INDUSTRIAL | MANUFACTURING FOR SALE
1129 S Chattanooga St | LaFayette, GA 30728

- $1,800,000
- 8% CAP Rate
- 10 Year Absolute Net Lease
- 40,000 Square Feet
- 5.54 AC (+/-)

EXECUTIVE SUMMARY

An award-winning, top-producing brokerage firm based in Chattanooga, Tennessee, SVN | Second Story has a remarkable track record of successfully closing sales throughout the Southeast. We are delighted to exclusively present an exceptional opportunity: the sale of a prime Industrial | Manufacturing facility in LaFayette, GA offering an expansive 40,000 square feet of space. Don’t miss your chance to invest in a property that blends potential with performance, backed by our commitment to excellence.

INVESTMENT SUMMARY

Offering Price:	$1,8000,000
Cap Rate	8%
Current NOI:	$144,000
Year Built:	1988
Building Size:	40,000 sf
Occupancy:	100%
Total Acreage:	5.54 acres (+/-)

Tenant:	DIXIE DYE & CHEMICAL, INC
Lease Type:	Absolute Net Lease
Primary Lease Terms:	10 Year Absolute Net Lease
Rent Expiration Date:	November 30, 2034
Parcel ID:	1060-006
Zoning:	I2
Annual Taxes:	$0.12/SF (2024)

Landlord Responsibilities:
Zero Landlord obligations that are not refundable by the tenant.

Property Description

This property is located at 1129 S Chattanooga St, LaFayette GA.
Located in the picturesque foothills of Northwest Georgia, Lafayette is not only rich in charm but also a hub for a skilled industrial workforce. With a strong foundation in manufacturing and logistics, the city supports a thriving local economy, making it an excellent location for businesses and professionals alike. Its strategic position places it just 30 minutes south of Chattanooga, TN, and about 90 minutes from Atlanta, GA, providing easy access to major metropolitan areas, transportation hubs, and a broader job market. This unique combination of small- town living and industrial opportunity makes Lafayette a standout choice for both families and businesses.

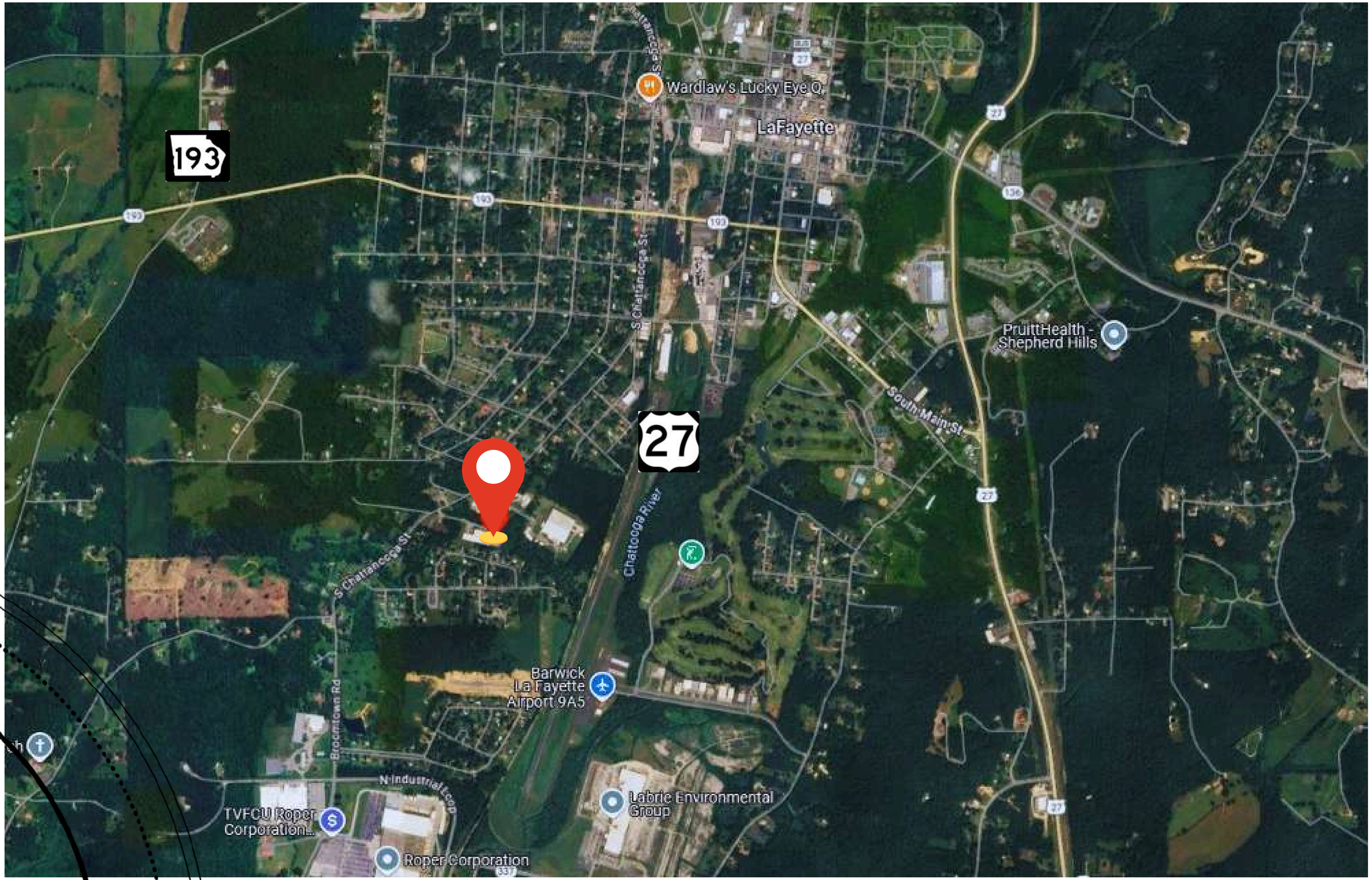
DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
2020 Population	9,275	12,835	30,201
2024 Population	10,058	13,786	31,327
2029 Projected Population	10,551	14,438	32,485
Median Age	41	41.7	42.6

HOUSEHOLD CHARACTERISTICS	3 MILES	5 MILES	10 MILES
2020 Households	3,713	5,066	11,491
2024 Households	4,008	5,423	11,877
2029 Household Projection	4,204	5,681	12,316

INCOME CHARACTERISTICS	3 MILES	5 MILES	10 MILES
Average Household Income 2020	$44,075	$49,737	$62,017
Average Household Income 2024	$42,762	$49,041	$62,209
Projected Household Income 2029	$42,129	$48,515	$61,964

VICINITY MAP



MARKET OVERVIEW

- LaFayette, Georgia, boasts a diverse economy with strong foundations in agriculture and manufacturing, especially in textiles, automotive parts, and light industry.
- Manufacturing is central to the local job market, offering stable employment opportunities.
- The town's proximity to Chattanooga enhances its appeal for industrial operations by providing access to larger markets and supply chains. Recent trends highlight increased industrial investment and efforts in workforce development to support the growing manufacturing sector and ensure a skilled labor force for the future.

TENANT OVERVIEW

Dixie Color, Inc. specializes in the manufacturing of industrial dyes and dyestuffs. Their products are utilized in various industries requiring colorants for materials such as textiles and plastics.

- 10 year Absolute Net Lease
- Two Five-Year Options to Renew
- 40,000 Square Feet
- Has been at the location for 20 years

Tenant Responsibilities:

- Property taxes, insurance, maintenance, and also roof and structural repairs.

PROPERTY PHOTOS

PROPERTY PHOTOS

CONFIDENTIALTIY

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

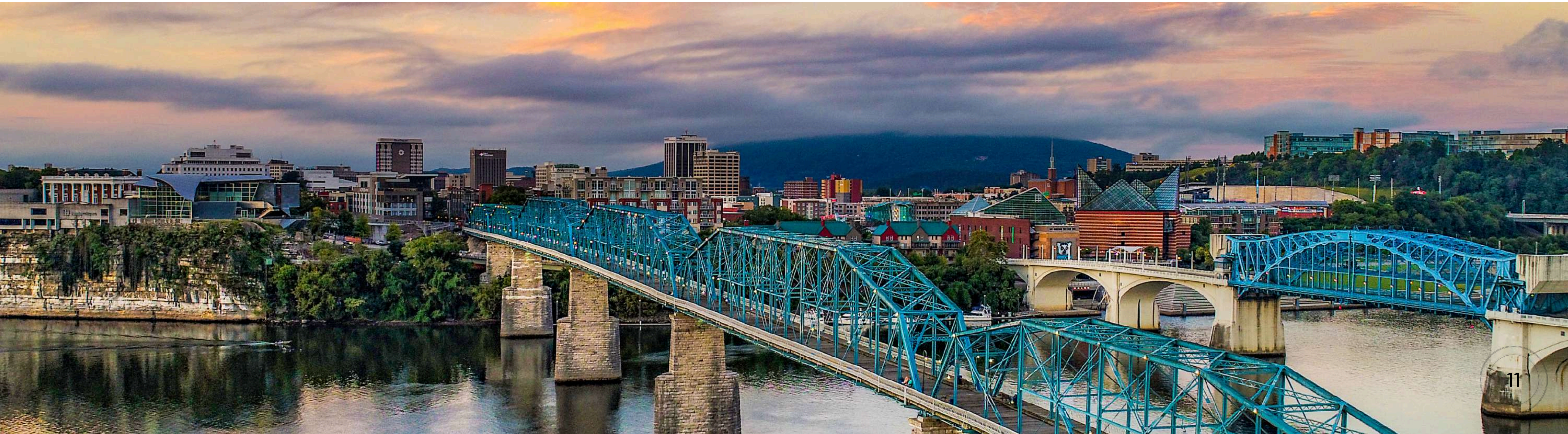
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



BROKER

Baker Townsend is a commercial real estate broker specializing in industrial properties across the Southeast. Since launching his career in 2022, Baker has established a strong track record, closing over **$33 million in transaction volume** and earning recognition as a **CoStar Power Broker**.

Born and raised in Chattanooga, Baker combines local roots with regional expertise, helping clients identify opportunities and achieve their goals in a competitive market. His focus on industrial real estate gives him unique insight into the needs of manufacturers, distributors, and logistics companies throughout the Southeast.

Whether representing owners, investors, or tenants, Baker brings a results-driven approach, market knowledge, and a commitment to building long-term relationships.

Baker Townsend
Senior Advisor

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