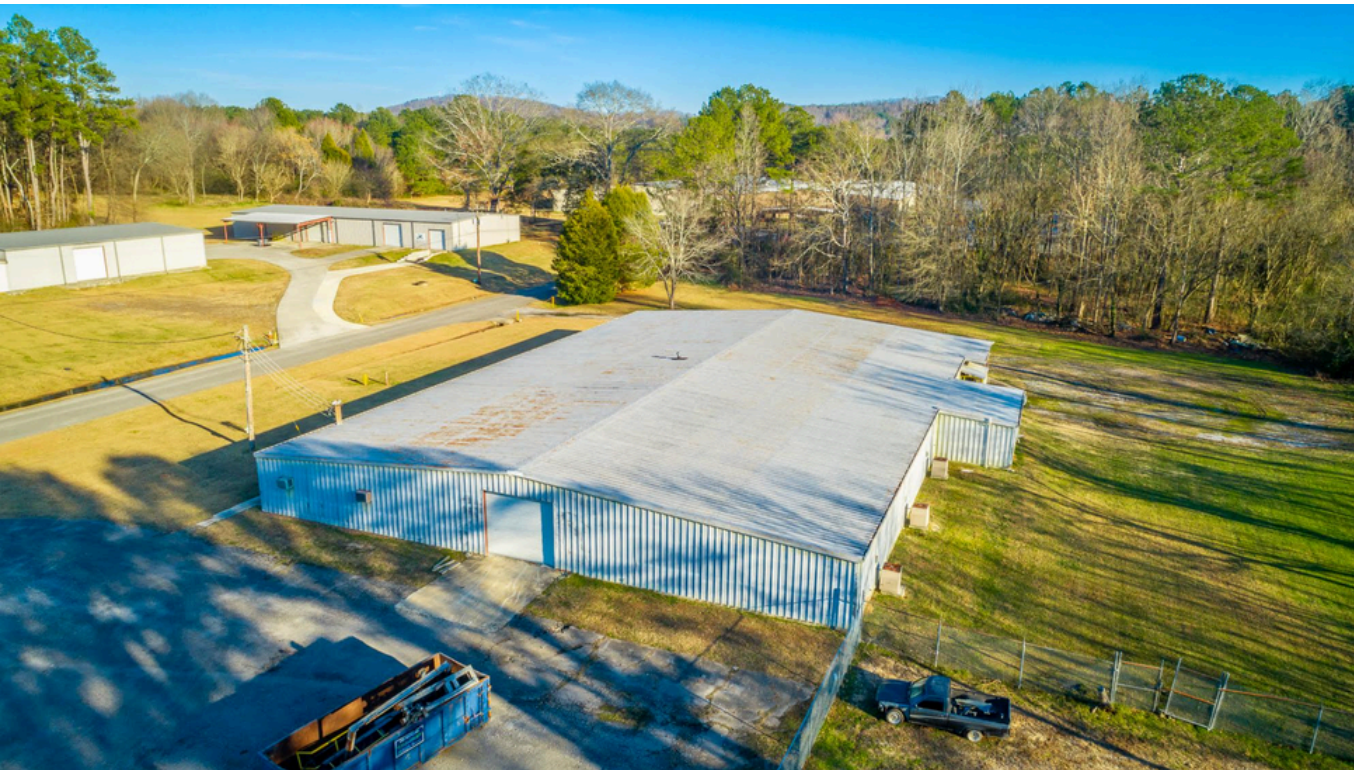
Building #2: 15,000 SF (Fully Leased)

5 Year term with 1 (3-year) option (Lease signed 02/10/25)

- Tenant: Hitachi Astemo
- This tenant is an Automotive part manufacturer. They use this building for storage.

Building Break Down:

- 15,000 SF
- 2 Drive in doors
- 1 dock door
- 2 private offices
- Heated



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Building 3

1111 S Chattanooga St

Used as storage by current owner

Building Break Down:

- 2,880 SF
- 7 separate storage bays all coming with roll up doors



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Building 4

1109 S Chattanooga St

Fully Leased with 3 year deal. 1 year renewal option

Building Break Down:

- 7,200 SF
- Dock Doors: 1
- Drive ins: 3 (11' tall)
- 2 and 3 phase power
- Conditioned showroom
- 2private-offices,2bathrooms, kitchenette/breakroom



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1109 S Chattanooga St

Building 5

Fully Leased: Tenant pays \$3,605/month

- Term: 7 year lease term (lease started on January 1 st , 2024)
- Tenant: EcoPac LLC
- This tenant is an aerosol and tube filling contract packing company focusing on
- cosmetics.

Building Break Down:

- 10,500 SF (9,000 SF clear span warehouse and 1,500 SF of rear storage)
- Built: 2005 (renovated in 2023 to accommodate for tenant)
- Clear height: 13'
- Dock doors: 1
- Drive ins: 2
- 3-Phase 4 wire power
- Heated warehouse
- 1.5 acres yard area



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DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
2024 Population	9,988	13,837	31,352
2029 Projected Population	10,498	14,510	32,477
Median Age	41.2	41.8	42.9
Households	3 Miles	5 Miles	10 Miles
2024 Households	3,977	5,438	11,883
2029 Projected Households	4,180	5,703	12,306
Average Household Income 2024	\$42,819	\$49,279	\$62,701



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BROKER

Baker Townsend is a commercial real estate broker specializing in industrial properties across the Southeast. Since launching his career in 2022, Baker has established a strong track record, closing over **\$33 million in transaction volume** and earning recognition as a **CoStar Power Broker**.

Born and raised in Chattanooga, Baker combines local roots with regional expertise, helping clients identify opportunities and achieve their goals in a competitive market. His focus on industrial real estate gives him unique insight into the needs of manufacturers, distributors, and logistics companies throughout the Southeast.

Whether representing owners, investors, or tenants, Baker brings a results-driven approach, market knowledge, and a commitment to building long-term relationships.



Baker Townsend
Associate Advisor



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