

INVESTMENT PROPERTY FOR SALE

TWO BUILDINGS • 466,100 SF • 100% LEASED



Showings By Appointment Only



Offering Summary

16.97

Acres

466,100

Square Feet

M2

Zoned for Heavy
Manufacturing

2007 & 2011

Years Built

Cushman & Wakefield is pleased to offer for sale the **Mannington Mills, Inc. Facility** ("the Property"), a 466,100 SF warehouse property situated on 16.97 acres in two buildings at 999 and 1001 Enterprise Drive. This property is leased for 5 years to its current occupant - Mannington Mills that has multiple manufacturing and distribution facilities within a 30-mile radius.

Mannington Mills, Inc. is a fifth generation, family-owned company who manufactures and markets residential and commercial flooring under the Mannington residential, Mannington Commercial, Amtico, Phenix and Burke brands. Founded in 1915 by John B. Campbell, the company is based in the United States.

With limited investment opportunities in the Northwest Georgia market, this offering provides investors with a compelling opportunity to acquire a fully operational manufacturing facility in Whitfield County. Located in the heart of the Southern Automotive and Advanced Manufacturing Corridors on Interstate 75 and just 31 miles to Interstate 24 in Chattanooga and 85 miles north of Atlanta, the area is within a day's drive of half the country's population. Dalton is also home to the Carpet and Floor Covering Industry, which is a 21st century innovator in cutting edge technology, applied science, global marketing and services, resulting in new high tech products and patents.

999 & 1001 ENTERPRISE DRIVE
DALTON, GEORGIA

999 ENTERPRISE DRIVE



1001 ENTERPRISE DRIVE



Property Highlights

999 & 1001 ENTERPRISE DRIVE
DALTON, GEORGIA

	BLDG 999	BLDG 1001	
Size	261,500 SF	204,600 SF	Total: 466,100 SF
Acreage	9.88 AC	7.09 AC	Total: 16.97 AC
Year Built	2007	2011	
Parcel Number	13-048-06-000	13-048-17-000	
Clear Height	30' At Center	30' At Center	
Power	800 Amps	2,000 Amps	
Zoning	M2	M2	

Net Operating Income	\$2,344,483
Annual Escalation	3.0%
Lease Expiration	January 31, 2030
Lease Type	NNN
Landlord Responsibilities	Roof, Walls & Structure





2
**INDUSTRIAL
BUILDINGS**



**PRECAST
CONCRETE**



28-30'
**CLEAR
HEIGHT**



3
**DRIVE IN
DOORS**



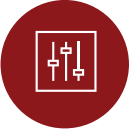
37
**DOCK HIGH
DOORS**



106
**PARKING
SPACES**



17K SF
OFFICE



LED
LIGHTING



100%
SPRINKLERED

Property Overview

999 & 1001 ENTERPRISE DRIVE
DALTON, GEORGIA





Location Overview



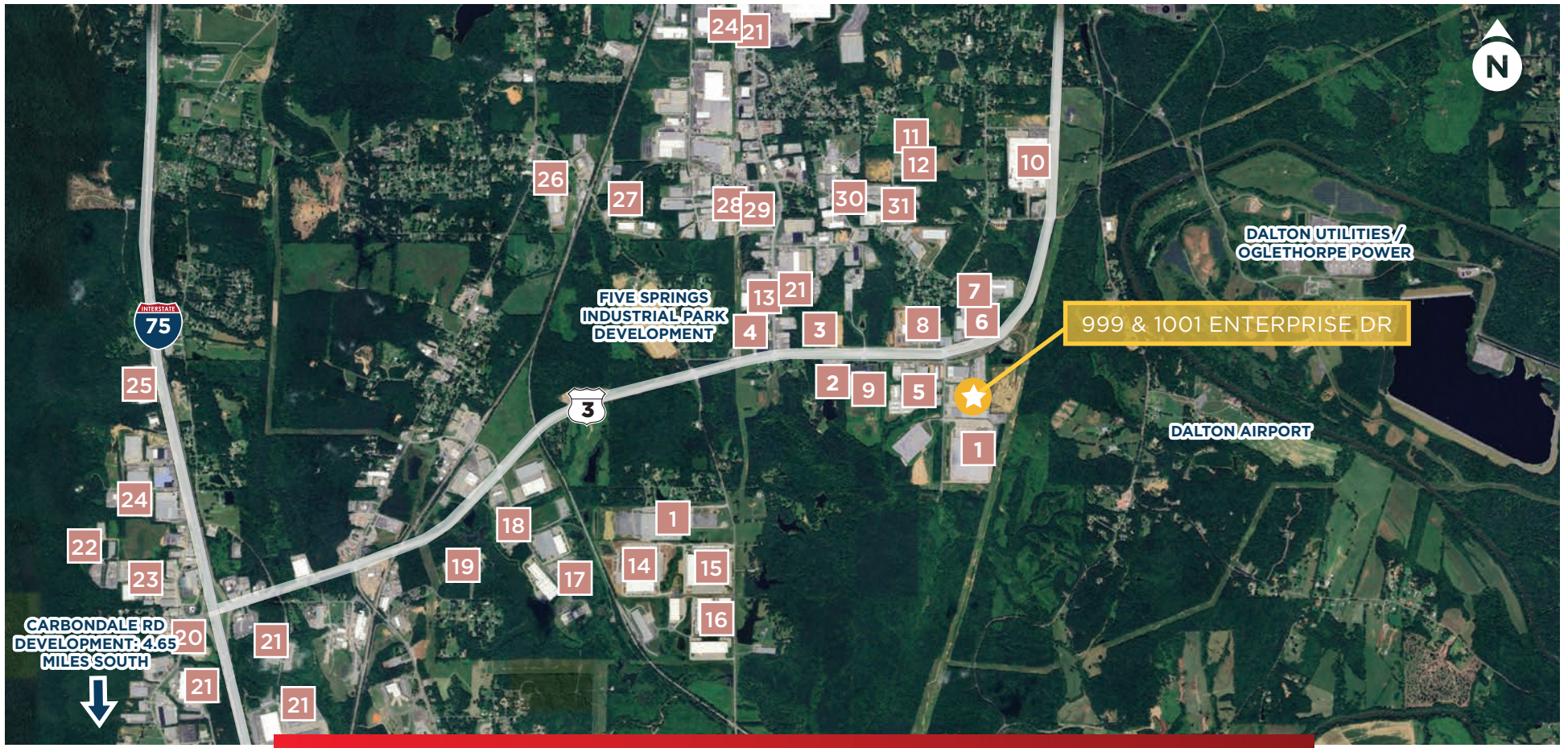
4 MILES
DISTANCE
TO I-75



68 MILES
DISTANCE
TO I-285
ATLANTA



31 MILES
DISTANCE
TO I-24
CHATTANOOGA



Corporate Neighbors

CORPORATE NEIGHBORS

1. Engineered Floors
2. Southern Container
3. Nelson Tractor Company
4. Synthetic Turf Resources
5. The Recreational Group
6. Kenco Toyota Lift
7. Tarkett Hospitality
8. Kobayashi Healthcare
9. The Recreational Group
10. Mohawk / IVC
11. Quality Auto & Equipment
12. Oriental Weavers
13. Emerald Carpets
14. LX Pantos America Distribution Center
15. SDS Samsung Warehouse
16. Swisstrax
17. Paramount Printing
18. SGM North Georgia Stone
19. Novalis International
20. Oriental Weavers of America
21. Shaw Industries
22. Legendary Floors
23. Bravo Carpet
24. Floor Productions
25. Marketing Alliance Group
26. Sustainable Corrugated
27. Carastar Industrial
28. Premier Carpet Solutions
29. Carpet Capital Fire Protection
30. Southwind Building Products
31. Core Scientific

466,100 SF FOR SALE

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