

# MATTHEWS™



Advanced Solutions & Calibrations, Inc.  
300 Rogers St, Barnesville, GA 30204

Industrial Investment Opportunity | Offering Memorandum

# EXCLUSIVELY PRESENTED BY



**Ryan Garveigh**

Associate

**(404) 897-0537**

[ryan.garveigh@matthews.com](mailto:ryan.garveigh@matthews.com)

License No. 445582 (GA)



**Thomas Wilkinson**

Associate Vice President

**(404) 348-4945**

[thomas.wilkinson@matthews.com](mailto:thomas.wilkinson@matthews.com)

License No. 416083 (GA)



**Harrison Auerbach**

SVP & Director

**(404) 445-1092**

[harrison.auerbach@matthews.com](mailto:harrison.auerbach@matthews.com)

License No. 451527 (GA)

**Maxx Bauman** | Broker of Record | Broker Lic No. 451849 (GA) | Firm Lic No. 80041 (GA)



**MATTHEWS™**

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# INVESTMENT HIGHLIGHTS

## Investment Summary

- This 66,500-square-foot industrial facility is 100% leased to a single tenant on a long-term triple net lease. The tenant is a regional provider of aircraft maintenance and engine engineering services supporting Delta Air Lines, making this a highly strategic location due to its proximity to Hartsfield-Jackson Atlanta International Airport
- \$125,040 of Annual Net Income Backed by a Creditworthy Tenant

## Asset Overview

- ±66,500 SF industrial facility on approximately ±2.45 acres
- Fully leased to a single tenant under a long-term NNN lease
- Strong in-place cash flow with minimal landlord responsibilities
- Recent capital improvements completed

## Property Highlights

- 20' clear height allowing for efficient vertical storage and operations
- 600V, 3-phase, 800-amp power supporting heavy industrial operations
- Five dock-high doors and two drive-in bays
- New roof and upgraded sprinkler system
- Functional layout ideal for logistics, manufacturing, and specialized industrial uses

## Location Advantages

- Approximately one hour south of Atlanta with direct access to major logistics corridors
- Close proximity to Hartsfield-Jackson Atlanta International Airport, supporting tenant operations
- Approximately three hours from the Port of Savannah, one of the nation's busiest shipping hubs
- Located within a growing industrial corridor with strong access to a skilled labor force



# FINANCIAL OVERVIEW

**\$1,670,000**  
List Price

**7.50%**  
Cap Rate

**\$25.07**  
Price Per SF

## Property Details

|            |     |
|------------|-----|
| Lease Type | NNN |
|------------|-----|

|                |                      |
|----------------|----------------------|
| Tenant's Share | 100% of the building |
|----------------|----------------------|

|            |                                 |
|------------|---------------------------------|
| Lease Term | (Start 3/18/26 - End 2/28/2033) |
|------------|---------------------------------|

|                  |                |
|------------------|----------------|
| Rent Escalations | 3%-4% per year |
|------------------|----------------|

|        |             |
|--------|-------------|
| Parcel | B22-236-001 |
|--------|-------------|

|              |         |
|--------------|---------|
| Construction | Masonry |
|--------------|---------|

|                     |                                                                         |
|---------------------|-------------------------------------------------------------------------|
| Additional Features | Outside storage, access to mezzanine space, and ample overhead lighting |
|---------------------|-------------------------------------------------------------------------|

|                         |                                                                                 |
|-------------------------|---------------------------------------------------------------------------------|
| Tenant Responsibilities | Responsible for all HVAC, industrial equipment, dock doors, levelers, and seals |
|-------------------------|---------------------------------------------------------------------------------|

|                           |                                                                                                               |
|---------------------------|---------------------------------------------------------------------------------------------------------------|
| Landlord Responsibilities | Responsible only for the foundation, exterior walls, roof, and sprinkler maintenance (reimbursed through CAM) |
|---------------------------|---------------------------------------------------------------------------------------------------------------|



# FINANCIAL SUMMARY

## Future Rent Escalations

|        |                                       |
|--------|---------------------------------------|
| Year 2 | (Mar 2027-Feb 2028) \$10,732.60/Month |
| Year 3 | (Mar 2028-Feb 2029) \$11,054.78/Month |
| Year 4 | (Mar 2029-Feb 2030) \$11,496.76/Month |
| Year 5 | (Mar 2030-Feb 2031) \$11,956.63/Month |
| Year 6 | (Mar 2031-Feb 2032) \$12,315.33/Month |
| Year 7 | (Mar 2032-Feb 2033) \$12,807.94/Month |

## Rent Breakdown

|                      |           |
|----------------------|-----------|
| Monthly Base Rent    | \$10,420  |
| Annual Base Rent     | \$125,040 |
| Annual OpEx          | \$41,230  |
| Total Annual Payment | \$166,270 |



**300 Rogers St, Barnesville, GA**  
Barnesville, GA 30204

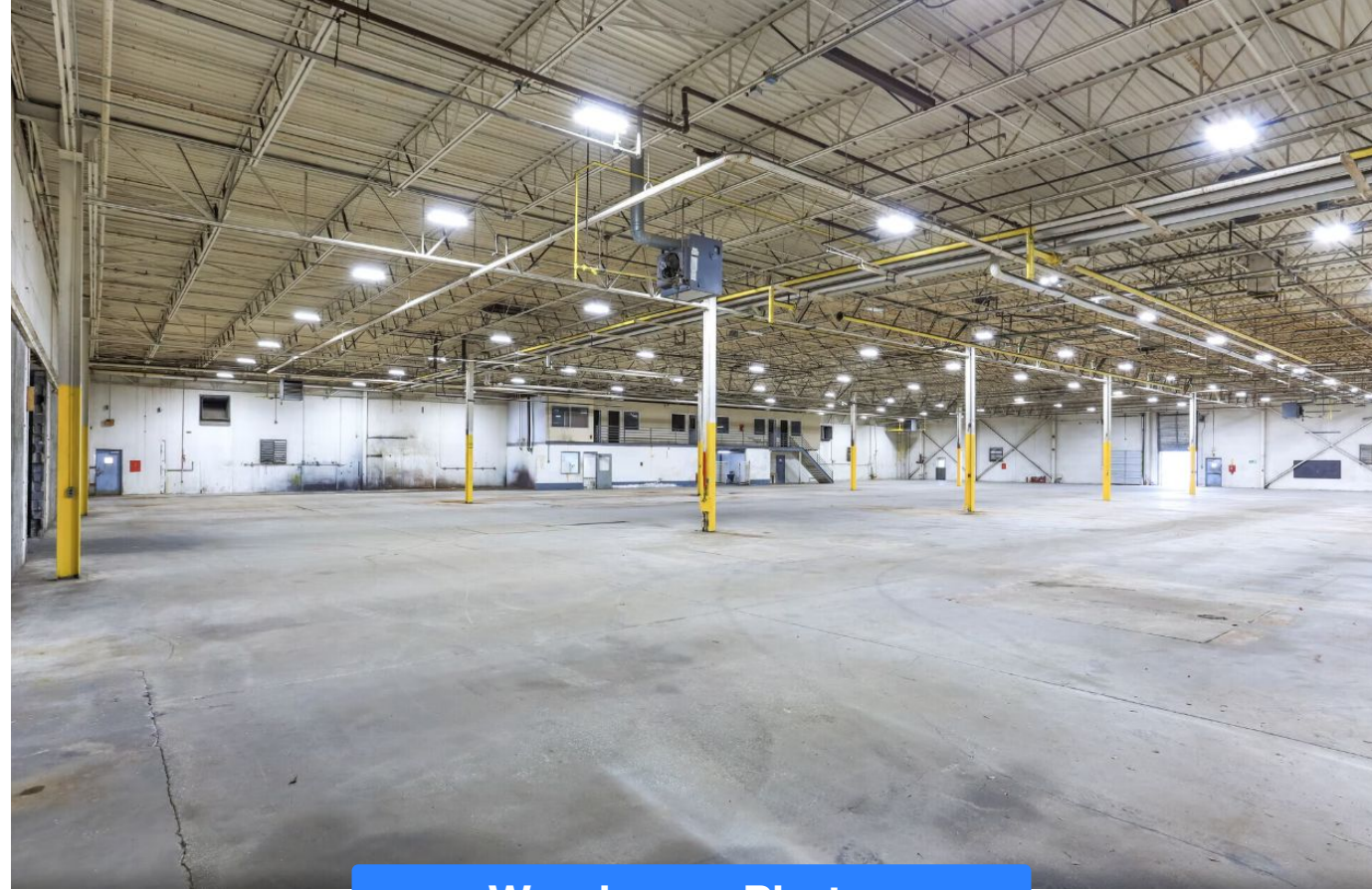
**±66,500 SF**  
GLA

**1957/2024**  
Year Built/Renovated

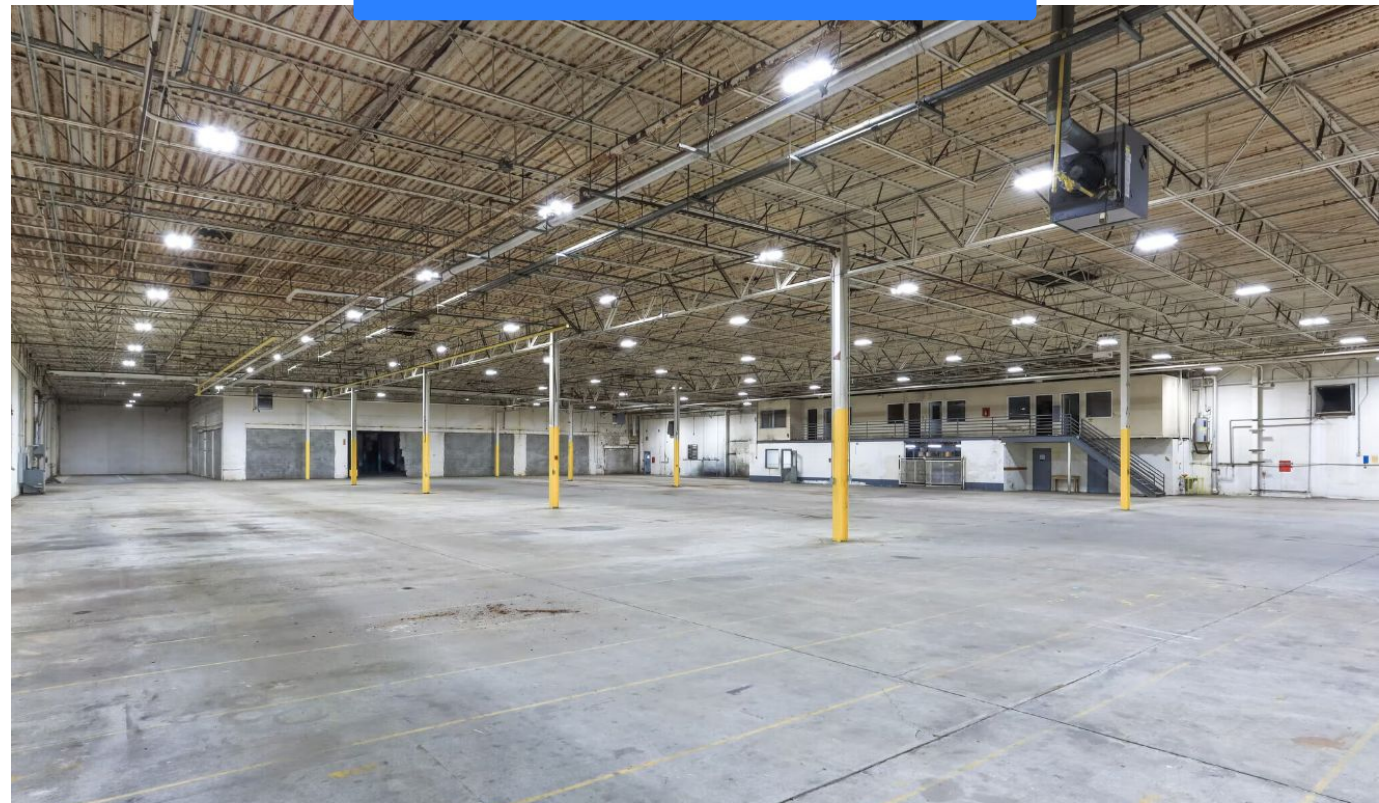
**M-1 (Light Industrial)**  
Zoning

**±1,000 SF**  
Office Space

**±2.45 AC**  
Lot Size



Warehouse Photos





**Continental**

Manufacturer  
±235 Employees



Subject  
Property

41

±12,600 VPD

Barnesville



Tools For Knowledge

Warehouse  
±100 Employees

**Norfolk Southern Railway**

Spans Approximately 45,000 Square Feet and  
Features a Functional Layout Optimized for Heavy  
Commercial Operations, Including Dedicated  
Dock Doors And Drive-In Bays.



**CONCRETE SUPPLY  
COMPANY**  
Since 1951

Google Earth

# TENANT OVERVIEW



Year Founded  
2005

Headquarters  
Fairburn, GA

Ownership Status  
Private Company

## Tenant Overview

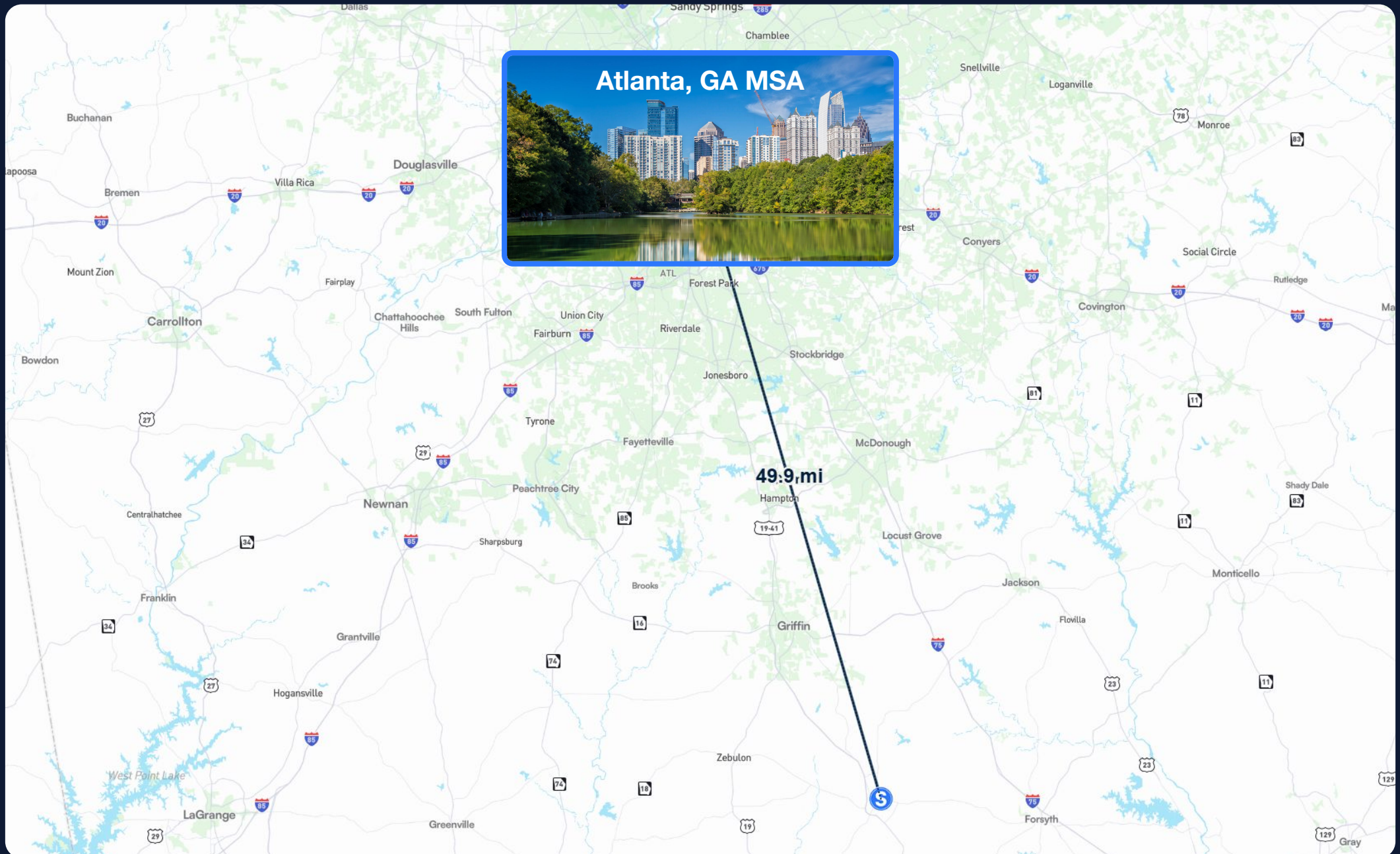
ASC Industrial is a full-service precision machining, fabrication, and engineering company specializing in custom manufacturing solutions for aerospace, automotive, power generation, oil and gas, and clean energy industries. Founded in 2005 by former Delta Air Lines machinists, the company has grown into a leading Georgia-based manufacturer with advanced CNC machining, fabrication, design, prototyping, and assembly capabilities. ASC Industrial is recognized for delivering high-precision, tight-tolerance components while providing end-to-end manufacturing support from concept through production. The company emphasizes quality craftsmanship, innovative engineering, and responsive customer service, serving a diverse customer base with complex machining and fabrication requirements.

## Why Invest in ASC Industrial?

- **Established Industry Leader:** Founded in 2005, ASC Industrial has nearly two decades of experience providing precision machining and fabrication solutions to critical manufacturing industries.
- **Comprehensive Manufacturing Capabilities:** Offers CNC machining, fabrication, engineering, prototyping, assembly, functional testing, tooling repair, and custom design services under one roof.
- **Diverse End Markets:** Serves aerospace, automotive, power generation, oil and gas, and clean energy sectors, providing stability through a broad customer base.
- **Advanced Precision Manufacturing:** Operates a large fleet of CNC machine tools capable of producing complex, high-precision, tight-tolerance components and assemblies.
- **Strong Reputation for Quality:** Built on a customer-first philosophy with an emphasis on craftsmanship, reliability, and innovative manufacturing solutions for specialized industrial applications.

# MARKET OVERVIEW

**Advanced Solutions & Calibrations, Inc.**  
300 Rogers St, Barnesville, GA 30204



# BARNESVILLE, GA



## Local Market Overview

Barnesville, Georgia, situated in Lamar County, offers the charm of small-town Southern living with a unique blend of history and community spirit. Known historically as the "Buggy Capital of the South," the city preserves its heritage with annual festivals, restored downtown architecture, and a walkable town square that features locally owned shops and restaurants. The area's slow pace and traditional values attract residents and visitors alike, creating a close-knit atmosphere ideal for family life and local engagement.

The city's location along U.S. Highway 41 and near Interstate 75 provides convenient access to larger markets such as Macon and Atlanta, making it a strategic home base for commuters and small businesses. Gordon State College contributes to Barnesville's educational and cultural fabric, offering both academic and athletic programming that enriches the community. The surrounding countryside offers scenic farmland, parks, and outdoor recreation opportunities, further enhancing the area's appeal for those seeking a tranquil but connected lifestyle.

| Population                    | 1-Mile   | 3-Mile   | 5-Mile   |
|-------------------------------|----------|----------|----------|
| Five-Year Projection          | 4,196    | 9,428    | 14,211   |
| Current Year Estimate         | 4,130    | 9,217    | 13,633   |
| 2020 Census                   | 4,056    | 8,806    | 12,603   |
| Growth Current Year-Five-Year | 1.60%    | 2.29%    | 4.24%    |
| Growth 2020-Current Year      | 1.81%    | 4.67%    | 8.17%    |
| Households                    | 1-Mile   | 3-Mile   | 5-Mile   |
| Five-Year Projection          | 1,662    | 3,604    | 5,498    |
| Current Year Estimate         | 1,627    | 3,511    | 5,259    |
| 2020 Census                   | 1,511    | 3,194    | 4,666    |
| Growth Current Year-Five-Year | 2.17%    | 2.66%    | 4.55%    |
| Growth 2020-Current Year      | 7.67%    | 9.91%    | 12.71%   |
| Income                        | 1-Mile   | 3-Mile   | 5-Mile   |
| Average Household Income      | \$72,226 | \$81,579 | \$86,927 |

# ATLANTA, GA MSA

Atlanta remains one of the nation's premier industrial markets, supported by sustained population growth, corporate expansion, and a diversified economy anchored by logistics, manufacturing, technology, healthcare, and professional services. Continued business investment, e-commerce growth, and strategic infrastructure improvements have fueled strong demand for warehouse, distribution, and light industrial facilities throughout the metro. Industrial assets across Atlanta benefit from exceptional connectivity via Interstate highways, Hartsfield-Jackson Atlanta International Airport, and access to the Port of Savannah, positioning the region as a critical logistics and supply chain hub. Well-located industrial submarkets continue to attract institutional investment, supported by a deep labor pool, expanding consumer base, and long-term demand from national and regional occupiers.

**65K+ Residents**

Added Annually

**7<sup>th</sup> Largest U.S. Metro**

6.44M+ Total Population

**\$92.6K**

Median HH Income



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **300 Rogers St, Barnesville, GA, 30204** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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