



**General
Electric**

High Credit Tenant: NNN Investment

Lafayette, GA



CONTENTS

Investment Highlights	3
Investment Summary	4
Property Location	5
Site Aerials	6,7
Building Highlights	8
Tenant Overview	9
Market Overview	10



INVESTMENT HIGHLIGHTS

- Tenant: GE Appliances/ Roper Corporation
- Location: 1127 S Chattanooga St, Lafayette, GA 30728
- Price: \$1,200,000
- Cap Rate: 6.18%
- Building Size: 16,000 SF
- Date Constructed: 1975
- Date Renovated: 2024
- Lot Size: Approximately 2.7 Acres
- Lease Expiration: March 31, 2031



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INVESTMENT SUMMARY

Offering Price: \$1,200,000
Net Operating Income: \$74,160
Year 1 Cap Rate: 6.18%
Year Built: 1975
Building Size: 16,000 SF
Lot Size: 2.7 Acres
Property Address: 1127 S Chattanooga Street
City, State, Zip: Lafayette, GA 30728

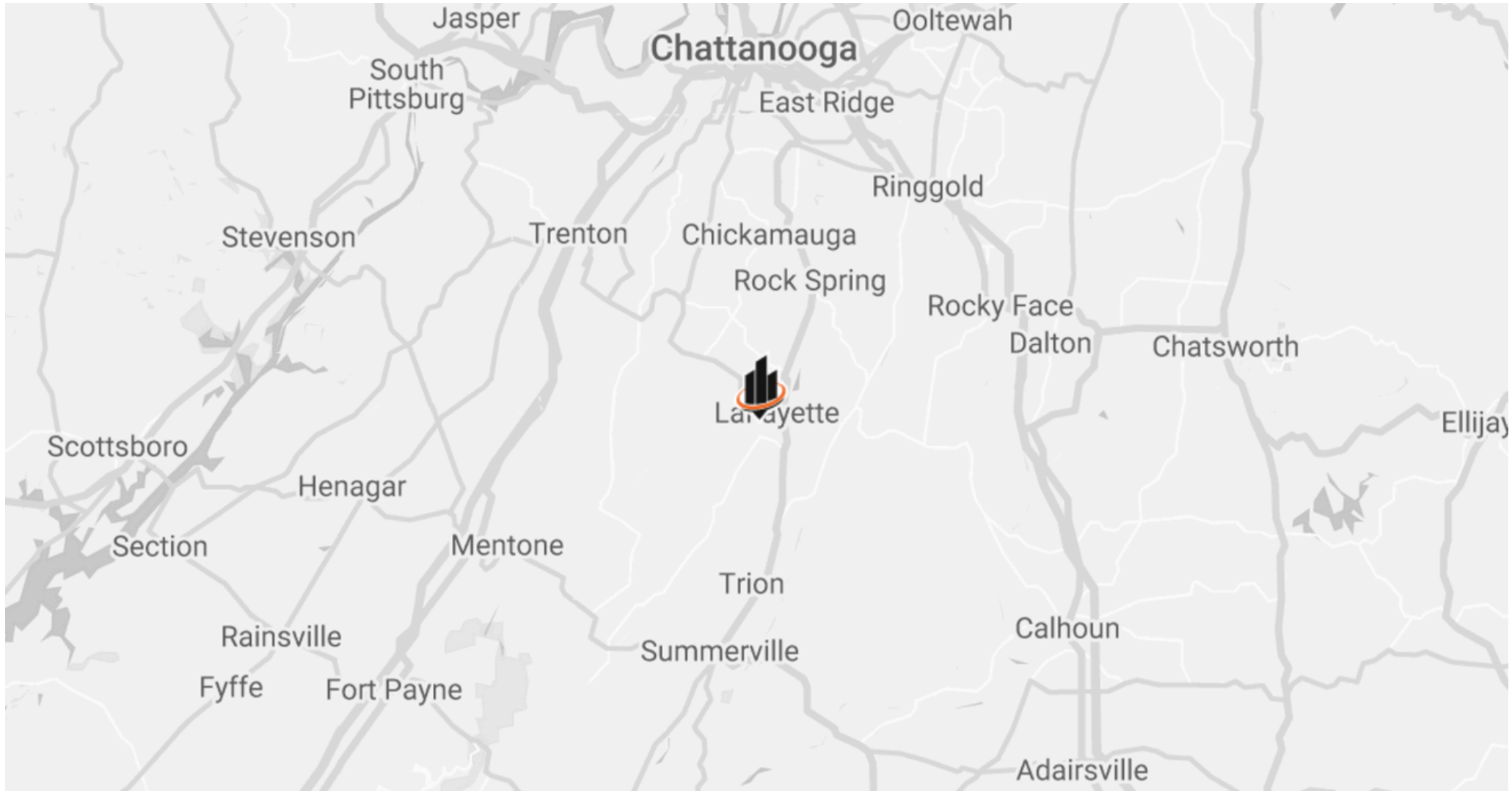
Tenant: GE Appliances
Lease Type: Triple Net
Primary Lease Term: 7 Years
Annual Rent: \$72,000
Rent PSF: \$4.50/SF
Rent Expiration Date: 03/31/2031
Renewal Options: none
Rent Increases: 3% Annually
Lease Guarantor: Corporate

LOCATION DESCRIPTION

The property is located on South Chattanooga Street, just outside of Downtown Lafayette. This property is surrounded by other industrial properties and a mile down the road from the Roper Corporation Plant. LaFayette, Georgia, is a charming small town located in the northwestern part of the state, nestled in the foothills of the Appalachian Mountains. It serves as the county seat of Walker County and offers a picturesque setting with rolling hills, lush forests, and outdoor recreational opportunities.



PROPERTY LOCATION



SITE AERIAL



SITE AERIAL

South Chattanooga St



Building Highlights



- 100% Leased (single tenant)
- Credit Worthy tenant: General Electric Company (GE) and/or Roper Cooperation
- Newly Renovated
- 16,000 SF
- 3 dock doors with levelers
- 3-Phase Power
- Wet Sprinkler System

TENANT OVERVIEW

GE Appliances, a Haier company, is a leading U.S.-based home appliance manufacturer headquartered in Louisville, Kentucky. Known for its innovative and reliable products, GE Appliances offers a wide range of refrigerators, ovens, dishwashers, and laundry machines under brands like GE, Café, and Haier. Since joining the Haier Group in 2016, GE Appliances has continued to focus on smart technology, sustainability, and high-quality manufacturing across its U.S. facilities.

Roper Corporation, a subsidiary of GE Appliances, operates a significant manufacturing facility in LaFayette, GA, specializing in cooking appliances. The subject property at 1127 S Chattanooga Street, located less than a mile from the Roper Plant, is fully occupied by GE/Roper for sorting inventory and storage of products produced at the Roper plant.



MARKET OVERVIEW

- LaFayette, Georgia, boasts a diverse economy with strong foundations in agriculture and manufacturing, especially in textiles, automotive parts, and light industry. Manufacturing is central to the local job market, offering stable employment opportunities. The town's proximity to Chattanooga enhances its appeal for industrial operations by providing access to larger markets and supply chains. Recent trends highlight increased industrial investment and efforts in workforce development to support the growing manufacturing sector and ensure a skilled labor force for the future.



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