



459 CADILLAC PKY DALLAS, GA 30157

INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

Dispositions Officer

 (315) 744-4063

 brian@ironhornenterprises.com



Ryan Jenkins

VP of Dispositions



IronHorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

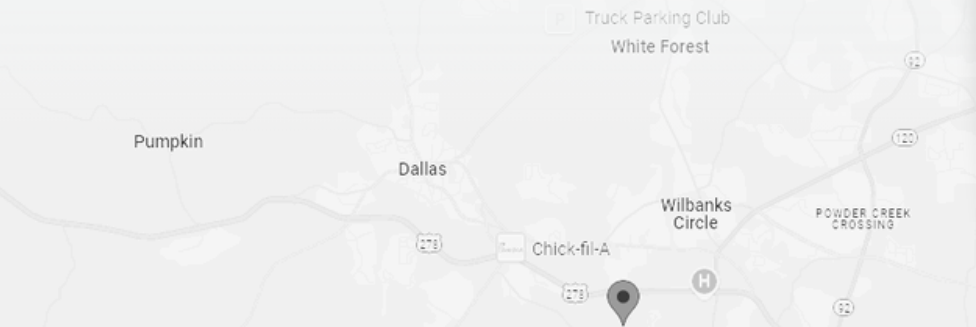
About Dallas, GA
Demographics
Map

TABLE OF CONTENTS

EXECUTIVE SUMMARY

The property at 459 Cadillac Parkway, Dallas, GA 30157 offers a strong industrial investment opportunity featuring 9,600 SF on 0.75 acres, built in 2006. With 22' clear height and three (3) drive-in doors, the building is well-suited for high-demand small-bay industrial users, supporting efficient operations and broad tenant appeal.

Located in Paulding County, one of metro Atlanta's fastest-growing suburban markets, the asset benefits from increasing industrial demand, easy access to US-278, and a business-friendly environment. Limited supply of modern small-format industrial spaces in the area enhances rent growth potential and long-term occupancy stability.



THE OFFERING

Building SF	9,600 SF
Year Built	2006
Lot Size (Acres)	.75
Parcel ID	148.3.2.008.0000
Zoning Type	Industrial
Drive Ins	3
Clear Height	22'

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Located on Cadillac Parkway with immediate access to US-278, offering strong connectivity throughout Paulding County and the Atlanta MSA.



Expansive Space: A 9,600 SF facility on 0.75 acres provides efficient operational space with modern 2006 construction.



Strategic Features: The property offers a 22' clear height and three drive-in doors, enabling flexible loading and storage capabilities.



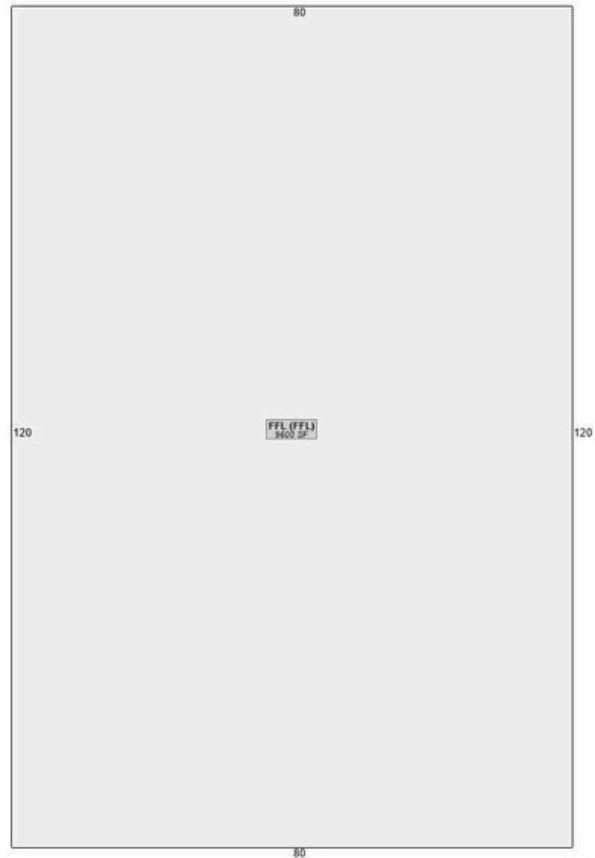
Industrial Infrastructure: Durable construction and adaptable layout align with strong regional demand for small-bay industrial facilities.



Zoning Advantage: Industrial-friendly zoning supports a wide range of high-demand light industrial and service-oriented uses.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$132,400	\$135,713	\$139,782	\$143,975	\$148,294	\$152,743
TAX & INS	\$11,737	\$11,971	\$12,211	\$12,455	\$12,704	\$12,958
EFFECTIVE GROSS REVENUE	\$144,137	\$147,682	\$151,992	\$156,430	\$160,998	\$165,701
OPERATING EXPENSES						
PROPERTY TAX	\$8,273	\$8,438	\$8,607	\$8,779	\$8,955	\$9,134
INSURANCE	\$3,464	\$3,533	\$3,604	\$3,676	\$3,749	\$3,824
TOTAL OPERATING EXPENSES	\$11,737	\$11,971	\$12,211	\$12,455	\$12,704	\$12,958
NET OPERATING INCOME	\$132,400	\$135,710	\$139,782	\$143,975	\$148,294	\$152,743

RENT ROLL

459 CADILLAC PKY RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	CraneMaster, LLC	9,600	\$132,400	\$13.79/sqft	02/09/2024	02/29/2029
TOTAL		9,600	\$132,400	\$13.79/sqft		



TENANT SUMMARY

Cranemaster, LLC

Cranemaster LLC is a U.S.-based company specializing in railroad emergency response, derailment recovery, and track services. Founded in 1986 and headquartered in Richmond, Virginia, it operates across multiple states, offering rapid response and custom-built hi-rail equipment to support freight and transit railroads.

LEASE OVERVIEW

Tenant	Industrial
Lease Type	Triple Net
Lease Commencement	02/09/2024
Lease Expiration	02/29/2029
Base Term Remaining	5 years
Rental Increase	3% Annually

ABOUT DALLAS, GA

Dallas, GA is a rapidly growing city in Paulding County, offering strong potential for commercial real estate investment. Its strategic location northwest of Atlanta, access to major highways like US-278 and Highway 92, and proximity to Hartsfield-Jackson Airport make it attractive for logistics, retail, and professional services. The area benefits from steady population growth, a business-friendly climate, and expanding residential development, creating demand for retail centers, office space, and mixed-use projects. With comparatively low property costs and increasing interest from developers, Dallas presents a compelling opportunity for long-term commercial growth.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	5,283	39,600	90,411
2024 ESTIMATE	4,605	34,645	79,184
2020 CENSUS	4,188	32,355	72,864
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	2,034	14,443	31,991
2024 ESTIMATE	1,770	12,626	28,001
2020 CENSUS	1,594	11,752	25,749
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$67,802	\$90,673	\$99,884

MAP

Earl Duncan Park at
Meadows



Truck Parking Club

White Forest

Little Creek
Farms

mpkin

Dallas

278



Chick-fil-A

Wilbanks
Circle

360

POWDER
CROSS



459 CADILLAC PKY

Winndale



Wellstar Paulding
Medical Center

Country Inn & Suites
by Radisson, Hiram, GA



Hol

278

White

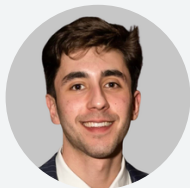


www.winndaleenterprises.com

459 CADILLAC PKY | DALLAS, GA 30157

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Brian Rowe

Dispositions Officer

📞 (315) 744-4063

✉️ brian@ironhornenterprises.com



Ryan Jenkins

VP of Dispositions



IronHorn Enterprises

📞 315-214-8406

🌐 www.ironhornenterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, 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 offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.