

..... OFFERING MEMORANDUM

70 INDUSTRIAL DR

70 Industrial Dr, Cartersville, GA 30120



Marcus & Millichap



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SECTION 1



PROPERTY INFORMATION

Property Summary
Property Details
Custom Page
Tenant Profiles
Custom Page
Custom Page
Custom Page
Aerial Map

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70 INDUSTRIAL DR

PROPERTY SUMMARY



PROPERTY DESCRIPTION

70 Industrial Drive Is A 150,000-Square-Foot Industrial Warehouse Strategically Located In Cartersville, Georgia, Offering Excellent Access To Interstate 75 And U.S. Highway 41. Situated On Approximately +/- 9.24 Acres And Zoned M-1 Industrial, The Property Is Well Suited For Warehousing, Manufacturing, And Distribution Operations.

The Facility Features Approximately 4,500 Square Feet Of Dedicated Office Space, 9 Dock- High Loading Doors, 1 Grade-Level Drive-In Door, 16'-19' Clear Heights, Heavy Power, 50' X 32' Column Spacing, And Ample Trailer Parking To Accommodate A Wide Range Of Industrial Users.

Positioned Within One Of Northwest Georgia's Fastest-Growing Industrial Markets, 70 Industrial Drive Offers Exceptional Regional Connectivity, Providing Efficient Access To Metro Atlanta, Chattanooga, And The Southeast Logistics Network. Its Functional Warehouse Layout, Established Industrial Zoning, And Strategic Location Make The Property An Attractive Opportunity For Investors, Owner-Users, And Distribution Operators Alike.

OFFERING SUMMARY

Sale Price: \$12,000,000 (\$80/SF)

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	179	474	1,311
Total Population	386	1,050	2,857
Average HH Income	\$80,657	\$82,621	\$90,706

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PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	C019-0002-001
Zoning	M1
Year Built	1960
Intersection/Cross Street	Industrial Dr. / S Erwin St

CONSTRUCTION

Land Acres	9.24
FAR	0.35
Clear Height	16' - 19'
Column Spacing	50'w x 32'd
Dock Doors	9
Grade Level Doors	1

MECHANICAL

HVAC	Offices Only
Fire Protection	Sprinklers
Percent with AC	4%





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INVESTMENT HIGHLIGHTS



INVESTMENT OVERVIEW

70 Industrial Drive presents a rare opportunity to acquire a ±150,000 SF industrial facility with multiple acquisition strategies. The property can be delivered 100% vacant at closing, making it ideal for an owner/user seeking immediate occupancy, or it can be acquired with a sale-leaseback in place.

Under the proposed sale-leaseback structure, the current owner is willing to lease back approximately 49% of the building for up to three (3) years at \$5.00/SF/year while identifying and transitioning to a replacement facility as part of a potential 1031 exchange. This structure provides investors with immediate in-place cash flow while creating the opportunity to lease the remaining vacant space and eventually the leaseback space—at market rental rates, offering significant upside in NOI and asset value.

INVESTMENT HIGHLIGHTS

- Flexible acquisition structure – Available vacant or with a sale-leaseback in place.
- Owner/user opportunity – Building can be delivered 100% vacant for immediate occupancy.
- In-place income – Seller willing to lease back approximately 49% of the building for up to 3 years at \$5.00/SF/year.
- Value-add upside – Lease remaining vacant space at market rents while generating cash flow from the leaseback.
- Future rent growth – Opportunity to re-lease the leaseback space at market rates upon seller's relocation.
- Potential 1031 exchange transaction – Seller is actively seeking a replacement property, providing flexibility in transaction structure.
- Multiple exit strategies – Attractive to both investors seeking upside and owner/users requiring a large industrial footprint.

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SALE-LEASEBACK SCENARIO TERMS



TENANT HIGHLIGHTS

- Established home & garden décor company with 50+ years of industry experience.
- Leading designer, importer, and distributor of indoor & outdoor planters, pottery, and garden décor.
- Supplies products to major national retailers throughout North America.
- Extensive portfolio featuring trend-driven home and outdoor living products.
- Dedicated in-house design team focused on innovative, consumer-driven collections.
- Committed to quality craftsmanship and exceptional customer service.

TENANT OVERVIEW

Company:	Trendspot, Inc.
Founded:	1972
Lease Rate:	\$5/SF/YR
Headquarters:	San Bernardino CA
Website:	https://trendspotinc.com/

POTENTIAL LEASE-BACK SCENARIO

LEASE YEARS	ANNUAL RENT	ESCALATIONS
1	\$367,500	-
2	\$374,800	2%
3	\$382,347	2%

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ADDITIONAL INCOME



ADDITIONAL INCOME OVERVIEW

The property includes a fully fenced parking/storage lot located on the west side of the building along Industrial Drive. This area is currently leased to a neighboring business, providing \$30,000 annually (\$2,500 per month) in supplemental income through July 2029.

The lease includes a 60-day termination clause, allowing either the landlord or tenant to end the agreement with notice. This provides immediate cash flow while maintaining flexibility for a future owner to repurpose the lot for parking, outdoor storage, expansion, or other operational needs.



ADDITIONAL INCOME HIGHLIGHTS

- Supplemental income of \$30,000 annually (\$2,500/month).
- Fully fenced parking/storage lot leased to a neighboring tenant.
- Lease term extends through July 2029.
- 60-day termination clause provides flexibility for either party to end the lease early if needed.
- Immediate in-place cash flow with minimal management requirements.
- Flexible future use, allowing a new owner to reclaim the lot for parking, outdoor storage, or property operations.



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PHOTOS



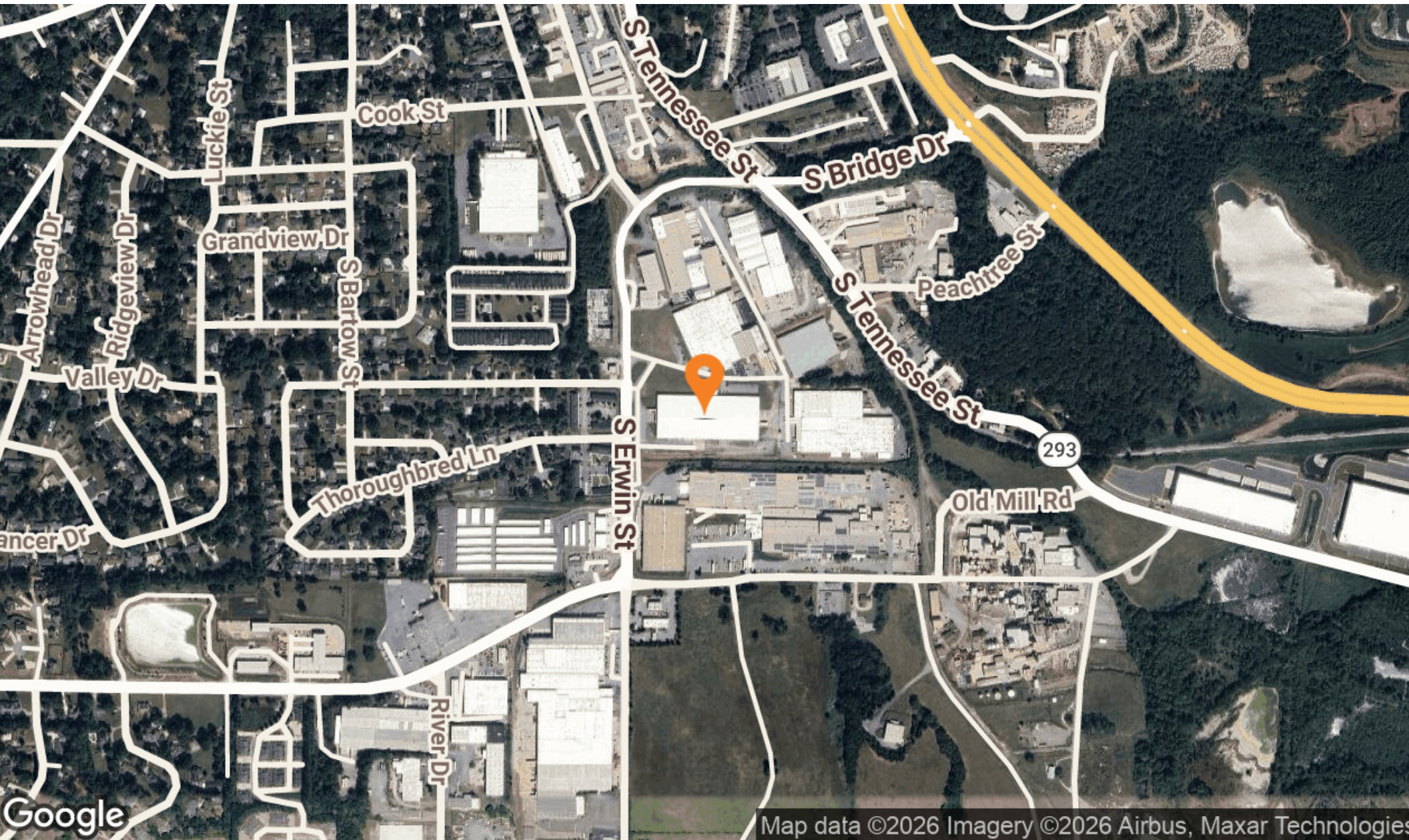
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PHOTOS



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AERIAL MAP



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