I-75 INDUSTRIAL OPPORTUNITY

220 River Dr, **Cartersville, GA 30120**

Investment & Owner User Opportunity

Offering Memorandum

For Sale Or Lease | Institutional-Scale Industrial | I-75 Corridor

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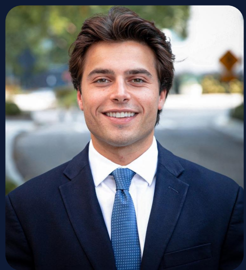

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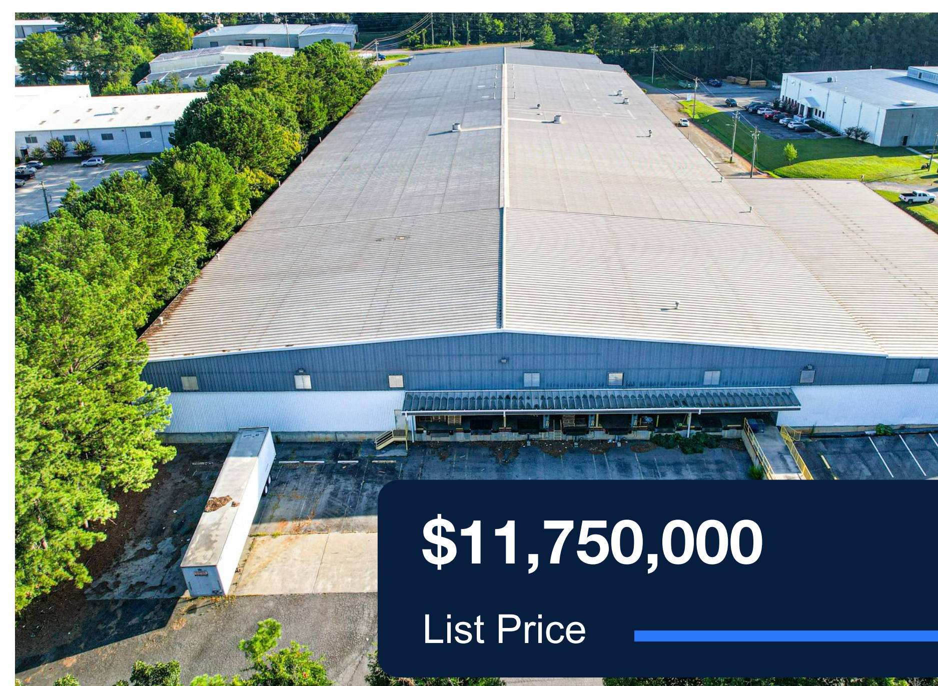
INVESTMENT HIGHLIGHTS

Property Highlights

- **Institutional-Scale Bulk Distribution:** ±158,500 SF single-story facility on ±7.58 acres, a mid-bulk scale that regional and institutional users target but that rarely trades in the Northwest Atlanta / I-75 corridor.
- **Compelling Basis at $74/SF:** Priced at $11,750,000 ($74.13/SF), a significant discount to replacement cost and comparable bulk product across metro Atlanta, offering strong downside protection for investors and owner-users alike.
- **Efficient 30' Clear Height:** Full 30-foot clear supports high-density racking and maximizes cubic capacity and throughput.
- **Solid Masonry Construction:** Durable, low-maintenance masonry standard that reduces near-term capital risk and supports a broad set of industrial uses.
- **Functional Loading Configuration:** 13 dock-high doors and 3 grade level doors for streamlined loading and efficient truck flow.



$11,750,000

List Price

INVESTMENT HIGHLIGHTS

Property Highlights

- **Heavy Power in Place:** 2,000A / 480V three-phase capacity supports equipment-intensive and manufacturing operations, broadening the user pool beyond straight distribution.
- **Strategic I-75 Location:** Directly on the I-75 corridor between Atlanta and Chattanooga, with regional distribution reach and a deep, cost-effective Bartow County labor pool.
- **Owner-User Opportunity:** Scale, clear height, and loading position the building for an owner-user to control occupancy costs and build equity, with potential SBA or conventional financing for qualified buyers.
- **Light Industrial Zoning:** LI zoning provides broad permitted uses and regulatory clarity for incoming users and investors.
- **Hard-to-Replicate Asset:** With land and construction costs rising across the I-75 corridor, an existing functional bulk building at this basis offers a meaningful discount to new development and a faster path to occupancy

Property Details
220 River Dr, Cartersville, GA 30120

13
Dock High Doors

3
Grade Level Doors

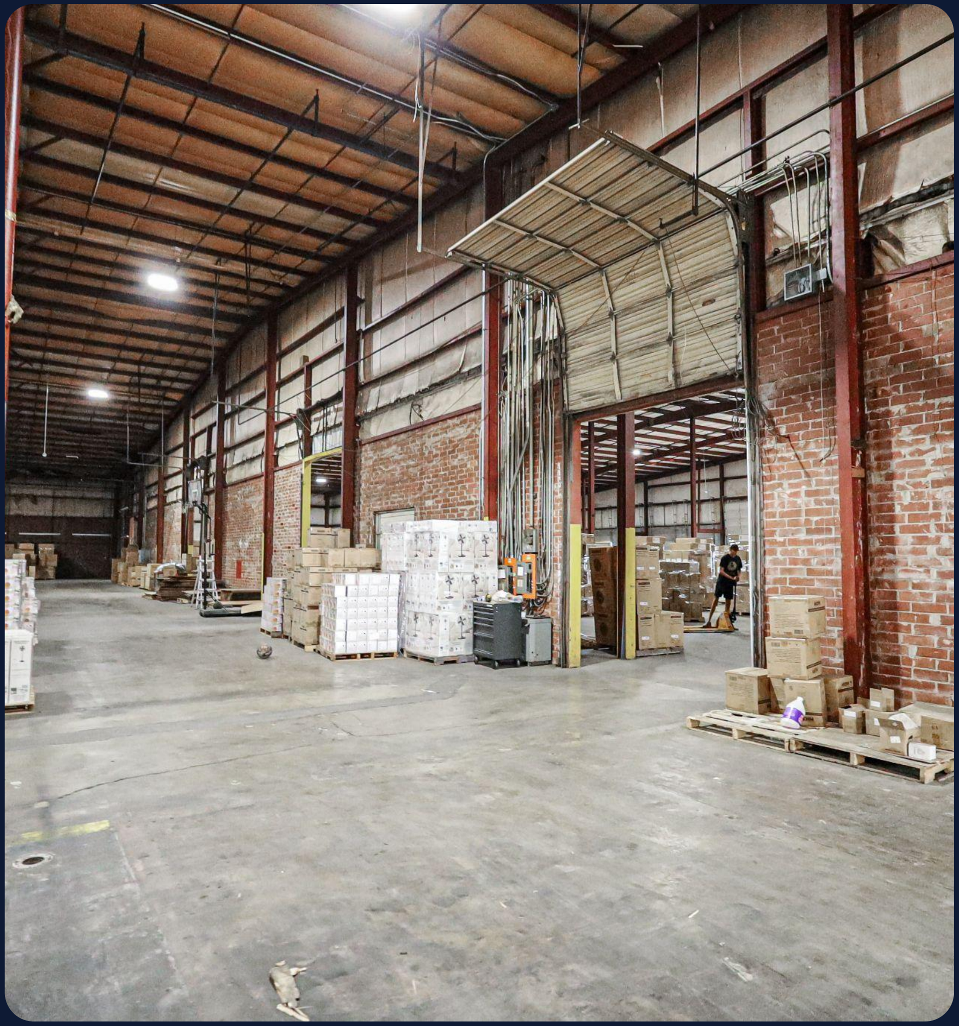
277/480V
3-Phase Power

2,000
Service Amperage

Property Highlights

- Fully sprinklered
- Roof coated + gutters replaced in 2022, 10-year warranty; no active leaks
- Back dock restriped + new curb stops in 2025

Interior Photos



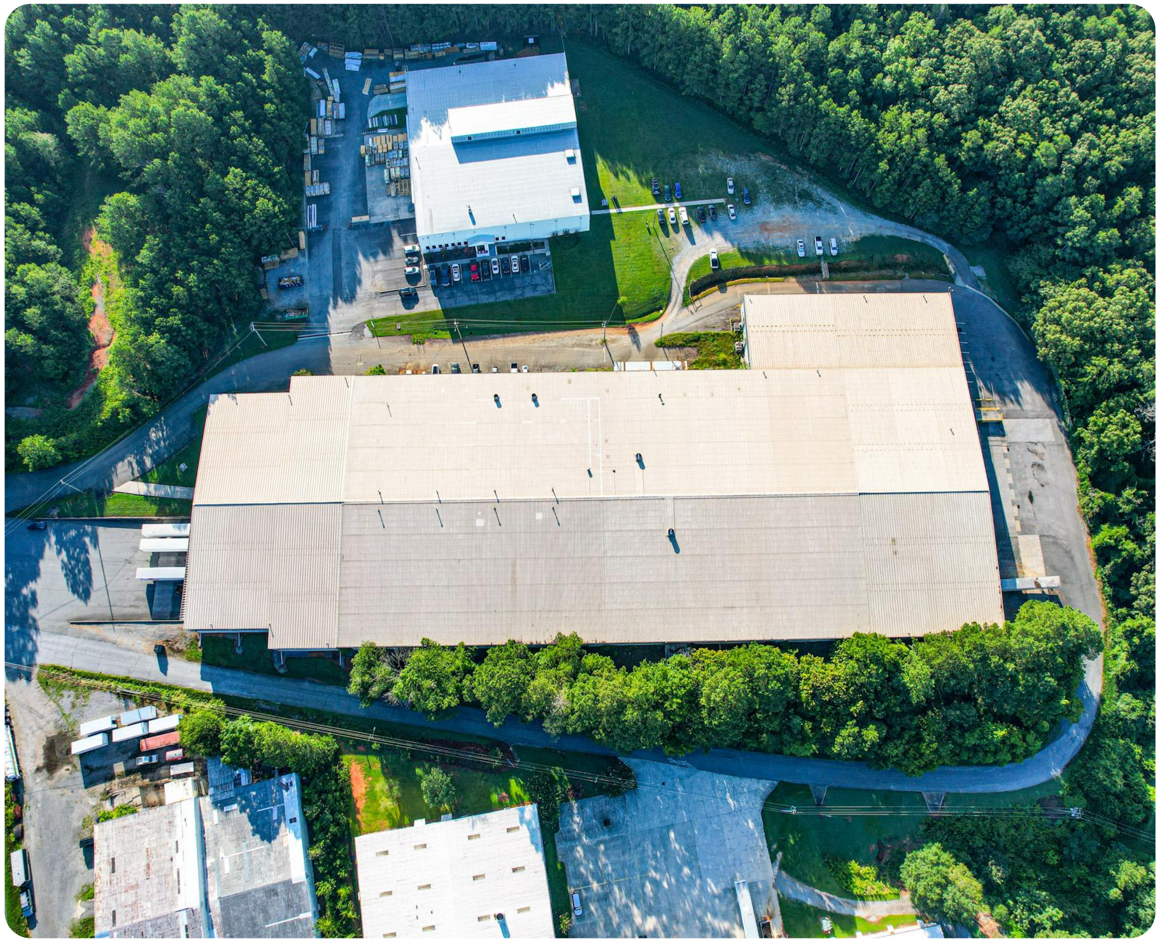
Interior Photos

FINANCIAL SUMMARY

$11,750,000	**$74.13**	**Contact Broker**	**Contact Broker**
List Price	Price/SF	Asking Lease Rate/SF	Asking Monthly Rent

Property Summary

Address	220 River Dr, Cartersville, GA 30120
Parcels	C039-0002-002
Total SF	±158,500 SF
Office Percentage	20%
Acreage	±7.58 AC
Lot Square Feet	±330,184 SF
Coverage Ratio	48.00%
Zoning	LI (Light Industrial)
Year Built	1990
Construction	Masonry
Clear Height	22' to 30'
Dock Doors	13
Grade-Level Doors	3



Cartersville, GA

Market Demographics

25,349
Total Population

$84,437
Median HH Income

12,195
Employed Population

37
Median Age

+50.70%
Population Growth Since 2000

3.1%
Annual Growth Rate

Local Market Overview

Cartersville sits in Bartow County along the I-75 corridor between Atlanta and Chattanooga, combining established manufacturing-market advantages with direct access to the region's labor, transportation, and supplier networks. The city has experienced steady residential and income growth, supported by strong household formation, high homeownership, and proximity to Acworth, Kennesaw, Emerson, and the broader North Atlanta economy. For industrial users, the area offers a compelling balance of workforce access, competitive occupancy costs, and regional connectivity via I-75, US-41, and nearby rail service.

The surrounding Bartow County market continues to attract employers seeking a north-metro location with a deep industrial labor pool and a comparatively business-friendly development environment. Cartersville's profile is especially favorable for manufacturing, logistics, distribution, contractor, and bulk owner-user demand, anchored by a workforce in which manufacturing is the single largest employment sector and reinforced by the area's position as an established I-75 industrial hub. As available industrial inventory remains limited across the immediate corridor, functional buildings with highway access and efficient loading configurations are well positioned to benefit from continued regional business expansion.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,921	21,689	50,353
Current Year Estimate	3,713	20,314	47,009
2020 Census	3,479	18,982	43,765
Growth Current Year-Five-Year	5.60%	6.77%	7.11%
Growth 2020-Current Year	6.73%	7.02%	7.41%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	1,592	8,210	18,752
Current Year Estimate	1,507	7,693	17,509
2020 Census	1,410	7,180	16,315
Growth Current Year-Five-Year	5.64%	6.72%	7.10%
Growth 2020-Current Year	6.88%	7.14%	7.31%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$85,468	$82,020	$84,757

Atlanta, GA

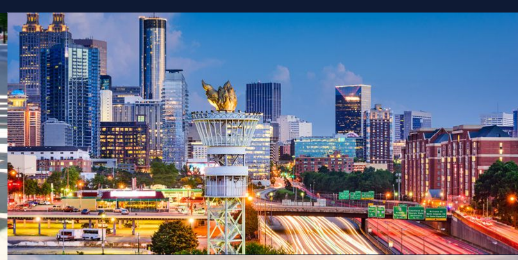
Atlanta remains one of the nation’s premier industrial and logistics markets, supported by extensive transportation infrastructure, strong population growth, and strategic Southeast connectivity. Anchored by Hartsfield-Jackson International Airport (ATL), major interstate access, and proximity to the Port of Savannah, the metro continues attracting significant warehouse, distribution, manufacturing, and e-commerce demand. Continued institutional investment and large-scale development activity reinforce Atlanta’s position as a leading national distribution hub.

7th Largest U.S. Metro
6.44M+ Total Population

#1 Busiest Airport in the World
100M+ Annual Air Passengers at ATL

80% of U.S. Population Reached
in 2 Hour Flight, 2 Day Drive

Source: U.S. Census Bureau, Georgia Department of Economic Development, Hartsfield-Jackson Atlanta International Airport | 2025 Dataset



Demand Drivers & Major Tenants

Atlanta's industrial demand is driven by an unmatched combination of logistics infrastructure, dual-carrier rail connectivity, and sustained population growth. Together these forces support consistent absorption across warehouse, manufacturing, and last-mile distribution product types throughout the metro.

Logistics Infrastructure

100,000,000+

Hartsfield-Jackson Annual Passengers

- Direct access to I-75, I-85, I-20, & I-285
- Port of Savannah handled 5.7M container units in 2025, supporting Atlanta's inland distribution network

Rail & Freight Connectivity

231,000,000+

Tons of Freight Moved Annually

- Served by CSX and Norfolk Southern, supporting Atlanta's major intermodal freight movement

Industrial Demand

3,100,000+ SF

Q4 2025 Net Absorption

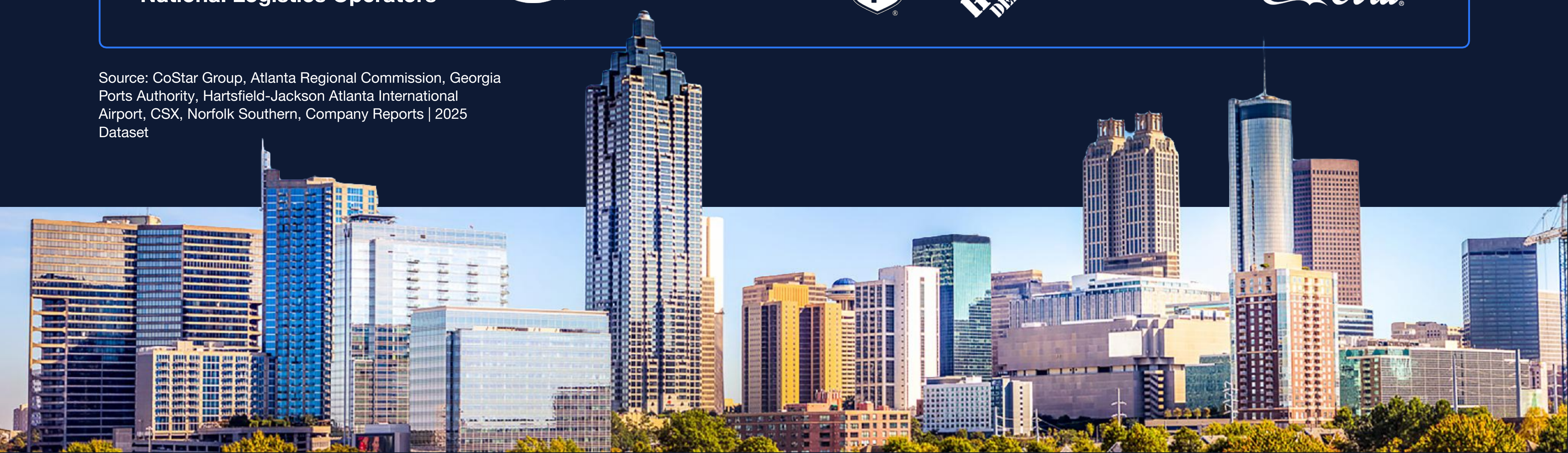
- 65K+ residents added annually, supporting demand for e-commerce & last-mile distribution

ATL Industrial Tenants

National Logistics Operators

amazon | FedEx | UPS | The Home Depot | Walmart | Coca-Cola

Source: CoStar Group, Atlanta Regional Commission, Georgia Ports Authority, Hartsfield-Jackson Atlanta International Airport, CSX, Norfolk Southern, Company Reports | 2025 Dataset



Atlanta Industrial Performance

873M+
Total Inventory

8.5%
Vacancy Rate

6.5%
Market Cap Rate

$128
Sale Price Per Square Foot

$10.09
Asking Rent Per Square Foot

23.4M+
SF Under Construction

Atlanta serves as one of the Southeast's most important logistics and distribution hubs, supported by extensive interstate connectivity, global air cargo infrastructure, and access to major population centers throughout the region. The metro's strategic location, diversified economy, and expanding consumer base continue attracting significant warehouse, manufacturing, fulfillment, and supply chain activity across multiple industrial corridors.

Source: CoStar Group | 2025 Dataset

Submarket Strength

100M+

Passengers at ATL Annually

Air Cargo & Last-Mile

South Atlanta & Airport Corridor

East Point · Union City · South Fulton

- Major last-mile and logistics hub along I-75, I-85 & I-285
- Strong concentration of warehouse and air cargo facilities

1M+

Residents in Gwinnett County

Big Box Distribution

Northeast Atlanta & I-85 Corridor

Gwinnett · Buford · Braselton

- One of Atlanta’s fastest-growing big-box distribution corridors
- Strong fulfillment & logistics demand along I-85

780K+

Residents in Cobb County

Manufacturing & Distribution

Northwest Atlanta

Cobb County · Kennesaw · Acworth

- Major manufacturing & distribution corridor along I-75
- Strong industrial demand driven by labor access & regional connectivity

500K+

Square Feet of Logistics Facilities

Bulk Warehouse

I-20 West Corridor

Lithia Springs · Douglasville · Villa Rica

- Lower land costs continue attracting large-scale industrial development
- Direct I-20 connectivity supports regional & national distribution operations

Source: CoStar Group, U.S. Census Bureau, Hartsfield-Jackson Atlanta International Airport, Georgia Department of Economic Development, Gwinnett County, Cobb County, Georgia Ports Authority, CSX, Norfolk Southern | 2025 Dataset

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