



CROSS-DOCK INVESTMENT OPPORTUNITY
47 LAMB LOOP, TIFTON, GA 31794
FOR SALE

THE BROKERAGE TEAM

47 Lamb Loop, Tifton, GA 31794



DAVIS KELLY
Associate Regional VP

Davis specializes in cross-docks, truckload maintenance facilities, and IOS properties. A University of Georgia graduate, he previously worked in industrial brokerage, focusing on investments and landlord representation. Davis is known for his market expertise and client-focused service.

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WILL MCFARLIN
CFO

Will has been with Burr & Temkin for nearly 25 years. With a strong background in LTL and truckload operations, he excels at brokerage, acquisitions, and redevelopment projects across the Southeast.

O: 770.410.1900
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E: willm@burrtemkin.com



MARK BRADLEY
Regional VP

Mark brings 23 years of real estate experience following a 9-year transportation career. He currently leads new business development and has held roles as team lead, managing broker, and mentor.

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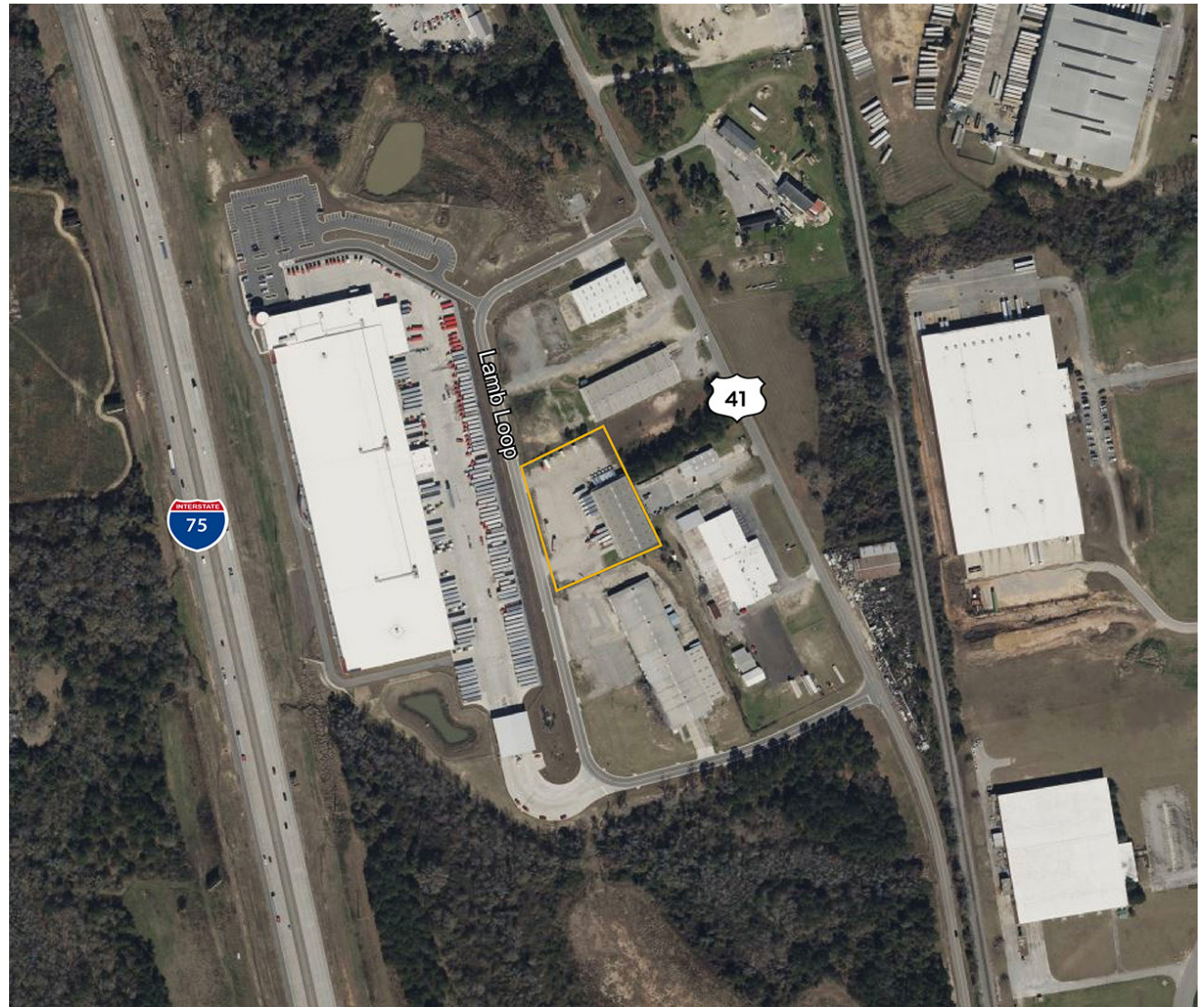


PROPERTY OVERVIEW

47 Lamb Loop, Tifton, GA 31794

47 Lamb Loop, Tifton, GA

GROSS BUILDING AREA	20,000± SF
DOCK AREA	19,000± SF
OFFICE AREA	1,000
LAND AREA	2.1± Acres
DOCK DOORS	20
GRADE LEVEL DOORS	1
CONSTRUCTION	Metal
COVERAGE RATIO	21.86%
CLEAR HEIGHT	18'
YEAR BUILT	1992
ZONING	I4 (view code)
LOCATION	1/4 mile to US 41 South 1 mile to I-75



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This statement is based upon information we believe to be correct and is obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.

TENANT A OVERVIEW

47 Lamb Loop, Tifton, GA 31794

Lanter Delivery Systems, Inc.



Founded in 1981, Lanter is a national logistics company specializing in overnight, unattended delivery of time-sensitive parts for the automotive, agriculture, and heavy-duty trucking industries.

Network Details:

- Operates in 48 states with ~90 hubs and 11,000+ nightly stops
- Services include overnight delivery, scheduled LTL, and pool distribution

GROSS BUILDING AREA	14,835± SF
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OFFICE AREA	835± SF
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LEASE TERM EXPIRATION	11/1/2026
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OPTIONS	1, 2-Year Option
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OPTION RENT	\$7,368.40
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MONTHLY RENT	\$3,132
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YEARLY RENT	\$88,420.80
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RENT/SF	\$5.86
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INCREASES	2.00% Annually
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TAXES, INSURANCE, OPEX	NNN
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TENANT B OVERVIEW

47 Lamb Loop, Tifton, GA 31794

CalArk, International



Founded in 1975 and based in Little Rock, Arkansas, CalArk is a dry-van truckload carrier specializing in irregular routes. It serves the 48 contiguous U.S. states, Mexico, and Ontario, Canada.

Key Services:

- Full Truckload (FTL)
- 3PL Services: Warehousing, dedicated delivery, distribution
- Final Mile / LTL Delivery
- Terminals and facilities in multiple U.S. locations



GROSS BUILDING AREA 5,165± SF

OFFICE AREA 165± SF

LEASE TERM EXPIRATION 10/31/26

OPTIONS None

MONTHLY RENT \$3,132

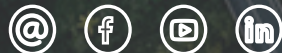
YEARLY RENT \$37,588

RENT/SF \$7.28

INCREASES 2.50% Annually

TAXES, INSURANCE, OPEX NNN

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