

506 BEAR CREEK RD, DALTON, GA 30721

# SINGLE-TENANT NNN INDUSTRIAL

AMERICA JINGWEI TEXTILE MACHINERY, LLC (PARTIALLY OWNED SINOMACH SUBSIDIARY)



OFFERING MEMORANDUM

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THE AP GROUP



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# EXECUTIVE SUMMARY

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INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

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TENANT SUMMARY

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FINANCIAL OVERVIEW

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# SINGLE-TENANT NNN INDUSTRIAL

## BRAND-NEW LEASE | DALTON, GA

 PRICE

**\$2,390,000**

CAP RATE

**7.25%**

NOI	\$173,240*
GLA	31,832 SF
Price/SF	\$75.08
Lot Size	1.70 AC
Year Built   Renovated	1975   2021
Clear Height	24'
Tenant	America Jingwei Textile Machinery, LLC
Lease Form	NNN
Term Remaining	+/- 3 Years
Escalations	Avg. 8% During Base Term
Renewal Options	One, 3-Year

*\*NOI is blended to include partial-year rent amounts.*





# SINGLE-TENANT NNN INDUSTRIAL

## STRONG TENANT | BRAND-NEW LEASE

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506 BEAR CREEK RD, DALTON, GA 30721

The AP Group of Marcus & Millichap is pleased to present the opportunity to acquire fee simple interest in the single-tenant industrial building located at 506 Bear Creek Rd in Dalton, GA. The newly renovated industrial facility totals 31,382 square-feet and is fully leased to America Jingwei Textile Machinery, LLC. The tenant is on a NNN lease with minimal landlord responsibilities, attractive rental increases, and one, three-year option to renew. Headquartered in Marietta, Georgia, America Jingwei Textile Machinery, LLC, serves as a regional hub for the import, distribution, and service of advanced textile machinery. The company plays a key role in supporting Jingwei's global supply chain by facilitating North American sales, after-sales support, and logistics.

The Dalton metro is nestled in the foothills of the Blue Ridge Mountains and is home to many of the world's floor covering manufacturers. Located southeast of Chattanooga, the Dalton metro consists of Murray and Whitfield counties. Dalton's economy is driven by the manufacturing, education, construction and health care sectors, with the majority of the metro's population employed in blue-collar occupations.

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## INVESTMENT HIGHLIGHTS

100% Occupied by America Jingwei Textile Machinery, LLC | New 3-Year Lease

NNN Lease Featuring an Avg. of 8% Annual Escalations During the Base Term | One, 3-Year Option

Tenant's Parent Company is Majority Internationally Owned & Supports the Textile & Flooring Industry in Dalton, GA

Property Features Six (6) Dock High Doors, Recently Renovated Office Area, Wet Sprinkler System, & 24' Clear Height

2021 Renovations Included Updates Offices, Lighting, Parking Area, Flooring, Insulation, Resealed Roof, & More

Located Just Off Abutment Rd (16,400+ VPD) | In Close Proximity to I-75, Atlanta MSA, & Chattanooga MSA

Ideally Positioned in Advanced Manufacturing Corridor | 230+ Manufacturing Companies in the MSA

QCells is Investing \$2.5 Billion into Its 3rd Manufacturing Facility in Dalton Adding 2,500+ New Jobs





**SINOMACH**  
SUBSIDIARY

SINOMACH CREDIT RATING

**S&P: A-**

SINOMACH SUBSIDIARIES & AFFILIATES

**28+**

TOTAL SINOMACH EMPLOYEES

**130,000+**

TOTAL OVERSEAS COMPANIES

**36**

## TENANT INFO

Tenant	America Jingwei Textile Machinery
Majority Owner	China Hi-tech Group Corp (SINOMACH)
SINOMACH Credit Rating	S&P: A-
Lease Form	NNN
Commencement	5/1/2025
Expiration	4/30/2028
Annual Base Rent/SF	\$5.28

## ABOUT

**JINGWEI TEXTILE MACHINERY CO., LTD.** is a subordinate of the China Hi-Tech Group Corporation (SINOMACH). As the global leading manufacturer of complete set of cotton spinning chain equipment, JINGWEI inherits the essence of the national textile machinery, provides a solid equipment guarantee for the development of China cotton spinning industry. Focused in textile machinery and market segments for more than 70 years, JINGWEI gradually form "six product units" pattern, i.e. cotton spinning, weaving, twisting, knitting, printing & dyeing, and textile machine accessories. With the development of textile industry and customer's requirements, JINGWEI keeps to invest in R&D to innovate service model helping customers build "smart textile factory", which acts as an impetus for company to provide complete sets of textile machinery equipment and full-process quality services to help JINGWEI earn a good image in the market.

**[www.jingweitexmach.com](http://www.jingweitexmach.com)**



TERMS

Tenant	America Jingwei Textile Machinery, LLC
Lease Form	NNN
Commencement	5/1/2025
Expiration	4/30/2028
Rental Escalations	9.36% in Year 2   7.77% in Year 3
Renewal Options	One, 3-Year

LEASE ABSTRACT

ROFR/ROFO	None
Termination Rights	None
Option Rent	\$16,500/month in the initial 2 years of the option period. 3% escalation in the final year.
Landlord Responsibilities	Roof, foundations, exterior walls, and underground utility & sewer pipes.
Tenant Responsibilities	Repairs & maintenance, HVAC, utilities, and reimbursements for all other operating expenses including CAM, real estate taxes, insurance, management fee, etc.

RENT SCHEDULE

TERM	LEASE YEAR	LEASE DATES	RENT/SF	RENT/MONTH	RENT/YEAR	RENTAL INCREASE
BASE TERM Years 1-3	Year 1	5/1/25-4/30/26	\$5.28	\$14,000	\$168,000	-
	Year 2	5/1/26-4/30/27	\$5.77	\$15,310	\$183,720	9.36%
	Year 3	5/1/27-4/30/28	\$6.22	\$16,500	\$198,000	7.77%
OPTION Years 4-6	Year 4	5/1/28-4/30/29	\$6.22	\$16,500	\$198,000	0.00%
	Year 5	5/1/29-4/30/30	\$6.22	\$16,500	\$198,000	0.00%
	Year 6	5/1/30-4/30/31	\$6.41	\$16,995	\$203,940	3.00%





# PROPERTY DESCRIPTION



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PROPERTY OVERVIEW

SUBJECT AERIALS

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## PROPERTY OVERVIEW

GLA	31,832 SF
Drive-Ins	Six (6)
Clear Height	24'
Sprinklers	Wet
Lot Size	1.70 Acres
Zoning	M-2 Heavy Manufacturing





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An aerial photograph of a city, likely Knoxville, Tennessee, showing a mix of urban development and green space. In the foreground, there are several large, mostly empty industrial or commercial lots, some with low-rise buildings. A major road with multiple lanes runs through the center, with cars visible. To the right, a set of railroad tracks runs parallel to the road. The background features rolling green hills and mountains under a blue sky with scattered white clouds. The text 'MARKET OVERVIEW' is overlaid on the left side of the image.

# MARKET OVERVIEW

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LOCATION OVERVIEW

MARKET RESEARCH

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# DALTON, GA

The Dalton metro is nestled in the foothills of the Blue Ridge Mountains and is home to many of the world's floor covering manufacturers. Located southeast of Chattanooga, the Dalton metro consists of Murray and Whitfield counties. Dalton's economy is driven by the manufacturing, education, construction and health care sectors, with the majority of the metro's population employed in blue-collar occupations.

## METRO HIGHLIGHTS



### MANUFACTURING

Dalton is home to a collection of floor covering manufacturers, including Shaw Industries, U.S. Floors, Mohawk Industries, Engineered Floors and Tarkett, Inc.



### HEALTH CARE

BayMark Health Services, Inc. represents one of the largest non-manufacturing employers in the market, contributing to one of the biggest employment sectors.



### HIGHER EDUCATION

As an institution of the University System of Georgia, Dalton State College offers targeted bachelor's degrees, a full range of associate degrees and career certificate programs.



## ECONOMY

- Dalton is often referred to as the “Carpet Capital of the World,” and is home to over 150 carpet plants and approximately 100 carpet outlets. The area produces more than 75 percent of the total carpet output worldwide. Shaw Industries, which includes more than 7,500 companies in its corporate family, is headquartered in Dalton.
- The Dalton Convention Center, which is the permanent site for the Georgia Athletic Coaches Hall of Fame, hosts a variety of events and attracts visitors each year.
- The metro has the third-largest manufacturing community per capita in Georgia. Hanwha Q Cells now operates a solar panel factory in Dalton, employing around 700 people.



### POPULATION

**145k**

GROWTH 2023-2028\*

**2.8%**

### HOUSEHOLDS

**52k**

GROWTH 2023-2028\*

**3.4%**

### MEDIAN AGE

**37.1**

U.S. MEDIAN

**38.7**

### MEDIAN HH INCOME

**\$52,500**

U.S. MEDIAN

**\$68,500**

\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau





# POPULATION DATA

TOTAL POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	1,935	20,880	54,778
2024 Estimate	1,907	28,274	53,413
2020 Census	1,962	28,072	52,569
2010 Census	1,956	27,783	52,297
2024 Daytime Population (est.)	6,009	44,141	82,700

TOTAL HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projection	642	10,016	19,402
2024 Estimate	632	9,730	18,770
2020 Census	617	9,337	17,907
2010 Census	603	9,077	17,447
Occupied Units			
2028 Projection	703	10,787	21,017
2023 Estimate	691	10,472	20,325

HOUSEHOLD EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Avg Retail Expenditure	\$152,134	\$186,111	\$181,735
Consumer Expenditure Top 10 Categories			
Housing	\$18,264	\$22,211	\$21,713
Transportation	\$10,236	\$12,351	\$12,076
Food	\$7,424	\$8,636	\$8,476
Personal Insurance	\$6,090	\$7,793	\$7,532
Entertainment	\$2,226	\$2,832	\$2,748
Cash Contributions	\$1,877	\$2,780	\$2,712
Apparel	\$1,701	\$1,904	\$1,858
Personal Care Products	\$726	\$835	\$822
Education	\$588	\$780	\$754
Tobacco Products & Supplies	\$432	\$417	\$423

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population by Age			
2024 Total Population (est.)	1,907	28,274	53,413
Under 20	31.9%	30.5%	29.2%
20 - 34 Years	23.4%	21.1%	21.6%
35 - 39 Years	6.7%	6.5%	6.5%
40 - 49 Years	12.6%	12.5%	12.3%
50 - 64 Years	16.3%	16.9%	16.8%
Age 65+	9.2%	12.4%	13.6%
Median Age	31.0	34.0	34.0

Population 25+ by Education Level			
2024 Population Age 25+ (est.)	1,142	17,442	33,540
Elementary (0-8)	12.7%	19.9%	18.9%
Some High School (9-11)	13.2%	12.8%	13.2%
High School Graduate (12)	51.4%	28.7%	29.6%
Some College (13-15)	11.4%	14.3%	15.4%
Associate Degree Only	3.8%	3.9%	4.6%
Bachelor's Degree Only	5.6%	12.7%	11.2%
Graduate Degree	1.8%	7.7%	7.2%

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2024 Estimate			
\$150,000 or More	4.0%	10.2%	9.2%
\$149,000 - \$100,000	5.0%	15.6%	15.6%
\$99,000 - \$75,000	19.1%	17.6%	17.5%
\$74,000 - \$50,000	16.1%	16.9%	16.0%
\$49,000 - \$35,000	20.7%	13.0%	13.3%
Under \$35,000	35.1%	26.8%	28.4%
Average	\$56,554	\$80,132	\$78,702
Median	\$50,948	\$67,751	\$66,088
Per Capita	\$18,442	\$28,131	\$28,316





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