



459 CADILLAC PKY DALLAS, GA 30157

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

Peter Narog
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OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*




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 5912 N Burdick St,
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PROPERTY OVERVIEW

Executive Summary
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FINANCIAL OVERVIEW

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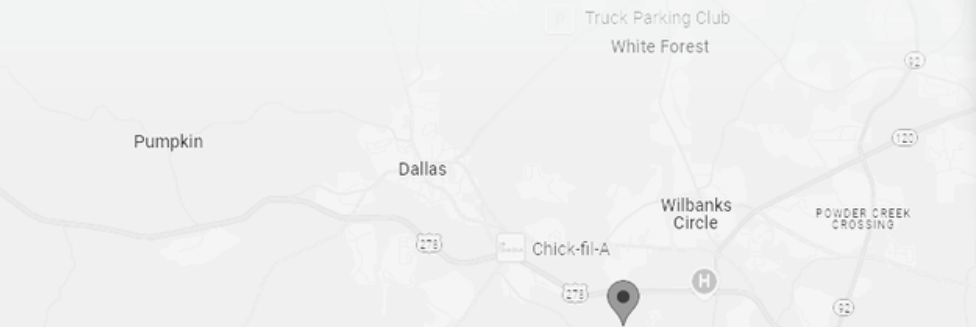
LOCATION OVERVIEW

About Dallas, GA
Demographics
Map

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'

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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.



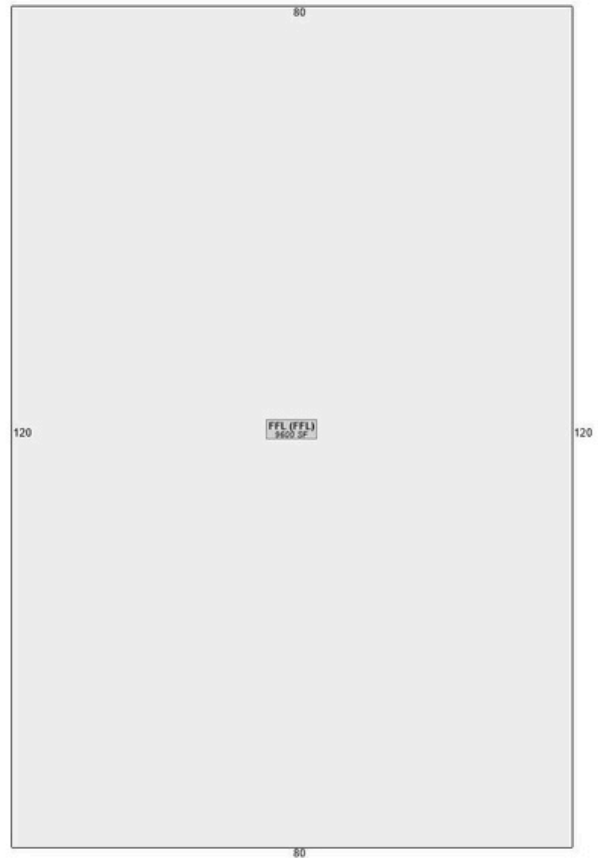
Industrial Infrastructure: Durable construction and adaptable layout align with strong regional demand for small-bay industrial facilities.



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; MANGEMENT FEE	\$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

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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

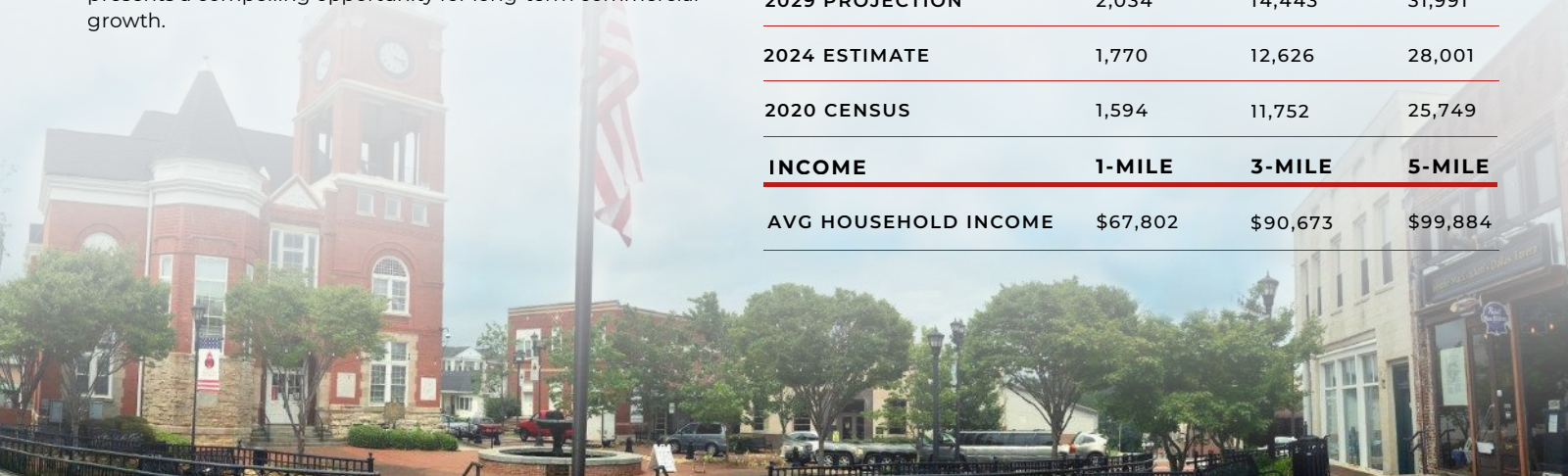
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ABOUT DALLAS, GA

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

Wilbanks Circle

POWDER CROSS

278



Chick-fil-A

360



459 CADILLAC PKY



Wellstar Paulding Medical Center

Country Inn & Suites by Radisson, Hiram, GA



Hol

Winndale

278

White

www.whiteenterprises.com

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