

152 TYLER DRIVE

IOS YARD WITH DAY-ONE INCOME | IND-G INDUSTRIAL | ±8.00 ACRES | I-75 FRONTAGE



CALHOUN, GA • GORDON COUNTY | PRICING GUIDANCE: \$3,000,000 (\$375,000/ACRE)



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INVESTMENT SUMMARY

152 Tyler Drive is a ± 8.00 -acre industrial outdoor storage (IOS) yard in Calhoun, Georgia – fully fenced, gated, and improved with compacted gravel throughout – with Interstate 75 running directly along the eastern property boundary. The site trades with day-one income already in place and a lease-ready balance.

Approximately 3.0 acres are leased to Sims Crane & Equipment at \$3,300 per acre per month on a net basis with 3% annual escalations through June 30, 2028 – an executed rent that sits inside the corridor's \$3,000 to \$3,500 market range, so buyers underwrite from the rent roll rather than from a projection. The remaining ± 5.0 acres are leasable at market as they sit.

Zoning is IND-G General Industrial, which permits truck terminals, storage yards, warehousing, and industrial uses by right. The graded pad and completed topographic survey also support a shop/office build-to-suit on an estimated 90-day delivery – widening the buyer pool from income buyers to owner-users and developers, with full-site control available in mid-2028.

SITE HIGHLIGHTS



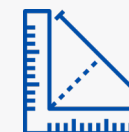
PRIME LOCATION

with Interstate 75 running directly along the eastern property boundary



IND-G ZONING

General Industrial – outdoor storage & vertical construction permitted



± 8.00 ACRES

that are fully fenced and gated with compacted gravel throughout the site



PARTIALLY LEASED

3.0 acres currently leased to Sims Crane at \$3,300/AC/mo NNN through 6/30/28



90 DAYS

estimated build-to-suit delivery on the existing graded pad

PROPERTY SNAPSHOT

SITE & LEGAL

ADDRESS	125 Tyler Drive, Calhoun, GA 30701
COUNTY	Gordon County / City of Calhoun
TOTAL SITE AREA	± 8.00 total acres
SURFACE	± 8.00 acres compacted gravel
SECURITY	Fully fenced and gated
DIVISIBILITY	Interior fence and second gate already built
ZONING	IND-G, General Industrial
LAND LOT / DISTRICT	Land Lot 303, 14th District, 3rd Section
TAX PARCEL	C73 017
FRONTAGE	Tyler Drive - 60' right-of-way
INTERSTATE ACCESS	I-75 along eastern boundary
SURVEY	Axis Surveying, December 2023 (topo complete)
DELIVERY	Subject to Sims Crane lease; balance vacant

LEASE ABSTRACT

TENANT	Sims Crane & Equipment Co.
LEASED AREA	± 3.0 total acres
BASE RENT	\$3,300 per acre / month, net
YEAR 1 INCOME	\$118,800
ESCALATIONS	3% annually
LEASE TERM	36 months – 7/1/2025 - 6/30/2028
RENEWAL OPTIONS	None
STRUCTURE	Net lease
ESTOPPEL	Tenant delivery within 10 days of request
REMAINING TERM	Approximately 2 years at closing
BALANCE OF SITE	±5.0 acres available for lease
FULL-SITE CONTROL	Available mid-2028

APPROXIMATELY 37% OF THE SITE IS ALREADY INCOME-PRODUCING AT A MARKET-SUPPORTED RENT

Buyers underwrite a signed lease – not a projection – with ±5.0 acres of lease-up at \$3,000-\$3,500 per acre per month.

BUILT TO **DIVIDE**

INTERIOR FENCE AND GATED ENTRY ALREADY BUILT — NO CAPITAL REQUIRED TO SPLIT THE YARD



THE YARD IS ALREADY SPLIT

A permanent interior fence and a separate gated entry are built and in service today. A buyer can lease the balance of the yard to a second tenant without new fencing, re-grading, or a capital budget — two independently securable yards operating on one parcel from day one.

The same fence line reverses just as easily. When the Sims Crane lease expires in June 2028, the gate opens to one contiguous ± 8.00 -acre yard for an owner-user or a single large tenant.

1

Existing interior fence

Permanent chain-link division, already in place

2

± 3.0 Acres - Leased

Sims Crane & Equipment through 6/30/2028

3

± 5.0 Acres - Available

Lease-ready as it sits; no additional work required

4

Gated Entry

Separate controlled access off of Tyler Drive



± 8.00

TOTAL ACRES



± 3.00

ACRES LEASED



± 5.00

ACRES AVAILABLE



\$3,300

PER ACRE / MONTH, NNN



6/30/28

LEASE EXPIRATION

INVESTMENT ECONOMICS

PRICING

PRICING GUIDANCE	\$3,000,000
PRICE PER ACRE	\$375,000
IN-PLACE 1 YEAR INCOME	\$118,800
IN-PLACE YIELD ON GUIDANCE	3.96%
INCOME PRODUCING ACREAGE	±3.0 of ±8.0 Total Acres (37%)
OFFERED	As-is

Guidance is anchored to an executed lease at \$3,300 per acre per month – inside the prevailing \$3,000 to \$3,500 corridor range – with 3% annual escalations already contracted through June 2028.

STABILIZED YIELD RANGE - FULL SITE

±8.0 AC AT \$3k - \$3.5k/AC/MO., NNN	\$288,000 - \$336,000 / year
YIELD ON \$3,000,000 GUIDANCE	9.6% - 11.2%
AT THE IN-PLACE \$3,300 RATE	\$316,800 / year • 10.6%

RENT SENSITIVITY – FULL SITE LEASED

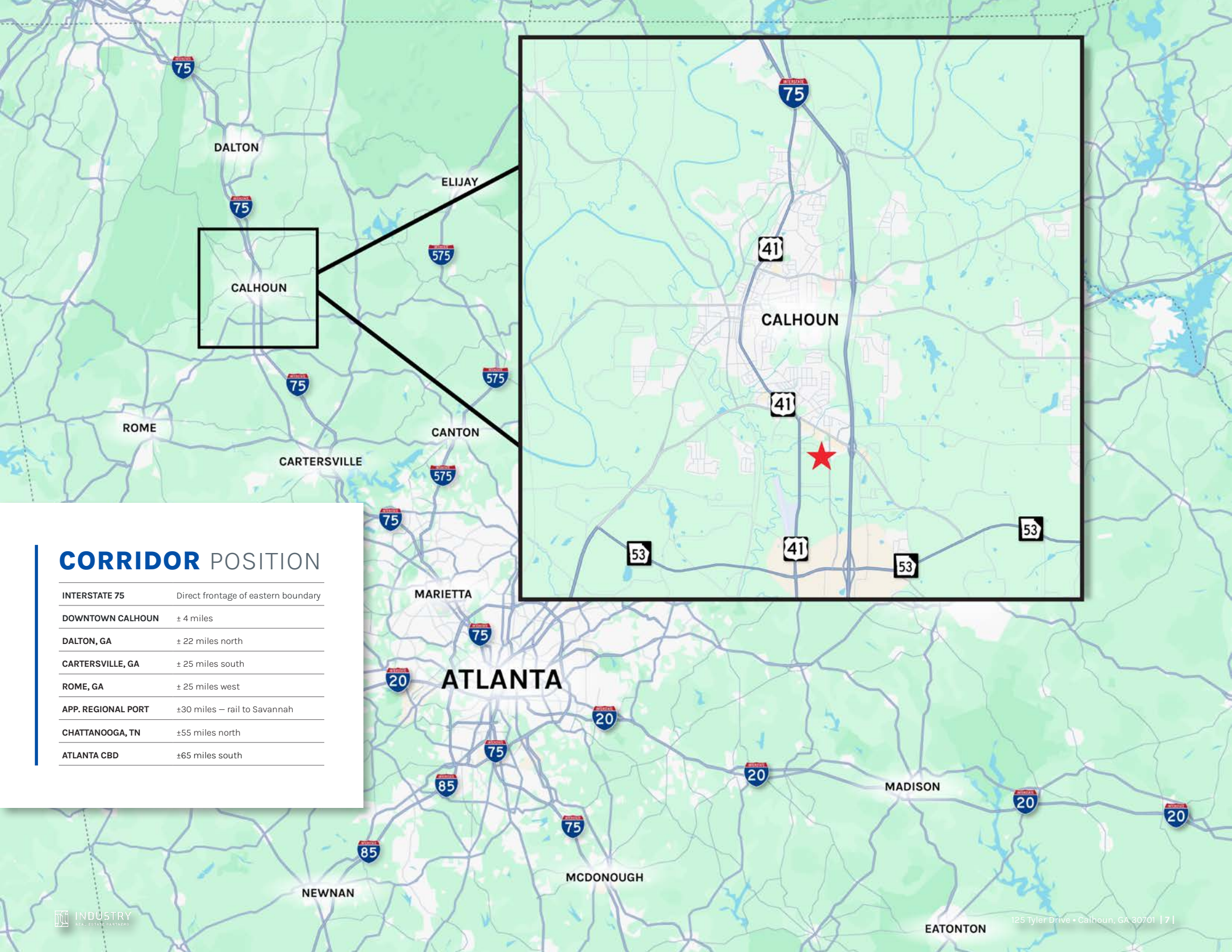
RENT / AC / MO.	ANNUAL NOI	YEILD ON \$3M	MARKET CONTEXT
\$3,000	\$288,000	9.6%	Bottom of corridor range
\$3,250	\$312,000	10.4%	Mid-market improved gravel
\$3,300	\$316,800	10.6%	In-place Sims Crane rent
\$3,500	\$336,000	11.2%	Top of corridor range

Improved, fenced, compacted gravel in the I-75 North corridor is transacting at roughly \$3,000 to \$3,500 per acre per month. The in-place rent at 125 Tyler Drive sits inside that range, so lease-up on the balance of the site underwrites at the same level or better – no rent roll-down at expiration.

BUILD-TO-SUIT OPTIONALITY

- Industrial zoning in place – vertical construction permitted by right.
- Graded pad and completed topographic survey on file.
- Estimated 90-day delivery for a shop or office component.
- Full-site control for an owner-user or developer available mid-2028.

Pricing guidance, yields, and rent scenarios are for discussion purposes only and do not constitute an appraisal or a guarantee of sale price or terms.



CORRIDOR POSITION

INTERSTATE 75	Direct frontage of eastern boundary
DOWNTOWN CALHOUN	± 4 miles
DALTON, GA	± 22 miles north
CARTERSVILLE, GA	± 25 miles south
ROME, GA	± 25 miles west
APP. REGIONAL PORT	±30 miles – rail to Savannah
CHATTANOOGA, TN	±55 miles north
ATLANTA CBD	±65 miles south

THE I-75 NORTH **IOS CORRIDOR**

Calhoun sits on Interstate 75 roughly midway between Atlanta and Chattanooga, at the center of the Northwest Georgia flooring and building-products manufacturing cluster — one of the densest concentrations of manufacturing, warehousing, and truck traffic in the Southeast. Gordon and Whitfield Counties generate constant inbound and outbound freight, and the operators serving that freight need yard space.

Improved outdoor storage in this corridor is scarce. Most available acreage is raw, unfenced, or lacks the compaction and drainage a fleet or crane operator requires, and municipalities have grown more selective about approving new yards. 125 Tyler Drive is already built — fenced, gated, graveled, and operating — with interstate frontage and an established industrial neighborhood of distribution, building-materials, and trucking users immediately surrounding it.

The site is proven by its own rent roll: a national crane operator chose it and pays a full market rent to be here.

WHO SHOULD BE LOOKING AT THIS SITE

IOS Operators & Trailer Storage Users

±8.00 acres of fenced, compacted gravel with interstate frontage — operational on day one, no entitlement work.

Income & Net-Lease Buyers

Executed lease at \$3,300/AC/mo NNN with 3% bumps through 6/30/28, plus ±5.0 acres of lease-up at \$3,000-\$3,500/AC/mo.

Crane, Heavy Equipment & Contractor Yards

Use already proven on site by Sims Crane; IND-G permits storage yards and industrial uses by right.

Owner-Users & Build-to-Suit Developers

Graded pad and completed topo support a shop or office build on an estimated 90-day delivery; full-site control mid-2028.

Fleet, Trucking & 3PL Operators

Truck terminals permitted by right, with I-75 access serving the Atlanta-Chattanooga-Midwest lane.

PERMITTED USES

IND-G GENERAL INDUSTRIAL ZONING

PERMITTED BY RIGHT — NO SPECIAL APPROVAL

The City of Calhoun's IND-G designation is a broad industrial district. The uses below are permitted by right under Section 7.11 of the zoning ordinance.

OUTDOOR STORAGE & LOGISTICS

- Truck terminals
- Storage yards, including building materials + lumberyards
- Wholesaling and warehousing

INDUSTRIAL & CONTRACTOR

- Any industry that does not create injurious or obnoxious noise, vibration, smoke, fumes, odor, dust, or fire hazard
- Commercial recycling collection centers
- Scrap metal processors and industrial recycling processing centers

SUPPORTING COMMERCIAL

- Any retail or service establishment dependent upon or closely related to industry
- Automobile service stations, subject to setback standards
- Signs, including outdoor advertising and business signage

IND-G SETBACKS

- Front 40' arterial / 35' collector
- Side 20' • Rear 20'

ZONING BREADTH DE-RISKS THE ACQUISITION

Buyers retain optionality well beyond a single-use strategy.

Summarized from the City of Calhoun Zoning Ordinance, Sec. 7.11. Prospective purchasers should independently verify zoning and permitted uses.





INTERIOR FENCE LINE & GATE — AS BUILT



GATED ENTRY OFF TYLER DRIVE



COMPACTED GRAVEL THROUGHOUT



I-75 FRONTAGE & INDUSTRIAL NEIGHBORS

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