

LEE & ASSOCIATES ATLANTA
OFFERING MEMORANDUM

**101 CONYERS
INDUSTRIAL DRIVE**
CARTERSVILLE, GA 30120

PROPERTY OVERVIEW

PRICE	\$8,579,350 (\$65 PSF)
ADDRESS	101 Conyers Industrial Dr Cartersville, GA 30120
COUNTY	Bartow
BUILDING SF	131,990
OFFICE SF	3,744
ACRES	7.009
YEAR BUILT	1973 w/ Renovations
DH / DI	6 DH w/ Levelers 3 DI - Grade Level
CLEAR HEIGHT	18' eaves- 30' peak
SPRINKLER	Yes
ZONING	L-I Light Industrial District - (Cartersville)
POWER	480/277 3 Phase 2,000 amps
COMMENTS	3 & 5 Ton Crane 2 Boilers
DISTANCES	I-75 Exit 288: 4.4 Miles I-75 Exit 285: 5.4 Miles



PROPERTY PHOTOS



KEY POINTS



PRIME I-75 CORRIDOR

Direct I-75 Access in Cartersville
- under 45 miles north of Atlanta
CBD in the NW Atlanta Industrial
Market.



FLEXIBLE CLEAR HEIGHTS

18' - 30' clear heights
accommodate manufacturing,
distribution, and warehouse users
throughout the facility.



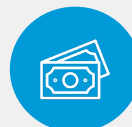
MULTI-USE SITE

7.009 acres , light industrial
zoning supports manufacturing,
warehouse, R&D and owner-user
HQ operations.



LOADING INFRASTRUCTURE

6 dock-high doors and 2 drive-in
doors providing efficient truck-
court operations for distribution
users.



VALUE PRICING

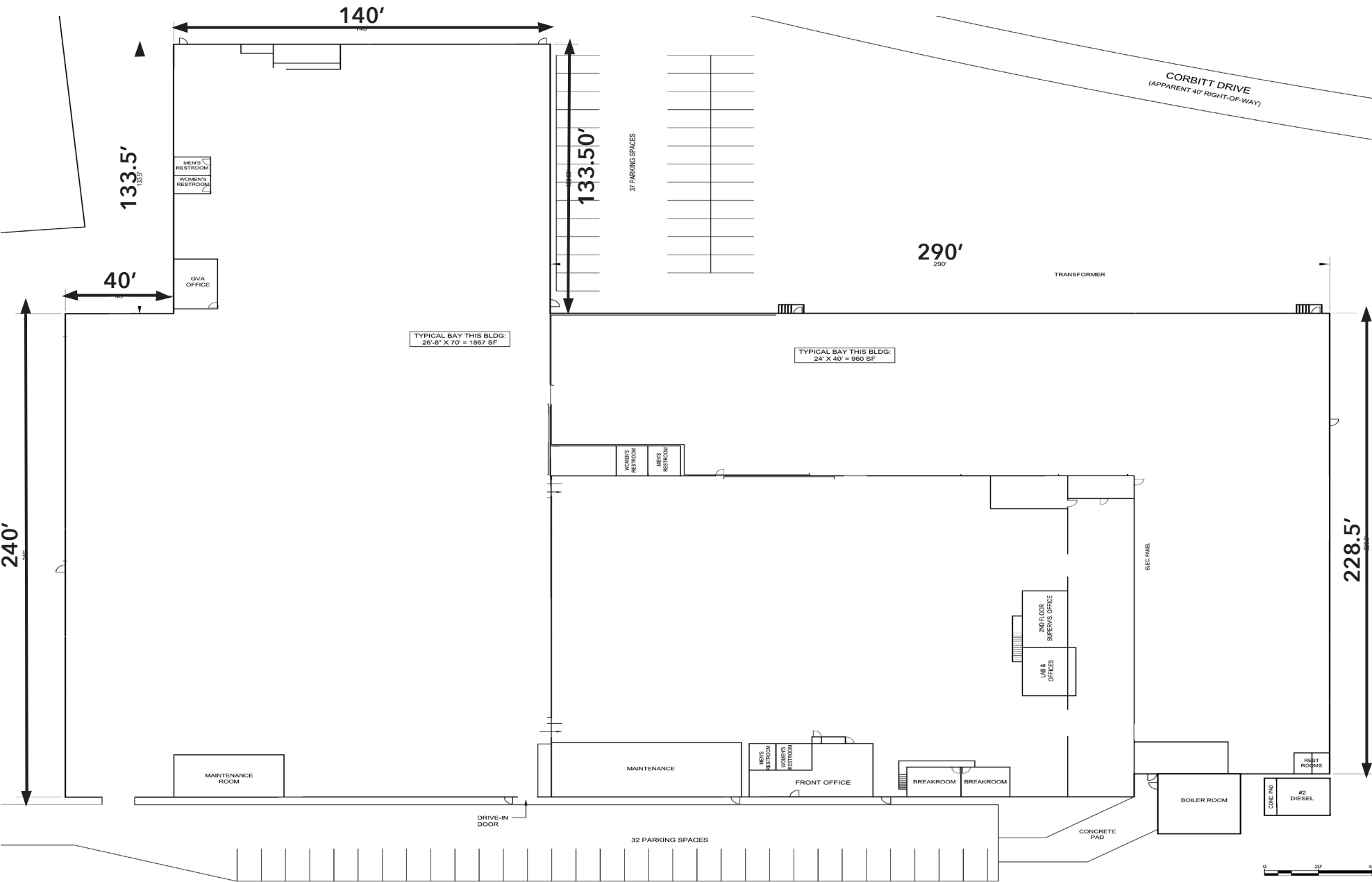
Offered at \$9,239,300 (\$70PSF)
- in line with comparable
Cartersville investment sales in
the submarket.



STRONG SUBMARKET

Bartow county = 50.6% of NW
Atlanta Industrial inventory with
positive net absorption trends.

FLOORPLAN



CORPORATE NEIGHBORS



DEMOGRAPHICS



POPULATION

	3-MILE	5-MILE	10-MILE
2025 Est. Population	20,442	46,836	150,802
2020 Population	18,984	43,028	134,993



HOUSEHOLDS

	3-MILE	5-MILE	10-MILE
2025 Est. Households	7,732	17,436	53,922
2020 Households	7,213	16,044	48,374



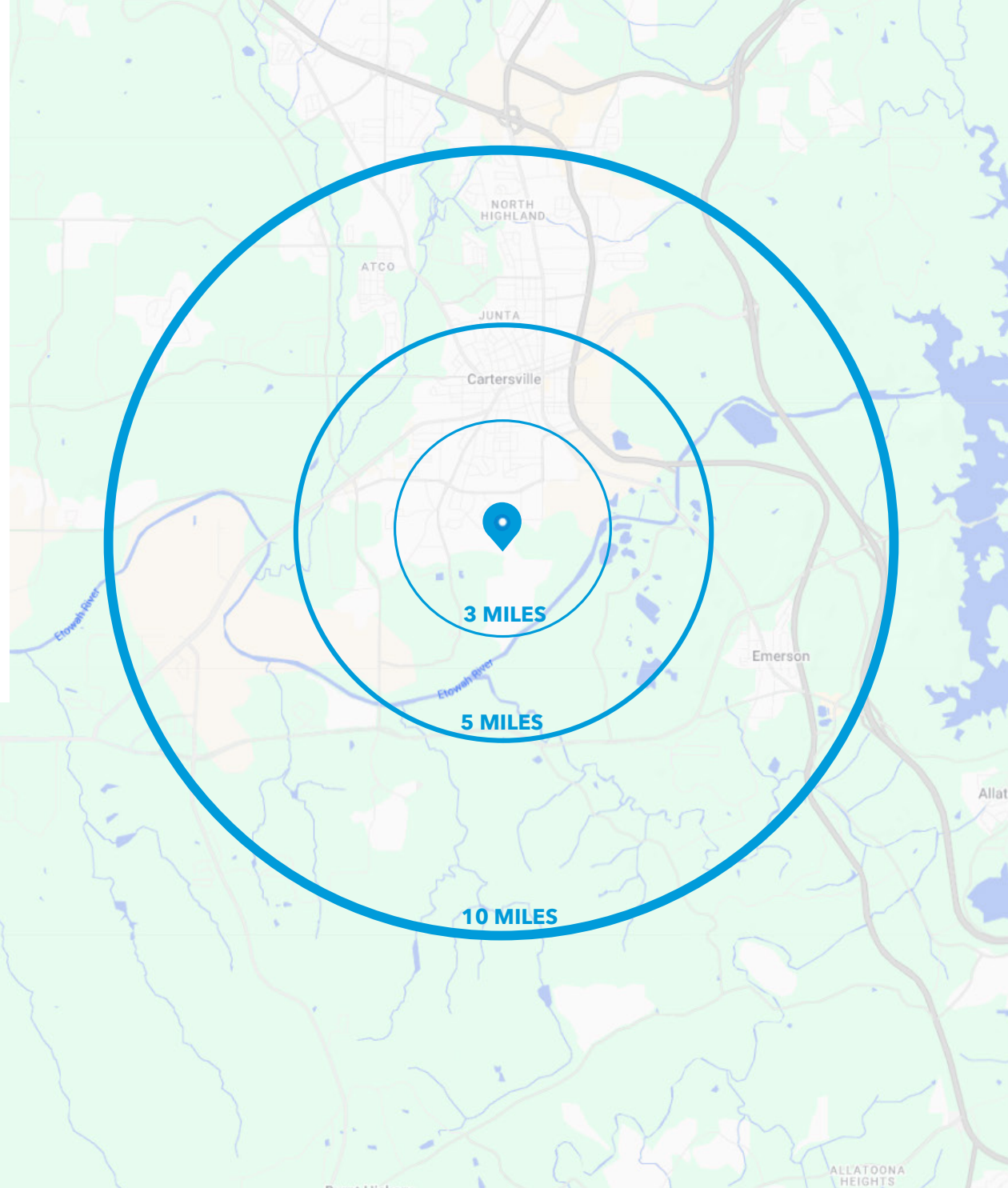
INCOME

	3-MILE	5-MILE	10-MILE
2025 Median Household Income	\$82,278	\$84,661	\$90,882



EMPLOYEES

	3-MILE	5-MILE	10-MILE
2025 Est. Number of Employees in Area	13,882	24,970	53,712



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