



459 CADILLAC PKY DALLAS, GA 30157

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

Dispositions Officer

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Ryan Jenkins


VP of Dispositions



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 5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
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Floor Plan

FINANCIAL OVERVIEW

Financial Summary
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Tenant Summary

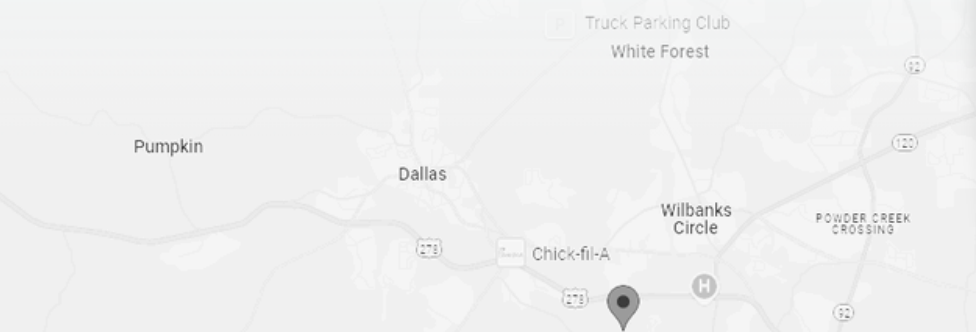
LOCATION OVERVIEW

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' |

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.



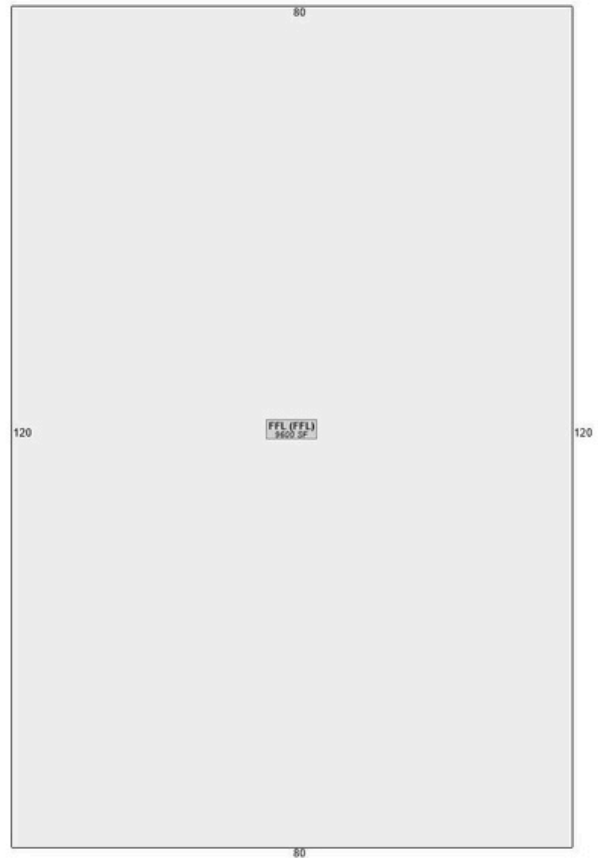
Industrial Infrastructure: Durable construction and adaptable layout align with strong regional demand for small-bay industrial facilities.



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 |

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.

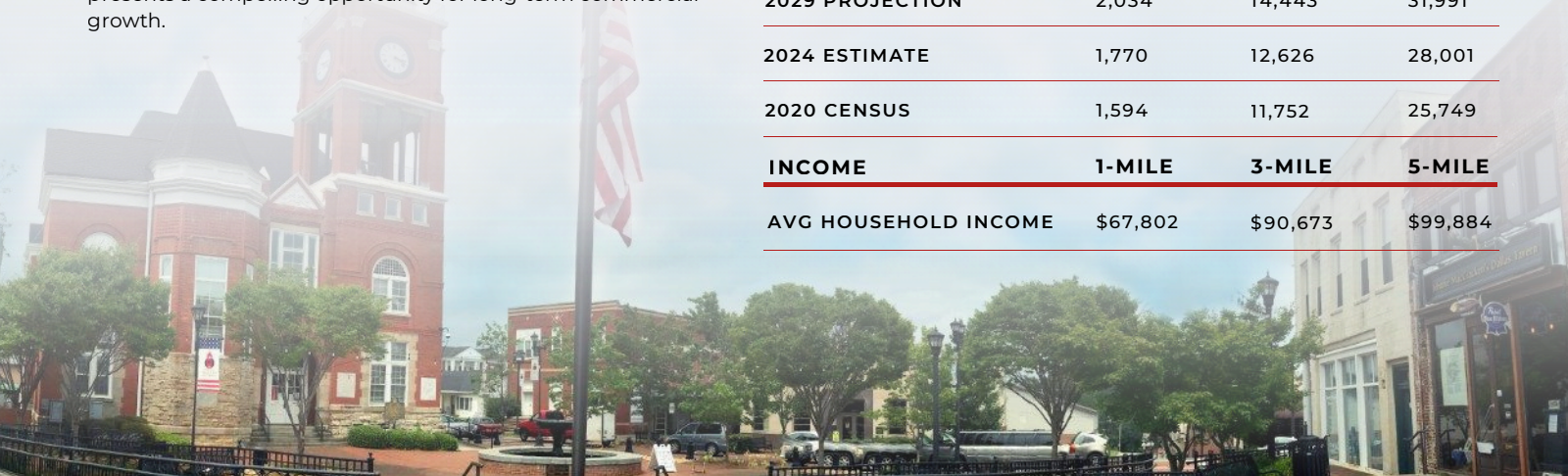
LEASE OVERVIEW

| | |
|---------------------|-------------|
| 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

Dallas

Wilbanks Circle

Chick-fil-A

Wellstar Paulding Medical Center

459 CADILLAC PKY

Country Inn & Suites by Radisson, Hiram, GA

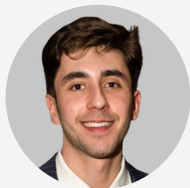
Winndale

HOBBY LOBBY

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